

## ARTICLE XVIII. INDUSTRIAL DISTRICTS

### Sec. 39-305. Industrial zoning districts.

The following shall constitute industrial zoning districts for the purposes of this Code:

M-1 Limited Manufacturing and Industrial District

M-2 General Manufacturing and Industrial District

M-3 Intense Manufacturing and Industrial District

(Ord. No. 1999-24, § 2, 5-11-99)

### Sec. 39-306. Purpose of districts.

(a) The M-1 Limited Manufacturing and Industrial District is intended for the manufacture of small articles and products not involving the use of any materials, processes or machinery which would pose a potential environmental or safety hazard for nearby commercial business districts or residential areas. M-1 districts are intended to act as a buffer between commercial business districts and heavier manufacturing and industrial districts or to provide for planned industrial parks located in close proximity to residential areas. All activities relating to permitted uses and the storage of products, equipment and materials is limited to location inside a building.

(b) The M-2 General Manufacturing and Industrial District is intended to meet the general industrial and manufacturing needs of the unincorporated areas, providing for uses which may require open air storage of equipment, materials and products. M-2 districts are not intended for locations in close proximity to residential areas, and are not intended to directly abut commercial business districts.

(c) The M-3 Intense Manufacturing and Industrial District is intended for the heaviest manufacturing and industrial uses, involving the use, handling and storage of hazardous materials, or industrial uses which require a substantial amount of open air storage area. M-3 districts are not intended to be within five hundred (500) feet of any residential area and are not appropriate in close proximity to commercial business districts. M-3 districts should be surrounded by M-2 and M-1 zoning districts.

(Ord. No. 1999-24, § 2, 5-11-99)

### Sec. 39-307. General provisions.

(a) *Display of products for sale.* In M-1 districts, all products displayed for sale shall be located within a building. Outside display and storage areas shall be permitted in all other manufacturing and industrial districts, provided such areas are designated on the approved site plan and provided that at least one side of the display and storage area shall be contiguous to the principal building to which it is accessory. Stocking or loading of products, materials or equipment shall be done internally on the premises or through a single gate at a designated off-street loading area.

(b) *Dumpsters and dumpster enclosures.* Dumpsters located on any property in a manufacturing and industrial zoning district as of the effective date of this article and/or which are constructed subsequent to the effective date of this article shall comply with the following:

- (1) Dumpsters, which are visible from any street or from contiguous property, shall be kept within opaque or translucent enclosures and shall be located at least five (5) feet inside any plot line, except that no dumpster or dumpster enclosure shall be located in a required setback area, unless a street or dedicated alley separates the industrial plot from any adjacent residential or commercial business zoned property.
  - (2) Dumpsters shall be maintained free of jagged or sharp edges or inside parts which could prevent the free discharge of their contents.
  - (3) Dumpsters shall be emptied by a licensed collector at intervals which will preclude overflow. Dumpsters and the area around the dumpster and dumpster enclosure shall not be used for disposal of furniture and major appliances and shall be maintained by the property owner free of overflowing refuse at all times. If a continuous problem of insufficient dumpster capacity is proven to exist, additional or larger capacity dumpsters and enclosures or increased frequency of pick-up shall be required in order to eliminate the overflow problem.
  - (4) All dumpster pads shall be at least two (2) feet larger than the dumpster on all sides. Wheel stops or posts shall be permanently affixed to the pad at least one (1) foot inside the perimeter of the pad to prevent the dumpster from striking the enclosure during collection.
  - (5) Dumpsters and dumpster enclosures shall be located in a position accessible for collection by the equipment of the collector.
  - (6) The dumpster enclosure shall be constructed so as to accommodate recycling bins, if over forty (40) gallons.
  - (7) The gates of the enclosure shall be constructed of a frame with opaque or translucent walls affixed thereto, and both frame and walls shall be of a material of sufficient strength to withstand normal use. Gates shall be attached to metal posts at least three (3) inches in diameter with at least two (2) hinges. Each gate shall have a wheel at the bottom to prevent sagging and shall have drop pins or rods to hold the gates in place in both open and closed positions.
  - (8) The base of the enclosure must be poured concrete, in accordance with the requirements of the South Florida Building Code. The base shall extend three (3) feet beyond the front opening of the enclosure as an apron, and all concrete must be level with adjacent asphalt.
- (c) *Landscaping.* All buildings and uses shall provide landscaping in accordance with Article VIII, "Functional Landscaping and Xeriscaping," of this Chapter.
- (d) *Off-street parking.* All buildings and uses shall provide off-street parking, loading areas and lighting in accordance with Article XII, "Off-street Parking and Loading," of this Chapter.
- (e) *Setbacks and buffers between industrial and residential or commercial districts.*
- (1) The minimum setback for the construction or erection of any building or structure, except fences and walls, in any manufacturing and industrial zoning district shall be ten (10) feet from a street line, unless a greater setback is required in this article for a specific use or as follows. The setback shall be a landscape buffer as required by Article VIII of this Chapter.
  - (2) The minimum setback for the construction or erection of any building or structure, except fences and walls, on a plot in an M-1 district, which is separated from a residentially-zoned plot or a commercial business zoned plot by a street, dedicated alley, canal, water area, railroad right-of-way or public open space, shall be fifteen (15) feet from any such plot line, unless a greater setback is required for a specific use in this article. The entire setback area shall be a landscape buffer as required by article VIII of

