

### ***DIVISION 3. COMMUNITY BUSINESS (B-2) DISTRICT***

#### **Sec. 250566. Purpose of district.**

The Community Business (B-2) District is intended primarily to provide for general commercial activity for a wide range of goods and services to the entire community. Such businesses generally require locations convenient for both vehicular and pedestrian traffic and would be expected to have orientation toward and direct access to arterial roadways. The district also provides opportunities for corporate park uses and research facilities and laboratories and mixed use developments through additional procedures and requirements.

(Code 1972, § 20-337; Ord. No. 93-146, § 1, 9-21-93)

#### **Sec. 250567. 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 (1) or more of the following specified uses:

- (1) Any use permitted in a B-1 District.
- (2) Personal and professional services, including small appliance repair and consumer electronic equipment repair.
- (3) Business and professional offices.
- (4) Stores for sale of new merchandise, conducted solely within a building, directed primarily to the ultimate consumer.
- (5) Stores for sale of antiques and used books, furniture and clothing.
- (6) Dry cleaning establishment for direct service to customers subject to the following limitation and requirement: There shall be a maximum of twenty-five hundred (2,500) square feet of gross area per establishment.
- (7) Print shop subject to the following limitations:
  - (a) The plate size used shall be limited to thirty (30) by forty-two (42) inches.
  - (b) The equipment shall be limited to photocopy, diazo process or similar type print machines, facsimile and offset duplicator machines.
  - (c) There shall be a maximum of five thousand (5,000) square feet of gross floor area per establishment.
- (8) Indoor commercial recreation uses including, but not limited to: Assembly hall, night club, bar, tavern, restaurants which serve beer, wine or other alcoholic beverages, theater, bowling alley, miniature golf, skating rink, tennis, racquetball, handball facilities, health clubs and physical fitness facilities. Amusement center, the primary business of which is to offer mechanical and/or electronic coin- and token-operated amusement devices to the general public for profit, shall be permitted, subject to the following limitations and requirements:
  - (a) 1.  
Amusement centers shall be located in an enclosed shopping center comprised of a building having a total commercial indoor area of not less than two hundred thousand (200,000) feet.

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2. No amusement center shall operate closer than five hundred (500) feet to a residentially zoned district.
  3. No amusement center shall be located closer than one thousand five hundred (1,500) feet of any public or private elementary or secondary school or playground.
- (b) Each shopping center which qualifies as a location shall be limited to only one (1) amusement center.
  - (c) Direct exterior public access shall be prohibited, exclusive of emergency fire exits.
  - (d) A minimum gross floor area of forty (40) square feet per machine shall be provided.
  - (e) Business shall not be conducted before 10:00 a.m. or after 9:00 p.m. Business hours may be extended from 9:00 p.m. until 12:00 midnight solely upon the condition that the owner or operator of said business employs an off-duty Coral Springs police officer to patrol the business premises. Said patrol shall be maintained for two and one-half (2½) hours prior to closing and one-half (½) hour after closing each day that the business maintains business hours after 9:00 p.m.
  - (f) Conduct of business shall be supervised at all times by a minimum of one (1) person over the age of twenty-one (21) years.
  - (g) The maximum floor area of each establishment shall be two thousand (2,000) square feet.
- (9) Coin- or token-operated mechanical and/or electronic amusement devices offered to the general public for profit when accessory to a primary amusement or recreation use, as defined in section 250567(8) of the Land Development Code, subject to the following conditions:
- (a) One (1) machine for each eight hundred (800) square feet of gross floor area.
  - (b) Coin or token-operated mechanical and/or electronic amusement devices shall be shut down at 10:00 p.m. unless a special permit is issued by the chief of police.

Nonconforming uses: Those establishments which presently contain coin- or token-operated mechanical and/or electronic amusement devices and are not categorized as accessory to a primary amusement or recreation use, as defined in section 250567(8) of the Land Development Code, shall be permitted to retain said coin- or token-operated amusement devices, subject to the following conditions: That the business is not sold, or otherwise ceases its operation of conducting business. Should either of these events occur, the coin- or token-operated mechanical and/or electronic amusement devices shall be permanently removed from the establishments. For the purposes of this subsection, "gross usable area" shall mean the total area of the use as measured from the outside of the perimeter walls.

- (10) Theme restaurants.
- (11) Outdoor commercial recreation uses limited only to tennis, racquetball, squash, and handball courts, swimming pools, and running tracks, and accessory uses and structures, provided that:
- (a) Playing courts, pools, and tracks may be located no closer than twenty-five (25) feet to any street line or residential plot.
  - (b) High intensity lighting fixtures located within one hundred (100) feet of any residential plot shall be extinguished no later than 10:00 p.m.
  - (c) No outdoor commercial recreational uses permitted by this subsection shall be placed on any parcel of land less than four (4) acres in size.

