

**Davie, Florida, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 12 - LAND DEVELOPMENT CODE >> ARTICLE XIII. - SPECIAL PLANNING AREAS AND DISTRICTS >> DIVISION 9. GRIFFIN CORRIDOR DISTRICT >>**

**Sec. 12-436.4. Permitted uses.**

The following table identifies the permitted, restricted and prohibited uses within the Griffin Corridor District. This district covers a large area regulated by several underlying land use plan designations. Each land use plan designation allows a different range of uses. Therefore, a given use may not be permitted on every parcel of land within a use zone. A "permitted use" herein is permitted only if consistent with the land use plan designation of a given property. Therefore, before it can be determined that a particular use or combination of uses are permitted on a given parcel of land, the comprehensive plan must be consulted in order to determine whether the use is consistent with the plan.

Uses are classified below as Permitted (P), Restricted (R) or Prohibited (N). Restricted uses are followed by a numeral which corresponds to a footnote below the following table. Each footnote explains restrictions associated with the use. The town administrator or designee shall have the discretion to permit uses which are not specifically listed but are similar to uses that are expressly permitted, provided such uses are not expressly identified as permitted, conditionally permitted or prohibited or in another zoning district.

	Gateway West	Downtown	Gateway East	Griffin Commerce	Node
<b>USE GROUP/USE</b>					
<b>COMMUNITY FACILITY USE GROUP</b>					
Education, K-12	N	N	N	N	N
Education, adult public or non-profit	N	N	N	N	N
Education, adult for-profit	N	R(1)	N	N	N
Governmental Bldgs./Municipal	P	N	P	N	P
Public Service Uses	P	N	P	P	P
Hospitals	N	N	N	N	R(17)
Library, Museum	P	P	P	N	P
Place of Public Assembly	*	N	*	N	*
Public Park	P	P	P	P	P
Special Residential Facilities	R(2)	N	R(2)	R(2)	P
<b>OFFICE AND RESEARCH USE GROUP*</b>					
Banks, Financial	P	P	P	P	P
Contractor, office only	N	R(4)	N	P	N
General Office	P	R(5)	P	P	P
Medical Clinic	P	R(5)	P	P	P
Doctor's Office	P	R(5)	P	P	P
Real Estate Office	P	R(5)	P	P	P
Sales Office	P	R(5)	P	P	P
Laboratory, incl. Medical Lab	P	N	P	P	P
Research Facility	P	N	P	P	P
Motion Picture Studio	R(7)	N	R(7)	R(7)	R(7)
Radio or TV Station	R(7)	N	R(7)	R(7)	R(7)

\* Laboratories and research facilities require Commerce/Office land use plan designation. The majority of the corridor is designated Commercial by the land use plan, however, for parcels not designated Commercial, use of the residential to commercial flexibility rule or a land use plan amendment may be required.

	Gateway West	Downtown	Gateway East	Griffin Commerce	Node
<b>USE GROUP/USE</b>					
<b>RETAIL, SERVICES, AND ENTERTAINMENT USE GROUP*</b>					
<b>RETAIL USES:</b>					
Automotive Parts Sales	N	N	N	N	N
Antique, Craft Shops	R(8)	P	P	N	P
Art Gallery	R(8)	P	P	N	P
Bookstores, Newsstands	R(8)	P	P	R(9)	P
Convenience Store	N	N	N	R(9)	R(11)
Florist, Plant Shop	R(8)	P	P	N	P
Gift Shops	R(8)	P	P	N	P
Office Equipment Sales	R(8)	P	P	P	P
Pawnshop	N	N	N	N	N
Pet Store	N	N	N	N	N
Pharmacy	R(8)	P	P	P(9)	P
Photographic Supplies	R(8)	P	P	N	P
Video Rental	R(8)	P	P	N	P
Retail Sales, other	R(8)	P	P	N	P
<b>PERSONAL SERVICE USES:</b>					
Barber/Beauty Shops	R(8)	P	P	N	P
Dry Cleaning (pick-up only)	R(8)	P	P	R(9)	P
Massage Therapist	R(8)	P	P	R(9)	P
Tailor	R(8)	P	P	R(9)	P
Shoe Repair	R(8)	P	P	R(9)	P
Tanning Salons	R(8)	P	P	N	P
Laundromat	N	N	N	N	N
Personal Services, other	R(8)	P	P	N	P
<b>GENERAL SERVICE USES:</b>					
Animal Hospital	R(10)	N	R(10)	R(10)	P
Athletic/Health Clubs, Gyms	R(8)	P	R(8)	N	P
Catering Hall	R(6)	R(6)	R(6)	N	R(6)
Nursery, Child Care	P	P	P	P	P
Photocopying, Printing Service	R(8)	P	P	P	P

