

Sec. 47-13.10. - List of permitted and conditional uses, Regional Activity Center-City Center (RAC-CC); Regional Activity Center-Arts and Science (RAC-AS); Regional Activity Center-Urban Village (RAC-UV); Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center-South Andrews east (SRAC-SAe); South Regional Activity Center-South Andrews west (SRAC-SAw); Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MUe), Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) collectively known as NWRAC-MU.

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

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
Key:										
P Permitted										
C Conditional										
Automotive										
Automotive Parts & Supplies Store (installation in wholly enclosed buildings including wholesale sales in the SRAC-SAw NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts)	P		P	P	P	P	P	P	P	P
Automotive Repair Shop, Major Repair, see Section 47-18.4							P			P
Automotive Repair Shop, Minor Repair, see Section 47-18.4	P									P

Automotive Sales, Rental, new or used vehicles, see Section 47-18.3 (only permitted when abutting Federal Highway or the Florida East Coast Rail Road in the RAC-CC, RAC-UV and RAC-TMU zoning districts)	P		P		P		P			P
Automotive Service Station, see Section 47-18.5 (only permitted when abutting Federal Highway and Broward Boulevard in RAC-TMU; abutting Federal Highway and Andrews Ave in RAC-RPO; abutting Federal Highway in RAC-CC and RAC-UV zoning districts)	P		P	P	P	P	P	P	P	P
Car Wash, Automatic, see Section 47-18.7 (Car Wash, Outdoor Hand-wash permitted as conditional use in SRAC-SAw and NWRAC-MU _{ne} , NWRAC-MU _e and NWRAC-MU _w zoning districts)	P						P	C	C	C
Motorcycle/Moped Sale, wholesale sales permitted							P			P
Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27							P			
Taxi Lot/Operations							P			
Tire sales, including Retreading and Service (wholesale sales permitted in SRAC-Saw)	P				P		P			P

Boats, Watercraft and Marinas										
Charter and Sightseeing Boat, see Section 47-23.8	P	C			C		C	C	C	C
Hotel Marina, see Section 47-23.8	P	C			C		C			
Marina, see Section 47-23.8	P	C		C	C	C	C	C	C	C
Marine Parts and Supplies Store	P	P	P	P	P	P	P	P	P	P
Marine Service Station, see Section 47-18.20	P	C			C		C			
Sailmaking							P			
Shipyard							C			
Watercraft Repair, major repair, see Section 47-18.37							P			
Watercraft Repair, minor repair, see Section 47-18.37 (only allowed within the NWRAC-MUe)								C	C	C
Watercraft Sales and Rental, new or used, see Section 47-18.36 (restricted to S.W. 7th Avenue and accessory uses in RAC-AS), (only allowed within the NWRAC-MUe and NWRAC-MUe)	P	P					P	C	C	C
Commercial Recreation										
Amphitheater		C						P	P	P
Billiard Parlor	P		P			P	P	P	P	P

Bingo Hall							P	P	P	P
Bowling Alley					P		P	P	P	P
Indoor Firearms Range, see Section 47-18.18							C			
Indoor Motion Picture Theater	P	P	P	P	P	P	P	P	P	P
Performing Arts Theater, less than 300 seats (unlimited seating permitted in SRAC-SAw zoning district)	P	P	P	P	P	P	P	P	P	P
Professional Sports Clubs, including facilities such as arenas, stadiums, athletic fields and skating centers	P									
Food and Beverage Sales and Service										
Bakery Store	P	P	P	P	P	P	P	P	P	P
Bar, Cocktail Lounge, Nightclub	P	P	P	P	P	P	P	P	P	P
Cafeteria	P	P	P	P	P	P	P	P	P	P
Candy, Nuts Store	P	P	P	P	P	P	P	P	P	P
Catering Service	P		P		P		P	P	P	P
Delicatessen	P	P	P	P	P	P	P	P	P	P
Food and Beverage, Drive-Thru and Carryout (no Drive-Thru permitted in the RAC-CC zoning district) (no Carryout permitted RAC-UV zoning district)	P		P	P	P	P	P	P	P	P

Fruit and Produce Store	P		P	P	P	P	P	P	P	P
Grocery/Food Store (Convenience Store prohibited in the NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts)	P	P	P	P	P	P	P	P	P	P
Ice Cream/Yogurt Store	P	P	P	P	P	P	P	P	P	P
Liquor Store	P		P	P	P	P	P			
Meat and Poultry Store	P		P	P	P	P	P	P	P	P
Restaurant	P	P	P	P	P	P	P	P	P	P
Seafood Store	P		P	P	P	P	P	P	P	P
Supermarket	P		P	P	P	P	P	P	P	P
Wine Specialty Store								P	P	P
Light Manufacturing										
Apparel, Textile, Canvas and related uses							P			
Contractor's yards							P			
Processing and assembly of previously prepared materials							P			
Lodging										
Bed and Breakfast Dwelling, see Section 47-18.6	P	P	P	P	P	P	P	P	P	P
Hotel, see Section 47-18.16	P	P	P	P	P	P	P	P	P	P

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 in the RAC-CC, RAC-AS, RAC-UV, RAC-RPO, & RAC-TMU zoning districts.