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- (12) Restaurant, night clubs, lounge, and catering.
- (a) Menu board: Menu boards and service windows associated with such businesses shall not be placed on building elevations adjoining a street unless additional landscaping, walls, or berms over and above minimum requirements are provided.
  - (b) Play equipment: Play equipment areas shall be placed in walled-in or fenced-in areas only. The wall design and/or fence must be compatible in design, materials, and color with the main structure. Between any such areas and adjoining sidewalks, parking spaces or other vehicular use areas, a landscape strip of no less than five (5) feet shall be provided containing trees and tall shrubs of three (3) feet minimum height. Play equipment shall be limited to a maximum height of ten (10) feet or the height of the fascia, whichever is lower. The colors of the play equipment shall be compatible with the main building colors.
- (13) Hotels and motels and time share units, subject to the following:
- (a) The minimum plot area shall be two (2) acres.
  - (b) Any outdoor recreation areas including swimming pools shall be located at least twenty-five (25) feet from the plot line of any adjacent residentially zoned property unless the adjacent property is being utilized for business related parking.
  - (c) The minimum floor area of a rental sleeping room in a motel or hotel, which includes all areas to be individually rented by a customer, shall be three hundred (300) square feet.
- (14) Nursery schools or child care centers subject to the following standards:
- (a) Buildings shall be located at least thirty (30) feet from any R zoned lands.
  - (b) Nursery schools or child care centers shall have at least one (1) completely fenced and secure play lot which shall be established, maintained and used for children at play. The fence shall be not less than five (5) feet in height.
  - (c) Play lots located closer than fifty (50) feet to a R zoned plot line shall be screened by an opaque fence or wall or compact evergreen hedge not less than five (5) feet in height.
- (15) Trade, professional or other schools, conducted solely within a building. Trades for which on-the-job training facilities are provided shall be limited to those which are permitted uses within this district unless they comprise less than ten (10) per cent of the floor area of the building or plot.
- (16) Private club, lodge, fraternity and similar uses.
- (17) Veterinary and animal hospitals, subject to the following conditions and limitations:
- (a) Adequate soundproofing in any area where animals are contained or treated.
  - (b) No exterior cages.
  - (c) Fenced or walled walking areas are permitted subject to all other Land Development Code requirements. At no time shall an animal be unsupervised or shall runs or cages be permitted in the outside walking area.
  - (d) Shall contain an approved air-handling system for disinfection and odor control.
  - (e) Shall contain adequate waste control facilities, such as a flush system or equal.
  - (f) Shall contain no crematory facilities.
  - (g) Such facility shall contain a minimum of twenty-five hundred (2,500) square feet.

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- (h) All boarding activities shall be ancillary to the primary use.
- (18) Commercial marinas excluding dry-dock facilities.
- (19) Public transportation dispatch or business office including taxi dispatch; providing, however, that vehicular parking, storage, repair or depot shall not be maintained on the premises. This restriction shall not prohibit public stands.
- (20) Heliport, helistops and off-heliport landing sites subject to the requirements as outlined in this chapter.
- (21) Retail sales of swimming pool supplies subject to the following conditions and limitations:
  - (a) All swimming pool supplies, including pre-packaged chemicals, except bulk quantities of Sodium Hypochlorite, shall be dispensed strictly through retail sales and shall be stored and sold within a completely enclosed structure.
  - (b) Bulk quantities shall mean any quantity stored in any container, which quantity is to be removed for repackaging. Bulk storage shall mean any storage of any material, which material is to be removed for repackaging.
  - (c) No wholesale or bulk-non-packaged storage or sale of Calcium Hypochlorite or Muriatic Acid shall be permitted. Muriatic Acid shall be sold only if pre-packaged.
  - (d) The sale and storage of all swimming pool related chemicals and other such supplies shall be regulated by the standards set forth in the South Florida Building Code, Broward Edition, the South Florida Fire Prevention Code, Broward Edition, the provisions of the National Fire Protection Association relating to storage of liquid and solid oxidizing materials and storage of gaseous oxidizing materials, and applicable regulations established by Broward County, as such standards may be amended from time to time.
  - (e) Bulk storage of Sodium Hypochlorite may be permitted only by conditional use approval by the city commission using the procedures and requirements as set forth elsewhere in this chapter.
    - 1. Bulk quantities of Sodium Hypochlorite shall be contained in an outside storage tank subject to the requirements of subsection (d) herein.
    - 2. Bulk storage shall under no circumstances be permitted within Zones 1 and 2 of a protected well-field as set forth elsewhere in this chapter.
  - (f) No swimming pool maintenance or repair service or other such swimming pool related business activity shall be permitted.
- (22) Mixed-use developments in accordance with the provisions of section 250154 of the Land Development Code. Mixed use developments may include certain community residences, recovery communities, and congregate living facilities as provided for in and in accordance with section 250152 of this chapter, including but not limited to, Table "A".
- (23) Corporate park uses, research facilities and laboratories in accordance with the provisions of section 250155 of the Land Development Code.
- (24) Accessory use and structures.
- (25) Vehicle rental offices, subject to the following conditions and limitations:
  - (a) No more than fifteen (15) rental vehicles shall be located on the site.
  - (b) Vehicles shall not occupy more than one-half (½) of the lot on which the business is located.