this Chapter.

(3) The minimum setback for the construction or erection of any building or structure, except fences and walls, on a plot in M-2 and M-3 districts, which is separated from a residentially-zoned plot or a commercial business zoned plot by a street, dedicated alley, canal, water area, railroad right-of-way or public open space, shall be thirty (30) feet from any such plot line, unless a greater setback is required for a specific use in this article. The first fifteen (15) feet of the setback from the street, alley, canal, water area, railroad right-of-way or public open space shall be a landscape buffer as required by article VIII of this Chapter.

(4) The minimum setback for the construction or erection of any building or structure, except fences and walls, on a plot in an M-1 district, which is contiguous to any residentially-zoned plot or a commercial business zoned plot, shall be twenty-five (25) feet from such plot line, unless a greater setback is required for a specific use in this article. A landscape buffer as required by Article VIII, Functional Landscaping and Xeriscaping shall be provided within the setback area, including a visual barrier in the form of a fence, wall or hedge constructed or planted and maintained as provided in subsection (8) following.

(5) The minimum setback for the construction or erection of any building or structure, except fences and walls, or for the storage of any product, material or equipment, or for any activity, in M-2 and M-3 zoning districts, which is contiguous to a residentially-zoned plot, shall be one hundred (100) feet, or which is contiguous to a commercial business district, shall be twenty-five (25) feet. The first fifteen (15) feet of the setback from the plot line contiguous to the residential or commercial business zoned plot shall be a landscape buffer in accordance with Article VIII, "Functional Landscaping and Xeriscaping". A visual barrier in the form of a fence, wall or hedge constructed or planted within the setback area as provided in subsection (8) following shall be located within the landscape buffer if the M-2 or M-3 zoned plot is contiguous to a residentially-zoned plot.

(6) No building or structure shall be erected or maintained within twenty-five (25) feet of the intersection of two (2) streets, nor within fifteen (15) feet of the intersection of any driveway and street, except as permitted in subsection (8) following.

(7) The setbacks required by this section shall also apply to those unincorporated lands which abut a municipal jurisdiction. Such setbacks shall be applied in the same manner as if the municipal lands were unincorporated lands.

(8) Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum height of eight (8) feet. Fences or walls shall be translucent or opaque. Hedges used as a required visual barrier shall be a minimum of four (4) feet in height at time of planting and shall be of a species which will reach at least the maximum height of eight (8) feet within two (2) years after planting. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material, in accordance with Article VIII, is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one year after planting. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway and a street, only chain-link or other such open fencing may be erected or maintained. The use of barbed wire, razor wire or electrified fencing contiguous to commercial business zoning districts or residentially-zoned plots shall be prohibited.

(f) *Signs.* All buildings and uses shall be subject to provisions in Article VI, "Signs," of this Chapter.

(g) *Storage yards.* Unless otherwise specified in this article, any permitted open air storage area in an industrial district, which is visible from a residentially-zoned plot, shall be screened from view from such residential plot by an opaque or translucent wall at least six (6) feet in

height, located consistent with requirements of subsection (e)(8) above. Open air storage areas shall be delineated on an approved site plan.