	Gateway West	Downtown	Gateway East	Griffin Commerce	Node
<b>USE GROUP/USE</b>					
<b>ENTERTAINMENT USES:</b>					
Sexually Oriented Businesses	R(18)	R(18)	R(18)	R(18)	R(18)
Game Room, Arcade	R(15)	R(15)	R(15)	N	R(15)
Movie Theater, Performing Arts	N	N	N	N	R(11)
Pool Rooms	N	N	N	N	N
Art Studio	R(8)	P	P	N	P
Dance Instruction Studio	P	P	P	N	P
Music Instruction Studio	P	P	P	N	P
Photographic Studio	P	P	P	N	P
Bakery, Delicatessen	R(8)	P	P	R(9)	P
Bars, Lounges	R(15)	P	R(15)	N	R(15)
Night Club	N	P	N	N	R(11)
Restaurant, Fast Food	N	N	N	R(9)	R(11)
Restaurant, Standard	R(8)	P	P	N	P

\* The majority of the corridor is designated Commercial by the land use plan, however, for parcels not designated Commercial, use of the residential to commercial flexibility rule or a land use plan amendment may be required.

	Gateway West	Downtown	Gateway East	Griffin Commerce	Node
<b>USE GROUP/USE</b>					
<b>AUTOMOTIVE SERVICE USE GROUP</b>					
Car Wash	N	N	N	N	R(11)
Motor Fuel Pump	N	N	N	N	R(11)
Service Stations	N	N	N	N	N
Truck, Auto, Trailer, Utility Rental	N	N	N	N	N
Vehicle Customizing	N	N	N	N	N
Vehicle, Boat, Truck Repair, Major	N	N	N	N	N
Vehicle Repair, Minor	N	N	N	N	N
Vehicle Towing	N	N	N	N	N
Vehicle, Boat, Truck Sales	N	N	N	N	N
<b>LODGING USE GROUP*</b>					
Bed and Breakfast Accommodations	R(6)	R(6)	R(6)	N	N
Hotels	N	N	N	P	R(16)

\* Within a Residential land use plan designation, the maximum number of rooms is double the number of dwelling units permitted by the applicable plan designation. Within nonresidential plan designations which permit lodging uses, there is no density limitation.

	Gateway West	Downtown	Gateway East	Griffin Commerce	Node
<b>USE GROUP/USE</b>					
<b>COMMERCE USE GROUP*</b>					
Cabinet/Carpentry Shop	N	N	N	P	N
Contractor Shop, Yard	N	N	N	N	N
Distribution Facilities	N	N	N	N	N
Gardens, Landscape Contractor	N	N	N	N	N
Light Fabrication/Assembly	P	N	N	P	N
Mini Warehouse/Self Storage	N	N	N	N	N
Printer, Commercial	N	N	N	P	N
Warehouse, Storage	N	N	N	P	N
Wholesale	N	N	N	P	N
Wholesale Clubs	N	N	N	N	P

\* Commerce uses require Commerce/Office or Industrial land use plan designations.

	Gateway West	Downtown	Gateway East	Griffin Commerce	Node
<b>USE GROUP/USE</b>					
<b>RESIDENTIAL USE GROUP*</b>					
Home Occupation	*	*	*	*	*
Residential, Multiple-Family: (5 to 10 du/ac)	P	R(12)	P	R(12)	R(12)
Residential, Multiple-Family: (10 to 22 du/ac)	N	R(12)	N	N	N
Student Rental Housing	*	*	*	N	N
Mixed Res./Commercial Use	R(13)	R(13)	R(13)	R(13)	R(13)

\* Residential use requires a residential land use plan designation, Regional Activity Center designation. In other plan designations, residential use may be permitted with use of the town's commercial-to-residential flexibility provisions, or may require a land use plan amendment.