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- (c) No fueling, vehicle service or car wash facilities or activities shall be permitted on the site.
- (d) There shall be no automobile storage other than the interim, incidental and customary parking of the rental cars.
- (e) There shall be no employee or rental car parking in any master parking areas.
- (f) Parking spaces for rental cars shall be provided in addition to the required parking for the business.
- (g) No outdoor speakers shall be permitted.
- (h) Vehicles bearing signs, painted or otherwise affixed to the vehicles, which advertise a franchise or company name, may not be stored in a manner or at any location which enables said signs to be visible from any abutting street.
- (i) Exterior lighting, consistent with the illumination requirements of section 250144, shall be provided for all rear parking areas used for vehicle storage.

(Code 1972, § 20-338; Ord. No. 93-146, § 1, 9-21-93; Ord. No. 94-147, § 30, 11-1-94; Ord. No. 95-050, § 2, 11-7-95; Ord. No. 96-123, § 2, 5-7-96; Ord. No. 98-111, § 6, 5-5-98; Ord. No. 99-121, § 10, 8-17-99; Ord. No. 2006-112, § 2, 12-12-06; Ord. No. 2011-110, § 2, 5-3-11; Ord. No. 2023-114, § 20, 9-13-23)

**Sec. 250568. Conditional uses.**

The following uses shall be conditionally permitted subject to the procedures and requirements provided elsewhere in this chapter.

- (1) Certain mixed use developments as specified elsewhere in this chapter.
- (2) Buildings or structures exceeding the height limitation as set forth in this chapter, up to a maximum height of one hundred (100) feet.
- (3) Service stations, subject to the following regulations:
  - (a) The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
  - (b) A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
  - (c) The minimum lot area shall be one (1) acre.
  - (d) The minimum frontage on a street shall be two hundred (200) feet.
  - (e) The minimum setback of any building from all street lot lines shall be sixty-five (65) feet.
  - (f) The minimum setback of gasoline pumps and canopies from any street lot lines shall be fifty (50) feet. Such canopies shall have a minimum clearance of fourteen (14) feet and a maximum clearance of sixteen (16) feet and shall be supported with decorative columns.
  - (g) The minimum landscape buffer along any street lot line shall be twenty-five (25) feet and shall contain substantial berming and mass plantings.

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- (h) At the terminus of any pump island, a planter area shall be provided to accommodate a small tree (ten (10) feet maximum) and ground cover/shrubs.
- (i) Gasoline vent stacks are to be enclosed within a decorative structure or painted an inconspicuous color, and be located so as to be as unobtrusive as possible.
- (j) Parking shall be permitted only in designated areas except when the vehicle is fueling.
- (k) Service stations within two hundred (200) feet of properties in residential, community facility or parks and recreation zoning districts shall protect those properties from headlight glare, undesirable noise and views by the following:
  - 1. A decorative masonry wall, of uniform appearance six (6) feet in height, above finished grade, except along street frontages abutting a right-of-way with a width of eighty (80) feet or greater.
  - 2. A five-foot wide landscape area which shall be outside the wall and consist of a two-foot high continuous hedge at the time of planting and be maintained at a height of at least four (4) feet.
  - 3. Such masonry wall and landscaping shall be maintained in good condition at all times. This masonry wall and landscaping may be interrupted by normal entrances or exits, and shall have no signs hung or attached thereto other than those permitted pursuant to Chapter 18 of the Land Development Code.
  - 4. Except that service stations that are within sixty (60) feet of residential property shall be subject to the perimeter buffering requirements set forth elsewhere in this chapter.
- (l) All services except those routinely performed at full service pump island shall be conducted within the building.
- (m) No major repairs shall be performed.
- (n) Automatic car washes are permitted as an accessory use subject to the following conditions:
  - 1. The car wash must be accessory to and operating as a secondary service to the service station.
  - 2. The accessory operation shall be fully automatic requiring no employees for car wash related services.
  - 3. Maximum capacity of the accessory car wash shall be one (1) vehicle.
  - 4. The accessory car wash must have a working oil/sand interceptor to which all drainage from the car wash must flow.
  - 5. Buffering where the accessory building includes an opening of at least eight (8) feet in width or height:
    - a. Where said building is sixty (60) feet or less from "R" zoned land and the opening faces the "R" zoned land, a wall or berm eight (8) feet in height shall be required to screen the opening. The berm, together with any plantings, shall be a minimum of six (6) feet in height at the time of installation. The berm and plantings shall be maintained at an eight (8) foot height and shall be designed and maintained in a manner that will provide an opaque visual buffer.