(h) *Use of premises without buildings.* Except for vehicle, equipment or bulk material storage yards, all permitted uses shall be conducted from a building on the plot which building shall be a minimum of one hundred fifty (150) square feet in area and which shall contain permanent sanitary facilities.

(i) *Use of residentially-zoned property for access.* No privately owned land or public or private street upon which residentially-zoned properties directly abut shall be used for driveway or vehicular access purposes to any plot in a manufacturing and industrial district, except where a public street provides the sole access to the manufacturing and industrial property.

(j) *Wireless communication facilities.* Wireless communication facilities shall be subject to provisions in section 39-102, "Wireless communication facilities," of this Chapter.

(k) *Definitions.* Terms used herein are defined in Article II, "Definitions," of this Chapter.

(l) *Nonconforming uses and structures.* Nonconforming uses and structures are subject to Article VII, "Nonconforming Uses and Structures," of this Chapter.

(m) *Property maintenance.* Buildings and properties in manufacturing and industrial districts shall be in accordance with Article X, "Property Maintenance and Junk and Abandoned Property," of this Chapter.

(n) *Miscellaneous provisions.* In addition to general provisions herein, buildings and properties in manufacturing and industrial districts shall be subject to requirements of Article IX, "General Provisions," of this Chapter.

(Ord. No. 1999-24, § 2, 5-11-99; Ord. No. 2000-36, § 39, 8-22-00)

**Sec. 39-308. Permitted uses.**

Permitted principal uses in all manufacturing and industrial districts shall be limited to those uses specified in the Master Business List following. Any use not specifically listed herein and not specifically, or by inference, listed shall be determined by the zoning official to be permitted in the zoning district specifying the most similar use thereto. All permitted uses shall be subject to section 39-313, "Limitations of uses." Specific subsection references in section 39-313 are included in the Master Business List.

Master Business List

TABLE INSET:

P = Permitted	C = Conditional	A = Accessory use only
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TABLE INSET:

Use	M-1	M-2	M-3
Accessory dwellings (caretaker or security quarters) [see section 39-313(a)]	A	A	A
Acid and corrosives manufacturing or storage			P
Airports, heliports and other transportation facilities			P
Ammunition reloading (handguns)		P	P
Assembly (pre-manufactured components)	P	P	P

Asphalt manufacturing from raw materials			P
Automobile, truck and equipment auctions		P	P
Automobile detailing or cleaning (other than car washes)	P	P	P
Automobile repair garage (mechanical, paint or body repairs) [see section 39-313(b)]	P	P	P
Automobile storage or transport facility (operable vehicles)	P	P	P
Automobile, truck and recreational vehicle salvage or wrecking yards [see section 39-313(c)]			P
Aviation related uses (sales of planes, parts, ground support equipment, repairs and maintenance)		P	P
Boarding or breeding kennel [see section 39-313(d)]		P	P
Boat sales	P	P	P
Boat building, repair and storage		P	P
Breweries and bottling facilities		P	P
Building and construction materials manufacturing and storage			P
Cabinet shops, woodworking shops	P	P	P
Catering or food delivery service	P	P	P
Chemical and acid manufacturing or storage and distribution			P
Clothing manufacturing	P	P	P
Concrete batching or mixing		P	P
Concrete products manufacturing		P	P
Contractors shops and storage yards		P	P
Cosmetics and pharmaceuticals manufacturing	P	P	P
Courier service	P	P	P
Crematory for human or animal remains (no medical wastes)		P	P
Dry-cleaning and laundry plant		P	P
Electronics manufacturing and repair	P	P	P
Employment agency, day labor		P	P
Equipment rental and sales, commercial and contractor's [see section 39-313(e)]		P	P
Essential services (utilities and accessory structures)	P	P	P
Fabrics (canvas, textiles and vinyl) manufacturing		P	P
Fertilizer, compost and mulch compounding, storage and distribution		P	P
Fireworks, explosives, firearms and ammunition manufacturing, storage and distribution [see section 39-313(f)]			P
Food processing, packaging and distribution including meat packing (no slaughtering)	P	P	P
Furniture manufacturing	P	P	P
Glass and mirror shop	P	P	P
Hazardous materials storage, handling or manufacture not otherwise listed			P
Junkyards (other than auto wrecking or salvage)[see section 39-313 (c)]			P
Laboratory (medical, dental, research and development)	P	P	P

