

**Table MU/IB-4. Permitted Uses in the MU/IB District**

P Permitted by Right	C Conditional Uses	NP Not Permitted		
Residential	Core	Transition	Edge	
Residential, in multi-family context;	P	P	P	
Residential, townhouses (per building typology diagram)	P	P	P	
Group Homes	P	P	P	
Community Residential Home as defined in Article II and with a review process in conformance with Chapter 89-372 FAS	P	P	P	
Community care facilities (as defined in Article II), provided that: (a) There is reasonable proximity to bus lines; (b) There is no existing community care facilities within one thousand (1,000) feet; (c) The facility is licensed by DCF; (d) The clients either meet the requirements of a community residential home or at least sixty (60) years of age.	C	C	C	
Eating and Drinking Establishments	Core	Transition	Edge	
Barbeque restaurants (open air)	C	C	NP	

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Bars and lounges provided that any such use shall not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school or secondary school (Pursuant to Section 562.45(2)(a), Florida Statutes).	P	P	C	
Microbrewery, winery or distillery	P	P	C	
Restaurants including fast food, excluding drive through, including outdoor dining	P	P	C	
Restaurant fast food with drive through provided drive through is inside parking garage	C	C	NP	
<b>General Business</b>	<b>Core</b>	<b>Transition</b>	<b>Edge</b>	
Animal hospitals and kennels; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located less than three hundred (300) feet from any residential district.	C	C	P	

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Automotive sales and rental uses	C	C	NP	
Banks and financial institutions, excluding drive-through.	P	P	NP	
Daycare Center and nurseries provided that all outdoor activity areas shall be effectively screened from adjacent residential properties.	P	P	C	
Funeral homes	C	C	NP	
Movie theaters	P	P	NP	
Night clubs and discotheques (Ord. No. 2006-1 § 12, 12/21/2006)	C	C	NP	
Parking garages as principal use, provided that parked vehicles shall not be visible from surrounding properties or public street rights-of-way and structure shall be well landscaped.	C	C	NP	
Recording studios and radio stations, provided that any such use shall be located entirely within an air conditioned, soundproofed building	P	P	NP	

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Surface parking lot as principal use, CRA or City-owned and operated only	P	P	C	
Veterinary services with no overnight stay.	P	P	C	
Vocational schools and trade: Airline, business, cosmetology, secretarial and similar.	P	P	NP	
<b>Office</b>	<b>Core</b>	<b>Transition</b>	<b>Edge</b>	
Office, business and professional uses	P	P	P	
<b>Retail/Personal Services</b>	<b>Core</b>	<b>Transition</b>	<b>Edge</b>	
Bonding companies (bail)	C	C	NP	
Check cashing/cash advance/money wire; providing such use shall not be located on Biscayne Boulevard, State Road 826, or Northeast 164 Street or within two hundred (200) feet of any residential use or zone;	NP	NP	NP	
Drug/alcohol rehabilitation service, including residential detoxification service	C	C	NP	

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Laundries/self-serve coin operated, provided that no such use be located on Biscayne Boulevard, State Road 826 or N.E. 164 Street, or within two hundred (200) feet of residential use or zone;	NP	NP	NP	
Pain management clinic	C	C	NP	
Personal Services uses.	P	P	P	
Studio schools: Art, dance, music, drama, sculpture and similar instruction	P	P	P	
<b>Retail/Retail Services</b>	<b>Core</b>	<b>Transition</b>	<b>Edge</b>	
Medical marijuana dispensaries/medical marijuana treatment centers	C	C	C	
Package liquor store: Provided that any such use shall not be located within five hundred (500) feet of any other bar, lounge or package liquor store	C	C	NP	
Pharmacies	C	C	C	
Retail uses (general retail)	P	P	P	

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Social service agencies	C	C	NP	
<b>Lodging Accommodations</b>	<b>Core</b>	<b>Transition</b>	<b>Edge</b>	
Hotels	C	C	NP	
<b>Institutional</b>	<b>Core</b>	<b>Transition</b>	<b>Edge</b>	
Museums and art galleries	P	P	P	
Places of public assembly	P	P	C	
Schools (Public/Private)(K-12)	P	P	P	
Utility facilities, light, public and private	P	P	P	
<b>Recreation and Open Space (Private and Public)</b>	<b>Core</b>	<b>Transition</b>	<b>Edge</b>	
Game rooms, sports and amusement facilities.	P	P	C	
Public parks and playgrounds, plazas, squares	P	P	P	
Urban market gardens	P	P	P	