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- b. Where the opening is located on the front or street elevation of a building, a wall with a minimum height of four (4) feet and a maximum height of five (5) feet shall be required to screen the opening. A minimum twenty (20) foot landscape strip shall be provided on the streetside of said wall with a minimum five (5) foot landscape strip on the inside of the wall. The strip shall be landscaped with a minimum of two (2) trees, and two (2) shrubs or vines for each five (5) feet of wall in addition to other landscaping required.
        - c. Alternative methods of achieving the opaque visual buffer may be approved by the city manager or his designee.
      6. Car wash opening in the building may only be provided at the entrance and exit. The sides of the car wash may not contain opening of any kind.
      7. In no event shall required walls, berms or plantings conflict with the required sight visibility triangle.
      8. Traffic circulation standards for accessory car washes shall provide a minimum of three (3) vehicle stacking spaces inbound and two (2) vehicle stacking spaces outbound with the car wash and stacking located in such a way as to avoid conflicts with other points of access, circulation and stacking requirements of the service station, and provide safe turning movements in and out of the car wash.
    - (o) Hand car washes are permitted as an accessory use subject to the following conditions:
      1. The car wash must be accessory to and operating as a secondary service of the service station.
      2. The accessory car wash must meet all landscape and buffering requirements as outlined in Articles IV and V of this chapter.
      3. The accessory car wash must have a working oil/sand interceptor to which all drainage from the car wash must flow.
      4. Hours of operation shall not exceed hours of operation of the service station.
      5. There shall be no additional signage on the site to indicate car wash.
      6. Traffic circulation standards on-site shall provide a minimum of six (6) vehicle stacking spaces, which spaces may be utilized as stacking spaces, separate parking spaces or a combination of the two. Any stacking shall be located in such a way as to avoid conflicts and provide safe turning movements.
  - (4) Convenience stores subject to the following conditions:
    - (a) The minimum lot area shall be twenty thousand (20,000) square feet.
    - (b) The minimum frontage on a street shall be one hundred fifty (150) feet.
    - (c) The minimum setback of any building from all street lot lines shall be sixty-five (65) feet.
    - (d) Convenience stores within two hundred (200) feet of properties in residential, community facility or parks and recreation zoning districts, shall protect those properties from headlight glare, undesirable noise and views by the following:

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1. A decorative masonry wall, of uniform appearance six (6) feet in height, above finished grade, except along street frontages abutting a right-of-way with a width of eighty (80) feet or greater.
  2. A five-foot wide landscape area which shall be outside the wall and consist of a two-foot high continuous hedge at the time of planting and maintained at a height of at least four (4) feet.
  3. Such masonry wall and landscaping shall be maintained in good condition at all times. This masonry wall and landscaping may be interrupted by normal entrances or exists, and shall have no signs hung or attached thereto other than those permitted pursuant to Chapter 18 of the Land Development Code.
  4. Except that convenience stores that are within sixty (60) feet of residential property shall be subject to the perimeter buffering requirements set forth elsewhere in this chapter.
- (e) The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
- (f) A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
- (5) Fast food restaurants as defined in this chapter are subject to the following:
- (a) The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
  - (b) A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
- (6) Large scale retail establishments or any combination of large retail establishments in a single building (single self-contained bay), occupying a footprint greater than forty thousand (40,000) square feet are subject to the following:
- (a) Subject to the criteria set forth in the Architectural Guidelines for large scale commercial development.
  - (b) The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
  - (c) A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.



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- (d) The petitioner shall enter into a maintenance agreement to monitor the proper preparation of planting beds, material quality and long term maintenance. A comprehensive inspection schedule by an independent landscape professional will be required as part of the agreement. The agreement will require either a letter of credit or cash in the amount of fifty (50) per cent of the fair market value be placed with the city prior to the issuance of a certificate of occupancy.
- (7) Public or private elementary, junior or senior high schools subject to the following standards:
  - (a) Buildings shall be located at least thirty (30) feet from any R zoned lands.
  - (b) Outdoor recreation areas located closer than fifty (50) feet to a R zoned plot line shall be screened by an opaque fence or wall or compact evergreen hedge not less than five (5) feet in height.
  - (c) The petitioner shall submit a traffic study prepared by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city's traffic engineer and by Broward County Traffic Division and any associated cost for the review shall be paid by the petitioner.
  - (d) The petitioner shall submit a noise study prepared by an acoustical consultant demonstrating that the anticipated noise generated by the use is within acceptable levels established by the city's noise ordinance. The study will be reviewed by the city or designee and any associated cost for the review shall be paid by the petitioner.
- (8) If an addition of more than five (5) per cent of the original floor area is being added to any of the uses described in this section which had previously qualified as a legal non-conforming use, then the above regulations for each use shall apply.
- (9) Notwithstanding any other provision of the Coral Springs Land Development Code that allows medical clinics, doctors' offices, or pharmacies as a permitted use in any zoning district, pain management clinics, as defined in Section 250105 of the Land Development Code, shall be allowed only as a conditional use. In order to provide adequate protection to the community and establish the legitimacy of the business, the following regulations shall apply to the location, design, operation, and maintenance of pain management clinics, and shall be in addition to all other requirements or limitations of this chapter.
  - (a) Conditional use approval shall be obtained prior to the establishment of any pain management clinic.
  - (b) The notarized petition for a conditional use for a pain management clinic shall disclose, in detail:
    - (1) The owners and operators of the facility, and shall be updated by the owner/operator annually at the time of renewal of the business tax receipt for the business, or at any time that there is a change of owner or the physician of record pursuant to F.S. § 458.3265 or F.S. § 459.0137, as amended from time to time. The petition shall not be signed by an authorized agent, but must be signed by the owner(s) of the facility.
    - (2) A floor plan of the pain management clinic showing the location and size of the waiting area, location of and size of the patient rooms and location and type of diagnostic equipment. If controlled substances are dispensed on-site, the floor plan must indicate the location of the controlled substances and method of security for protection of the controlled substances.