Machine shop		P	P
Medical waste transfer station		P	P
Medical waste incineration or sterilization [see section 39-313(g)]			P
Metal manufacturing (from raw materials)			P
Mobile collection center [see section 39-313(h)]	P	P	P
Mobile food unit [see section 39-313(i)]	C	C	C
Motor freight terminal or moving and storage company		P	P
Offices and showrooms [see section 39-313(j)]	A	A	A
Outdoor events (see section 39-238)	C	C	C
Packaging and delivery service	P	P	P
Paint, sealant, coating or adhesive manufacturing		P	P
Paper and cardboard products manufacturing (from pre-manufactured paper or cardboard)	P	P	P
Paper, cardboard and plastic manufacturing (from raw materials)			P
Parts store, vehicles or boats [see section 39-313(k)]	P	P	P
Penal institutions [see section 39-313(l)]			P
Pest control service	P	P	P
Petroleum products and bottled gas bulk storage		P	P
Plastic and vinyl product manufacturing (from pre-manufactured plastic or vinyl)	P	P	P
Printing and engraving, bookbinding	P	P	P
Quarry [see section 39-313(m)]			P
Recording or broadcasting studio (music, radio, television, film)	P	P	P
Recycling facility [see section 39-313(n)]			P
Repair shop, household and personal items	P	P	P
Restaurant, fast food [see section 39-313(o)]	A	A	A
Restaurant, take-out [see section 39-313(o)]	A	A	A
Sanitation companies and waste haulers [see section 39-313(p)]			P
School, trade or vocational [see section 39-313(r)]	P	P	P
Septic tank service			P
Sign manufacturing and painting	P	P	P
Storage yards (operable vehicles, usable equipment or other items)		P	P
Swimming pool chemicals [see section 39-313(q)]		P	P
Synthetic materials (not otherwise listed) manufacturing from raw material			P
Tool rental (small tools and equipment)	P	P	P
Transportation facilities (airports, heliports, shipping ports, etc.)		P	P
Trash transfer station		P	P
Upholstery shop	P	P	P
Vehicle sales, rental or leasing (autos, trucks, recreational)	P	P	P
Veterinary clinic	P	P	P
Veterinary hospital [see section 39-313(s)]		P	P
Warehouse, self-storage [see section 39-313(t)]	P	P	P

Warehouse, distribution	P	P	P
Welding and sheet metal shops, machine shops		P	P
Wholesale stores	P	P	P
Wireless communication facilities [see section 39-102]	P	P	P

(Ord. No. 1999-24, § 2, 5-11-99; Ord. No. 2000-36, § 40, 8-22-00)

### Sec. 39-309. Prohibited uses.

Any use not specifically listed, or which by inference is not listed, in section 39-308 shall be prohibited.

(Ord. No. 1999-24, § 2, 5-11-99)

### Sec. 39-310. Plot size.

(a) The minimum plot size in M-1 and M-2 districts shall be five thousand (5,000) square feet, except as specified in section 39-313.

(b) There shall be a minimum plot size of ten thousand (10,000) square feet in M-3 districts, except as specified in section 39-313.

(c) The minimum plot size for the manufacture of any permitted product from raw materials shall be five (5) acres.

(Ord. No. 1999-24, § 2, 5-11-99)

### Sec. 39-311. Plot coverage.

In addition to pervious area requirements in the Broward County Land Development Code, the maximum plot coverage in any industrial zoning district shall not exceed thirty-five (35) percent of the net acreage.

(Ord. No. 1999-24, § 2, 5-11-99)

### Sec. 39-312. Height.

(a) No building located within two hundred (200) feet of any plot zoned for detached one-family dwellings, two-family dwellings or townhouses shall be constructed to a height exceeding two (2) stories.

(b) A building may be constructed to a height of four (4) stories, provided the building is located more than two hundred (200) feet from any plot zoned for detached one-family dwellings, two-family dwellings or townhouses.

(c) A building may be constructed to a height of ten (10) stories, provided the building is located more than five hundred (500) feet from any plot zoned for detached one-family dwellings, two-family dwellings or townhouses.