Apparel, Textile, Canvas and related uses	P		P	P	P		P			
Contractor's yards	P		P	P	P		P			
Industrial Machinery and Equipment	P		P	P	P					
Processing and assembly of previously prepared materials	P		P	P	P		P			
Public Purpose Facilities										
Active and Passive Park	P	P	P	P	P	P	P	P	P	P
Addiction Treatment Center, see Section 47-18.31	C	C	C	C	C	C	C			
Bus Terminal, Railroad Station, Transportation Terminal	P						P			
Civic and Private Club Facility	P	P	P	P	P	P	P	P	P	P
College, University	C		P					P	P	P
Communication Towers, Structures, and Stations, see Section 47-18.11							C	C	C	C
Conservation Area	P		P							
Courthouse	P							P	P	P
Cultural, Educational and Civic Facility	P				P			P	P	P

Detention Center, Jail	C									
Fire Facility	P									
Food Distribution Center, see Section 47-18.31	C	C	C	C	C	C	P			
Government Facility	P		P	P	P	P	P	P	P	P
Helistop, see Section 47-18.14	C									
Hospital, Medical and Public Health Clinic	C					C	P	C	C	C
House of Worship	P		P	P	P	P	P			
Indoor Firearms Range, see Section 47-18.18	C									
Indoor and Outdoor Recreational Facility	P									
Library	P	P	P	P	P	P	P	P	P	P
Museum and Art Gallery	P	P	P	P	P	P	P	P	P	P
Police and Fire Substation	P	P	P	P	P	P	P	P	P	P
Post Office Branch/Substation	P		P	P	P	P	P	P	P	P
Public Maintenance and Storage Facility	P									
Public/Private Meeting Rooms	P							P	P	P
Public/Private Recreation		P	P	P	P	P	P	P	P	P
Railroad Freight							P			

Radio Station (digital)/Broadcast								P	P	P
School, including trade/business school (permitted in RAC-UV only when contiguous to or separated by on more than a 60-foot public right-of-way from a railroad right-of-way)	P		P	P	P	P	P	P	P	P
Social Service Facility - General, see Section 47-18.31	C	C	C	C	C		C			
Social Service Residential Facility, see Section 47-18.32	C	C	C	C	C	C	C	C	C	C
Residential Uses										
Single Family Dwelling, Standard			P	P	P	P	P			
Cluster Dwellings, see Section 47-18.9			P	P	P	P	P			
Coach Homes, see Section 47-18.10	P	P	P	P	P	P	P			
Multi-family Dwelling	P	P	P	P	P	P	P	P	P	P
Rowhouse, see Section 47-18.28	P	P	P	P	P	P	P			
Townhouse, see Section 47-18.33			P	P	P	P	P	P	P	P
Two-Family/Duplex Dwellings			P	P	P	P	P			
Zero Lot Line Dwelling, see Section 47-18.38			P	P	P	P	P			
Retail Sales (*Including Wholesale Sales)										

Antiques Store	P	P	P	P	P	P	*P	P	P	P
Apparel/Clothing, Accessories Store	P	P	P	P	P	P	*P	P	P	P
Apothecary		P								
Art Galleries, Art Studio, Dealer	P	P	P	P	P	P	*P	P	P	P
Arts & Crafts Supplies Store	P	P	P	P	P	P	*P	P	P	P
Bait and Tackle Store	P	P	P	P	P	P	*P	P	P	P
Bicycle Shop	P	P	P	P	P	P	*P	P	P	P
Book Store	P	P	P	P	P	P	*P	P	P	P
Building Supplies, Materials and Equipment with Outdoor Storage, see Section 47-19.9 (In the RAC-CC this use is only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	P									
Camera, Photographic Supplies Store	P	P	P	P	P	P	*P	P	P	P
Candle Shop		P						P	P	P
Card & Stationery Store	P	P	P	P	P	P	*P	P	P	P
Cigar, Tobacco Store	P	P	P	P	P	P	*P	P	P	P
Computer/Software Store	P		P	P	P	P	*P	P	P	P
Consignment, Thrift Store	P		P	P	P	P	*P	P	P	P