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- (3) Whether the pain management clinic dispenses controlled substances on the pain management clinic site.
- (4) A list of all persons associated with the management or operation of the pain management clinic whether paid or unpaid, part time or full time, contract labor or independent contractor.

The list must include, but is not limited to, all owners, operators, employees or volunteers. For persons listed, the following information must be provided:

- a. Title;
- b. Current home address, telephone numbers and date of birth;
- c. All criminal convictions whether misdemeanor or felony;
- d. Current Florida driver's license;
- e. A set of fingerprints, unless the person's fingerprints are currently on file with the State of Florida Department of Health; and
- f. Whether the person has any financial or business interest in a pharmacy, as defined in F.S. § 465.003, within the state of Florida.

This information shall be required to be updated ten (10) days prior to any new person becoming associated with the pain management clinic. In addition, every ninety (90) days the owner(s) of the facility shall file an affidavit which includes an affirmative statement verifying that no other person(s) have become associated with the pain management clinic other than those disclosed ten (10) days prior to their becoming associated with the pain management clinic.

- (c) The applicant shall provide proof of registration with the Florida Department of Health, pursuant to F.S. § 458.3265 or F.S. § 459.0137, as amended from time to time, prior to conditional use approval for the business. If the registration of a pain management clinic is revoked or suspended by the Florida Department of Health, the city commission authorizes community development staff to revoke the conditional use after notice and an opportunity for a hearing before a special magistrate.
- (d) The petition for conditional use shall include an affidavit by the owner or the physician of record pursuant to F.S. § 458.3265 or F.S. § 459.0137, as amended from time to time, attesting to the fact that no employee of the business, nor any independent contractor or volunteer having regular contact with the customers of the business, has been convicted of a drug-related felony within the five (5) year period prior to the date of the petition, and that the business shall not employ or allow any such convicted employee, independent contractor, or volunteer on the premises thereafter.
- (e) A pain management clinic shall be limited to the hours of operation between 7:00 a.m. and 9:00 p.m., Monday through Saturday.
- (f) A pain management clinic shall post the required conditional use approval in a conspicuous location at or near the entrance to the facility so that it may be easily read at any time.
- (g) No pain management clinic shall be permitted to be located within one thousand two hundred (1,200) feet of another pain management clinic or a school, kindergarten, nursery school, day care center, or house of worship. The applicant shall furnish a certified survey prior to the conditional use approval for the business. Said survey shall be prepared by a registered land

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surveyor in the State of Florida, indicating the distance in linear feet between the proposed pain management clinic and another pain management clinic, and any school, kindergarten, nursery school, day care center, or house of worship, measured from the nearest point of one (1) facility to the nearest point of the other facility in a straight line.