(d) Flagpoles, airplane beacons, broadcasting towers and antenna for radio and television, chimneys, stacks, tanks and roof structures, used only for ornamental or mechanical purposes, may exceed the permissible height limit by not more than twenty-five (25) percent. Parapet walls may extend not more than five (5) feet above the allowable height of a building.

(Ord. No. 1999-24, § 2, 5-11-99)

### **Sec. 39-313. Limitations of uses.**

(a) *Accessory dwellings.* Accessory dwellings shall be permitted only for caretaker or security quarters for the property where the dwelling is located, subject to the availability and allocation of reserve units in accordance with the Future Unincorporated Area Land Use Element. Except as specified for self-storage warehouses in subsection (t) of this section, each dwelling unit shall not exceed one thousand five hundred (1,500) square feet in gross floor area, shall not be less than four hundred (400) square feet in gross floor area, and shall not exceed fifty percent (50%) of the gross floor area of the building where the unit is located, whichever is less. Such dwelling units shall be located within the building to which the dwelling is accessory, on an upper story of the building.

(b) *Auto repair garages.* Any building used for automobile repair, including paint and body shops, and any storage area for vehicles being or to be repaired, shall be located at least fifty (50) feet from any residentially-zoned property and shall be screened from the residentially-zoned property by a fence or hedge as specified in section 39-307(e)(8). Any outside areas used for repairs shall be considered additional work bays which shall be delineated on the approved site plan and which shall require the appropriate amount of offstreet parking.

(c) *Automobile, truck and recreational vehicle salvage or wrecking yards; junkyards.*

(1) The minimum plot size for any salvage or wrecking yard or junkyard shall be one net acre.

(2) All operations, activities, display and storage, with the exception of an office building or other enclosed building, shall be completely surrounded by an opaque wall at least six (6) feet in height, with openings only for ingress and egress of pedestrians and vehicles. Such openings shall be equipped with opaque or translucent gates the same height as the wall.

(3) No salvaged vehicles or parts, or any other scrap or salvaged materials shall be stored in such a manner that exceeds the height of the enclosing wall.

(4) Required off-street parking shall be maintained on the exterior of any area used for salvage operations, display or storage of parts, vehicles or scrap or salvaged materials and shall comply with all requirements of Article XII, "Off-street Parking and Loading" of this Chapter.

(5) No salvage or wrecking yard or other junkyard shall be located within three hundred (300) feet of any residentially-zoned district.

(6) All existing salvage or wrecking yards shall comply with all requirements of this article within two (2) years of the effective date of this article. All existing junkyards shall comply with the requirements of this article by December 31, 2002.

(d) *Boarding or breeding kennels.* Boarding or breeding kennels shall not be permitted on any plot which is contiguous to any residentially-zoned district, or which is separated only by a street, alley, canal, or railroad right-of-way.

(e) *Equipment rental and sales, commercial and contractors.* Any plot upon which an equipment rental business is located, which requires outside storage or display of contractor's equipment or tools, shall be at least three hundred (300) feet from any residentially-zoned plot.

(f) *Fireworks, explosives, firearms and ammunition manufacturing, storage or distribution.* Any plot upon which a facility for the manufacture, storage or distribution of fireworks, explosives, firearms and ammunition is located shall not be within two thousand (2,000) feet of any



residentially-zoned district. The minimum plot size for any such use shall be five (5) acres.

(g) *Medical waste incineration or sterilization.* Medical waste incinerators or sterilization facilities shall not be located within five hundred (500) feet of any residentially-zoned district.

(h) *Mobile collection centers.*

(1) No mobile collection center shall be closer than one hundred (100) feet from any residentially zoned plot, nor closer than fifty (50) feet from any street.

(2) The minimum length of any trailer shall be twenty (20) feet and no trailer shall exceed forty (40) feet in length.

(3) Only one (1) trailer shall be located on a single plot.

(4) One (1) sign shall be permitted, mounted on the outside of the trailer. The sign may state the name of the business, address, telephone number and hours of operation.

(5) All mobile collection centers, with the exception of mechanical depositories, shall be staffed by at least one (1) employee during hours of operation.

(6) There shall be a one thousand (1,000) foot separation between mobile collection centers. Such separation shall be measured by following a straight line between the points of each mobile collection center closest to each other.