	Gateway West	Downtown	Gateway East	Griffin Commerce	Node
<b>USE GROUP/USE</b>					
<b>MISCELLANEOUS USES GROUP</b>					
Telecom Apparatus	R(14)	N	R(14)	R(14)	R(14)
Mobile Home, RV Sale	N	N	N	N	N
Parking Lot, Rental	N	P	P	N	R(11)
<b>ACCESSORY USES</b>					
	R(3)	R(3)	R(3)	R(3)	R(3)

- R(1) Education uses within the Downtown (Use Zone 2) are permitted only as mixed education/commercial uses, and as such shall incorporate retail, restaurant, entertainment uses, and/or galleries open to the public, into the first floor. Such uses shall be accessible from the adjacent sidewalk along Griffin and Davie Roads with wall signage identifying the uses, must comprise at least eighty (80) percent of the structure's street frontage on Griffin Road and Davie Road, and comprise at least seventy-five (75) percent of the first floor area. Education uses shall also provide a public plaza with pedestrian amenities along the parcel's street frontage or at an alternative location equally conducive to pedestrian use by passersby.
- R(2) Reference section 12-34(Z) pertaining to Special Residential Facilities.
- R(3) Accessory uses are subject to the following restrictions:
- (a) Drive-thru windows, including vehicular stacking lanes, are prohibited except in the rear yard, and shall not be permitted within one hundred (100) feet of a property line zoned, land use plan designated or occupied for single-family residential use provided that no drive-thru window or stacking lane shall be visible from a public right-of-way.
- R(4) Permitted subject to a Special Permit.
- R(5) Office uses may locate on upper floors only within buildings constructed after the effective date of these regulations. Buildings constructed prior to effective date designed of these regulations and designed for, and occupied by, offices may retain offices on the first floor. Offices may also occupy single story buildings.
- R(6) Subject to a special permit approved by town council.
- R(7) Satellite dish antennae only, subject to the restrictions of section 12-34(G), and subject to approval of a Special Permit for more than one (1) dish on a property.
- R(8) Retail, general services, studio and personal service uses indicated as restricted uses within the West Gateway (Use Zone 1) are limited to the first floor of a three-floor building. Such uses are not permitted in buildings with fewer than three (3) floors.
- R(9) Personal service uses and convenience retail uses are limited to fifteen (15) percent of a commerce-park type development with no freestanding signage. Such uses shall not be the sole occupants of any freestanding building, nor shall personal service and convenience retail uses comprise more than twenty-five (25) percent of any structure.
- R(10) Reference [sic] No animal hospital shall be located within two hundred fifty (250) feet of a residential zoning district, land use plan designation or single-family detached use, measured in a straight air distance from the nearest point of the animal hospital building to the nearest point of any parcel land use plan designated, zoned or occupied for single-family detached residential use. There shall be soundproofing in any area where animals are contained or treated. There shall be no overnight boarding, except in conjunction with medical needs associated with the animal hospital or clinic activities.
- R(11) Within the University Drive Node fast food restaurants, fuel pumps, car washes, convenience stores, nightclubs, rental parking lots, movie theaters and/or performing arts centers are prohibited.
- R(12) In the Downtown zone, permitted only as part of a mixed-use development wherein residential uses are located within the same structure as nonresidential uses, or within separate structures which are integrated into the planned mixed-use development. In "Commerce" and "Node" districts, residential is encouraged to be part of a mixed-use development but not required.
- R(13) Buildings designed to contain a mix of the following uses are permitted provided any residential use is located within an upper floor, and that residential and nonresidential uses do not share the same floor: residential; office; retail; studios; galleries; educational uses; services; restaurants;

and, lodging. The use of the town's flexibility provisions may be required in order to permit a mixed-use structure or mixed-use development.

- R(14) For purposes of Article XV which regulates the location of telecommunication apparatus by zoning designation, the zoning of any given parcel of land within the Griffin Corridor District shall be the zoning district that first permits the most intense use of the parcel.
- R(15) Permitted as an accessory use to restaurants and hotels.
- R(16) Hotels are prohibited in the University Drive Node.
- R(17) Hospitals are prohibited in the University Drive Node.
- R(18) Governed by section 12-34(A), Location of designated sexually oriented business uses.

(Ord. No. 2000-7, § 1, 2-2-00; Ord. No. 2001-48, § 1, 11-20-01; Ord. No. 2007-2, § 1, 1-17-07; Ord. No. 2012-1, § 2(Exh. A), 1-18-12; Ord. No. 2012-15, § 2(Exh. A), 8-1-12; Ord. No. 2012-28, § 2(Exh. A), 12-5-12; Ord. No. 2012-28, § 2(Exh. A)(§ 12-32.304), 12-5-12; Ord. No. 2014-2, § 2(Exh. A), 1-15-14; Ord. No. 2014-23, § 2(Exh. A), 12-2-14)