- (h) A pain management clinic shall provide a minimum of one (1) parking space per ten (10) gross square feet of customer waiting area, including the lobby and seating area. The business shall provide a minimum of one (1) parking space per two hundred (200) gross square feet of the remainder of the building.
  - (i) Pain management clinics are prohibited from having any outdoor seating areas, queues, or customer waiting areas. All activities of the pain management clinic, including sale, display, preparation, and storage, shall be conducted entirely within a completely enclosed building.
  - (j) Pain management clinics are prohibited from limiting the form of payment for goods or services to cash only.
  - (k) Pain management clinics shall not accept cash for payment of goods and services associated with prescribing or dispensing of schedule II or schedule III controlled substances, as listed in F.S. § 893.03, as amended from time to time, except for insurance co-pays, coinsurance, or deductibles.
  - (l) With the exception of subsections (g) and (h), all pain management clinics legally in existence prior to the effective date of this ordinance shall comply with the requirements herein within one hundred eighty (180) days of the effective date of this section. Any pain management clinic legally in existence prior to the effective date of this ordinance, but now in violation of its provisions due to the pain management clinic's failure to meet the requirements of subsections (g) and/or (h), shall be considered a legal nonconforming use for a period of eighteen (18) months from the effective date of this section. After the eighteen (18) month period of time, such nonconforming use shall be removed or discontinued. However, upon a showing of unique hardship, the pain management clinic may continue to operate for an additional six (6) month period if approved by the community development division.
  - (m) If at any time the city determines that a pain management clinic is operating in any manner that is inconsistent with, or contrary to, the provisions of this ordinance or other applicable code or statute, the city commission authorizes community development staff to revoke the conditional use after notice and the opportunity for a hearing before a special magistrate.
- (10) Pharmacies and medical marijuana dispensing facilities that are not accessory to retail stores exceeding ten thousand (10,000) square feet shall be subject to the following conditions:
- 1. Consumption or administration of any schedule I or schedule II drug, as determined by the federal government, shall not be permitted in the interior of the building, exterior of the building, or in the parking lot or lots immediately adjacent to the building.
  - 2. Sufficient exterior lighting must exist that illuminates all exterior areas of the building and adjacent parking lots from dusk until dawn.
  - 3. Schedule I and schedule II drugs must be stored in a secure room, vault, or safe when not actively being dispensed.
  - 4. An alcohol and drug-free workplace policy must be implemented for employees and require employees to visibly wear photograph identification on an exterior article of clothing that clearly identifies the employee.

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5. A fully operational security alarm system capable of immediately contacting the police department if an intrusion is detected must be maintained at all times. At a minimum the security system must secure all entry points and perimeter windows and is equipped with motion detectors, pressure switches, and duress, panic, and hold up alarms.
6. A fully operational video-surveillance system that records continuously, twenty-four (24) hours a day, the interior of the building and exterior of the building must be maintained at all times. Cameras shall be fixed in a place that allows for the clear identification of persons and activities where dispensing, processing, storage, disposal, and point of sale occurs. Security videos shall be retained for a minimum of forty-five (45) days or longer upon request of a law enforcement agency.
7. A waiting area with sufficient space for seating without displaying products or services and a private consultation area must be available to customers.
8. The required conditional use approval must be posted in a conspicuous location at or near the entrance to the facility so that it may be easily read at any time.
9. Shall not be located within five hundred (500) feet any public or private preschool, elementary school, middle school, high school, vocational school, alternative school, college, or university, or any park, or place of worship. The petitioner shall submit a signed and sealed special purpose survey from a surveyor confirming the five hundred (500) feet distance separation from the foregoing locations.
10. Shall not be within five hundred (500) feet of a pharmacy that is not an accessory use, medical marijuana dispensing facility that is not an accessory use, or pain management clinic. The petitioner shall submit a signed and sealed special purpose survey from a surveyor confirming the five hundred (500) feet distance separation from the foregoing locations.
11. Shall not have exterior walk-up windows.
12. Shall comply with all applicable federal and state laws, as amended, and any applicable rules or regulations promulgated by federal, state, or local governmental entities.
13. Shall enter into an agreement with the Coral Springs Police Department for the Trespass Program.
14. Shall provide proof and certify on October 1 of each calendar year that it is in compliance with the conditions set forth in this subsection.
15. The failure to maintain compliance with this section shall result in revocation of the conditional land use approval subject to the following procedures:
  - (a) A notice of violation shall be sent certified mail, to the address listed on the business tax receipt, that provides the noncompliant pharmacy or medical marijuana dispensing facility shall have a maximum of thirty (30) calendar days to cure ("cure period") the noncompliance. Notwithstanding the foregoing, a cure period shall not be required for any noncompliance that threatens the public health, safety, and welfare.
  - (b) After the cure period elapsed and the noncompliance has not been cured, a hearing shall be set no later than fourteen (14) calendar days before a special magistrate selected by the city. Notice of the hearing shall be sent first class mail.
  - (c) The special magistrate shall have the authority, after the required notice and hearing, to revoke the conditional land use approval granted by this section and order the

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noncompliant pharmacy or medical marijuana dispensing facility to close.

- (d) The special magistrate shall render an order as a result from the hearing requiring by the section within three (3) business days.
- (e) The city attorney's office is authorized to file any suit in law or equity to enforce the order of the special magistrate.
- (f) The city shall be entitled to reasonable attorney's fees and costs for any action to enforce this section.