Cosmetics, Sundries Store	P		P	P	P	P	*P	P	P	P
Department Store	P		P	P	P	P	*P	P	P	P
Fabric, Needlework, Yarn Shop	P	P	P	P	P	P	*P	P	P	P
Firearms Store (In the SRAC-SAw zoning district this use is only permitted as Wholesale Sales.)							P			
Flooring Store	P		P	P	P	P	*P	P	P	P
Florist Shop	P	P	P	P	P	P	*P	P	P	P
Furniture Store	P		P	P	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	P	P	P
Glassware, China, Pottery Store	P	P	P	P	P	P	*P	P	P	P
Hardware Store	P		P	P	P	P	*P	P	P	P
Hobby Items, Toys, Games Store	P	P	P	P	P	P	*P	P	P	P
Holiday Merchandise, Outdoor Sales, see Section 47-18.15	P	P	P	P	P	P	*P	P	P	P
Home Improvement Center (abutting railroad track only in RAC-CC zoning district)	P				P		*P			
Household Appliances Store	P		P	P	P	P	*P	P	P	P

Jewelry Store	P	P	P	P	P	P	*P	P	P	P
Lawn and Garden Center, Outdoor Display (abutting railroad track only in RAC-CC zoning district)	P		P	P	P	P	*P	P	P	P
Linen, Bath, Bedding Store	P	P	P	P	P	P	*P	P	P	P
Luggage, Handbags, Leather Goods Store	P		P	P	P	P	*P	P	P	P
Lumber Yards							*P			
Medical Supplies Store	P		P	P	P	P	*P	P	P	P
Mobile Vendor, see Section 47-18.22	P		P				P	P	P	P
Music, Musical Instruments Store	P	P	P	P	P	P	*P	P	P	P
Newspapers, Magazines Store	P	P	P	P	P	P	*P	P	P	P
Nursery, Plants, Flowers							*P	P	P	P
Office Supplies, Equipment Store	P		P	P	P	P	*P	P	P	P
Optical Store	P	P	P	P	P	P	*P	P	P	P
Paint, Wallpaper Store	P		P	P	P	P	*P	P	P	P
Party Supply Store	P	P	P	P	P	P	*P	P	P	P
Pawn Shop							*P			
Pet Store	P		P	P	P	P	*P	P	P	P
Pharmacy	P	P	P	P	P	P	*P	P	P	P

Plumbing Equipment Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P									
Pump and Well Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P									
Restaurant and Hotel Equipment Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P									
Security Systems			P	P		P	P	P	P	P
Shoe Store	P	P	P	P	P	P	*P	P	P	P
Shopping Center				P	P	P	*P	P	P	P
Silversmith		P								
Sign Sales (Only permitted as Wholesale Sales permitted and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P									
Sporting Goods Store	P		P	P	P	P	*P	P	P	P

Swimming Pools, Hot Tubs & Spas, supplies and service (In the RAC-CC this use is permitted as Wholesale Sales when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P				P		*P			
Tapes, Videos, Music CD's Store	P	P	P	P	P	P	*P	P	P	P
Woodcraft		P								
Services/Office Facilities (*Including Wholesale Service)										
Auction House		P	*P		P		*P			
Check Cashing Store	P		*P	P	P	*P	*P			
Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8							*P	P	P	P
Child Day Care Facilities, Large, see Section 47-18.8	P		P	P	P		*C	C	C	C
Contractors			*P				*P	P	P	P
Copy Center	P		*P	P	P	*P	*P	P	P	P
Dry Cleaner, see Section 47-18.12 (laundering plant permitted only in RAC-UV, SRAC-SAw zoning districts)	P		*P	P	P	*P	*P	P	P	P
Equipment Rental							*P			