(Code 1972, § 20-339; Ord. No. 93-146, § 1, 9-21-93; Ord. No. 99-121, § 11, 8-17-99; Ord. No. 2000-113, § 4, 5-16-00; Ord. No. 2011-110, § 2, 5-3-11; Ord. No. 2011-127, § 3, 11-1-11; Ord. No. 2019-104, § 7, 4-3-19)

**Sec. 250569. Uses prohibited.**

The permitted uses enumerated in this district shall not be construed to include, either as a principal or accessory uses, any of the following which are listed for emphasis:

- (1) Any other use first permitted in a less restricted district.
- (2) Any business which is obnoxious because of dust, dirt, smoke, fumes, odors, noises, vibrations or radioactive waves.

(Code 1972, § 20-340)

**Sec. 250570. Limitations on uses and structures.**

- (1) All activities of permitted uses, including sale, display, preparation and storage shall be conducted within a completely enclosed building except as follows:
  - (a) Open-air retail sales of plant materials not grown on site, home garden supplies and related merchandise (garden shop) are permitted as an accessory use to a retail business subject to the following conditions:
    - 1. The garden shop must be accessory to and operating as a part of a retail business.
    - 2. Total square footage of the garden shop shall not exceed the total square footage of floor space within the principal retail business.
    - 3. An accessory garden shop shall be enclosed by at least an eight-foot wall; the wall on the side contiguous to the main structure must be solid concrete or masonry; however, the three (3) noncontiguous walls may be constructed with up to fifty (50) per cent of the eight-foot height in these locations consisting of decorative or ornamental fencing (not chain link fencing or similar materials). Additionally:
      - a. Only living plant materials, and the pots in which they are planted, may be displayed in the openings in the wall.
      - b. No machinery, supplies, inventory, products, equipment or other materials other than living plant materials and the pots in which they are planted, shall be visible through the openings in the wall from the property line of the development boundary. Additionally, only living plants may exceed the height of the required wall.
      - c. One (1) side of the garden center shall be contiguous to the principal use to which it is accessory.

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4. Stocking of the garden shop shall be done internally or through a single gate at the rear of the premises.
  5. No more than one (1) other gate in addition to the gate described in 4., above, at the rear of premises shall be provided to allow bulky items to be carried out for customer pickup.
- (b) Any activity which is enclosed by a concrete or masonry wall at least eight (8) feet in height. No machinery, supplies, inventory, products, equipment or materials other than landscaping exceeding eight (8) feet in height shall be allowed in such permitted area.
- (c) Seating area when utilized as an accessory use to a restaurant.
- (d) Play areas of day nurseries or public or private schools.
- (e) Any drive-thru business.
- (f) Refueling areas of vehicle service stations.
- (g) Heliports, helistops and off-landing sites subject to the requirements as outlined in this chapter.
- (h) Tennis, racquetball, squash and handball courts, swimming pools, and running tracks, and outdoor seating areas appurtenant thereto.
- (i) Outside storage freezers for bagged ice subject to the following conditions:
1. The storage freezer may not be located facing the rights-of-way.
  2. The storage freezer shall be contiguous to the building.
  3. The storage freezer must be compatible with the building and its surroundings.
  4. The storage freezer is to be either stainless steel or painted in the same color as the building, wherever possible.
  5. The storage freezer shall be accessory to the primary business and may only contain bagged ice.
  6. The storage freezer may not contain any advertising, lettering or signage.
- (2) Overhead doors or other openings larger than eight (8) feet in width shall not be located on the front or immediate streetside elevations of buildings. If oriented toward contiguous residentially zoned land said opening shall be screened with a masonry or stucco wall in accordance with the requirements contained in this chapter. Overhead doors for large scale retail establishments shall completely screen vehicles within the loading bay. The screening walls and loading bay interior ceiling and upper walls shall be treated with an acoustical deadening material.

(Code 1972, § 20-341; Ord. No. 93-146, § 1, 9-21-93; Ord. No. 95-046, § 2, 10-2-95; Ord. No. 2000-113, § 5, 5-16-00)

### **Sec. 250571. Height.**

No building or structure shall be erected or altered to a height exceeding one hundred (100) feet. Unless a different height is approved through the conditional use process, the maximum height will be limited by the following:

- (1) That portion of a building or structure within three hundred (300) feet of any RS, RC-6 or RD zoned plot shall be subject to a height limitation of one (1) foot in height for every three (3) feet in distance measured from any applicable RS, RC-6 or RD zoned plot unless the application of this requirement would limit the building height to less than twenty-five (25) feet.

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- (2) That portion of a building or structure within two hundred (200) feet of any RC-12, RC-15 or RM zoned plot which is not used for business related parking shall be subject to a height limitation of one (1) foot in height for every two (2) feet in distance from any RC-12, RC-15 or RM zoned plot unless the application of this requirement would limit the building height to less than twenty-five (25) feet.
- (3) The development standards of this subsection are intended to result in increased protection to the privacy and enjoyment of city residents occupying homes in proximity to B zoned buildings over twenty-five (25) feet in height. Site plans for B zoned buildings over two (2) stories shall include drawings including the view shed from all non-street sides across from any R zoned plots.

(Code 1972, § 20-342; Ord. No. 93-146, § 1, 9-21-93)

**Sec. 250572. Plot size.**

There shall be no minimum required width or area of plot unless otherwise provided elsewhere in this chapter.

(Code 1972, § 20-343; Ord. No. 99-121, § 12, 8-17-99)

**Sec. 250573. Yards.**

- (1) Every plot shall have a front yard not less than sixty-five (65) feet in depth, except a front yard not less than twenty-five (25) feet in depth shall be required where the front plot line is adjacent to a right-of-way of less than sixty (60) feet in width. No front yard setback shall be required in those areas where the front sixty-five (65) feet or greater have been conveyed to the city in conformance with the master parking plan. No storage shall occur within the front yard setback.
- (2) Every plot shall have a street side yard of not less than twenty (20) feet in depth.
- (3) Plots utilized for both a nonresidential and permitted use shall provide yards as specified in this chapter.
- (4) All plots shall provide yards in accordance with this chapter.
- (5) Where a plot abuts a dedicated alley, a rear yard of not less than ten (10) feet shall be provided. A clear accessway of at least five (5) feet in width shall be provided from each egress point from the building to said alley.

(Code 1972, § 20-344; Ord. No. 94-147, § 31, 11-1-94)

**Sec. 250574. Special provisions for shopping center outparcels.**

The development of parcels of land which are defined as shopping center outparcels under the provisions of the Land Development Code shall be developed as outlined below. Where the provisions conflict with other provisions in the Land Development Code, the provisions outlined below shall prevail to the extent of the conflict. The intent of these provisions is to provide for attractive development on shopping center outparcels while not inhibiting the visual access and commercial use of the parent shopping center tract.

- (1) The perimeter landscaping requirements of section 250833 of the Land Development Code that require a hedge along the property line between shopping center outparcels or shopping center outparcel and parent tract may be waived by the city manager or his designee.
- (2) A landscaped strip of at least ten (10) feet in width shall be provided along fifty (50) per cent or more of the outside edge of the base of each building within the outparcel.

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- (3) Additional small trees and palms may be provided to satisfy landscape requirements as determined by the city manager or his designee when the landscape requirements under the Land Development Code will otherwise interfere with the visual access to any business on the parent shopping center plot as follows:
  - (a) Up to seventy (70) per cent of the trees required for the outparcel may consist of small trees and palms.
  - (b) Palms on the outparcel list in the Coral Springs Landscape Manual may be credited on a one (1) for one (1) basis for the required trees.
  - (c) Up to forty (40) per cent of a single palm species from the outparcel palm list may be permitted to satisfy the tree requirement.
- (4) All landscaping within the shopping center outparcel shall be maintained in conformance with section 250834 of the Land Development Code to provide adequate visibility to the remainder of the shopping center.
- (5) The development shall satisfy the following:
  - (a) No more than thirty (30) per cent of the frontage of any shopping center may be obstructed by outparcel development consisting of walls, buildings or other visual obstruction except for landscaping materials and signs less than three (3) feet in height. However, where an outparcel has been subdivided from the parent shopping center tract in accordance with the provisions of the Land Development Code, no more than thirty-three (33) per cent of the frontage of the outparcel shall be permitted to be obstructed by development consisting of walls, buildings or other visual obstruction except for landscaping materials and signs less than three (3) feet in height.
  - (b) No outparcel building shall be located closer than seventy (70) feet at the closest point or by the height of the higher of the two buildings to any other outparcel building, whichever is greater.

(Code 1972, § 20-345; Ord. No. 93-146, § 1, 9-21-93)

### **Sec. 250575. Landscaping.**

- (1) The pedestrian zone in front of commercial buildings shall be a minimum of eight (8) feet in width and an average of at least thirteen (13) feet in width. A minimum of twenty-five (25) per cent of the front pedestrian zone shall be exposed, at grade, landscape planters or curbed landscaped areas. In addition, pedestrian zones abutting blank walls facing public streets shall conform to front pedestrian zone requirements. However, these provisions shall not be applicable when blank walls face a dedicated alleyway. Commercial development adjoining the sidewalk in master parking areas shall be exempt from the requirement.
- (2) A landscape strip at least ten (10) feet in width located between the abutting right-of-way and the off-street parking and any other vehicular use area which is exposed to an abutting right-of-way, with the exception of master parking areas, shall be required. The provisions of this subsection shall not be applicable for the portion of the B District property line abutting a dedicated alleyway provided that the building setback is forty (40) feet or less.
- (3) On the plot of a building or structure or open lot use providing an off-street parking area or other vehicular use area, a landscaped strip of at least five (5) feet in width shall be provided to form a visual screen between the off-street parking area or other vehicular use area and any abutting property.

(Ord. No. 94-147, § 32, 11-1-94; Ord. No. 95-038, § 7, 6-20-95)



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**Secs. 250576—250585. Reserved.**