Film Processing Store	P	P	*P	P	P	*P	*P	P	P	P
Financial Institution, including Drive-Thru Banks	P		*P	P	P	*P	*P	P	P	P
Formal Wear, Rental	P		*P	P	P	*P	*P	P	P	P
Fortunetellers and Psychic Readers							*P			
Funeral Home			*P				*P	P	P	P
Hair Salon	P	P	*P	P	P	*P	*P	P	P	P
Health and Fitness Center	P	P	*P	P	P	*P	*P	P	P	P
Helistop, see Section 47-18.14	C									
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P	*P	P	P	*P	*P	P	P	P
Interior Decorator	P	P	*P	P	P	*P	*P	P	P	P
Laundromat, see Section 47-18.19	P		*P	P	P	*P	*P	P	P	P
Mail, Postage, Fax Service	P	P	*P	P	P	*P	*P	P	P	P
Massage Therapist	P		*P	P	P	*P	*P	P	P	P
Medical/Dental Office/Clinic	P		*P	P	P	*P	*P	P	P	P
Mover, Moving Van Service							*P			
Nail Salon	P	P	*P	P	P	*P	*P	P	P	P
Nursing Home, see Section 47-18.23	P				P	*C	*C	C	C	C
Parking Facility, see Section 47-20	P	P	*P	P	P	*P	*P	P	P	P

Personnel Services, including Labor Pools	P		*P	P	P	*P	*P	P	P	P
Pest Control			*P				*P			
Pet Boarding Facility, Domestic Animals Only							*P			
Photographic Studio	P	P	*P	P	P	*P	*P	P	P	P
Professional Office	P	P	*P	P	P	*P	*P	P	P	P
Publishing Plant			*P				*P	P	P	P
Security Systems	P		*P	P	P	*P	*P	P	P	P
Senior Citizen Center, see Section 47-18.30	P		*P	P	P	*P	*P	P	P	P
Shoe Repair, Shoe Shine	P	P	*P	P	P	*P	*P	P	P	P
Tailor, Dressmaking Store, Direct to the Customer	P	P	*P	P	P	*P	*P	P	P	P
Tanning Salon	P	P	*P	P	P	*P	*P	P	P	P
Tattoo Artist	P	P	*P	P	P	*P	*P	P	P	P
Taxidermist			*P				*P			
Travel Agency	P	P	*P	P	P	*P	*P	P	P	P
Veterinary Clinic, see Section 47-18.35			*P	P	P	*P	*P	P	P	P
Warehouse Facility			*P							
Watch and Jewelry Repair	P	P	*P	P	P	*P	*P	P	P	P

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 in the RAC-CC, RAC-AS, RAC-UV, RAC-RPO, & RAC-TMU zoning districts.

Automotive Wrecking and Salvage Yards, Junk Yards, see Outdoor Storage of good and materials, see [Section 47-19.9](#)

*P

Self Storage Facility, see [Section 47-18.29](#)

*C

P

Warehouse Facility

*P

*P

P

Accessory Uses, Buildings and Structures (See [Section 47-19](#))

Accessory uses to Hotels, see [Section 47-19.8](#)

P

P

P

P

P

P

P

P

P

P

Catering Services (accessory to restaurant, bakery or performing arts theatre in RAC-CC zoning district)

P

P

P

P

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P

P

Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see [Section 47-18.8](#)

P

P

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P

Concessions, accessory to parks, including refreshment stands, pro shops, souvenir shops

P

P

P

P

Electronic Installation, when accessory to electronic sales, only in wholly enclosed building

P

P

P

P

P

Film Processing, when accessory to a permitted use (when accessory to a pharmacy or copy center in RAC-TMU zoning district)					P	P	P	P	P	P
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	P	P	P	P	P	P	P	P	P	P
Outdoor storage, see Section 47-19.9							P			
Parks Maintenance and Administrative Facility	P									
Public Restrooms, when accessory to a park	P									
Utility Facilities incidental to other uses	P									
Video Games Arcade, when accessory to a shopping center	P				P		P	P	P	P
Warehouse Facilities							P			
Watercraft Rental Facility, see Chapter 8, Article V, Division 3 of Volume I of this Code, and Section 47-23.7	P									
Watercraft Sales and Rental, new or used when accessory to a Marina		P						C	C	C
Urban Agriculture See Section 47-18.41										

(Ord. No. C-10-50, § 1, 1-4-11; Ord. No. C-11-14, § 7, 6-21-11; Ord. No. C-11-24, § 1(Exh. 1), 9-20-11; Ord. No. C-12-24, § 4, 7-10-12; Ord. No. C-14-42, § 7, 10-21-14; Ord. No. C-14-51, § 1, 1-21-15; Ord. No. C-15-36, § 9, 10-20-15; Ord. No. C-17-44, § 9, 11-7-17; Ord. No. C-20-38, § 1, 11-5-20)

Editor's note— Ord. No. C-10-50, § 1, adopted January 4, 2011, repealed former §§ 47-13.10—47-13.14. Said ordinance enacted provisions designated as new §§ 47-13.10, 47-13.30 47-13.31, 47-13.46 and 47-13.47. See also the Unified Land Development Code Comparative Table for a detailed analysis of inclusion.