(i) *Mobile food units.*

(1) Mobile food units, other than those limited to the preparation and sale of frankfurters, shall be permitted to remain on private property for the purpose of selling food products for a maximum of one (1) hour, and shall not return to the same location more than three (3) times in any twelve (12) hour period. Persons in compliance with all requirements of this subsection may make sales from mobile food units temporarily stationary on a street to occupants of abutting property, providing no impediment or hazard to vehicular or pedestrian traffic is created.

(2) Mobile food units limited to the preparation and sale of frankfurters may be permitted on private property, with the written authorization of the property owner. Such units may not remain at one location for more than eight (8) consecutive hours. Only one (1) unit shall be permitted on any individual plot.

(3) The owner of a mobile food unit, or mobile food unit limited to the preparation and sale of frankfurters, shall obtain a certificate of use, which shall be renewable on an annual basis. At the time of application for the certificate of use, and for each subsequent renewal, the applicant shall submit proof of general liability insurance coverage in the minimum amount of \$300,000.00 which includes product liability coverage.

(j) *Offices and showrooms.* Offices and showrooms shall be permitted only as an accessory use. Office and showroom space shall not exceed thirty (30) percent of the gross floor area of the principal use. All office and showroom space shall be within the principal building.

(k) *Parts stores, vehicles and boats.* All storage and display of parts in M-1 districts shall be inside a building. No vehicle parts salvage operations shall be permitted except in a salvage or wrecking yard.

(l) *Penal institutions.* Penal institutions shall not be located within two thousand five hundred (2,500) feet of any residentially-zoned district.

(m) *Quarries.* Quarries shall only be permitted in an area designated as "Mining" on the Future Unincorporated Area Land Use Element Map Series.

(n) *Recycling facilities.* Recycling facilities, except auto salvage yards, shall be located at least five hundred (500) feet from any residentially-zoned district and at least two hundred (200) feet

from any business-zoned district. All materials stored, handled or repackaged on the premises shall either be in containers or stored within a building.

(o) *Restaurants.*

(1) Restaurants shall only be permitted as an accessory use to an industrial complex and shall be located within the principal building on the premises occupying not more than ten (10) percent of the gross floor area.

(2) Such accessory uses shall comply with separation requirements specified in Article XI, "Alcoholic Beverage and Adult Entertainment Establishments" of this Chapter, if applicable, except that the separation between alcoholic beverage establishments in industrial districts shall not be less than one thousand (1,000) feet.

(3) Outside play areas for children shall not be permitted.

(p) *Sanitation companies.* Plots occupied by a sanitation company storing dumpsters or other waste containers and sanitation vehicles shall not be located closer than five hundred (500) feet to a residentially-zoned district. All dumpsters, waste containers and sanitation vehicles shall be emptied prior to storage on the plot.

(q) *Swimming pool chemicals.* All swimming pool chemicals, including pre-packaged chemicals, but except bulk quantities of sodium hypochlorite, shall be dispensed and stored within a structure or enclosure approved by the Environmental Protection Department.

(r) *Trade or vocational schools.* Trade or vocational schools involving vehicle or equipment repair instruction shall be on a plot which is at least two hundred (200) feet from any residentially-zoned district.

(s) *Veterinary hospital.* Veterinary hospitals shall not be permitted on any plot which is contiguous to a residentially-zoned district or which is separated from a residentially-zoned district only by a street, alley or canal.

(t) *Warehouses, self-storage.*

(1) Self-storage warehouses shall only be used for self-service storage. No businesses shall be permitted to operate from, or be licensed at, the facility. No personal activities, such as, but not limited to, hobbies, arts and crafts, woodworking, repair, restoration, or maintenance of vehicles, machinery or equipment, etc. shall be permitted.

(2) Outside storage areas for boats, vehicles, etc. shall be located on the interior of the facility, not visible from any adjacent property or street.

(3) Building height shall not exceed fifty (50) feet.

(4) Storage bay doors on any perimeter building shall not face any abutting property located in a residentially-zoned district.

(5) One accessory dwelling unit shall be permitted, subject to the availability and allocation of a reserve unit as provided in the Future Unincorporated Area Land Use Element. Such dwelling unit shall not exceed one thousand five hundred (1,500) square feet in floor area, and shall not be less than four hundred (400) square feet in floor area.

(Ord. No. 1999-24, § 2, 5-11-99; Ord. No. 2000-36, § 41, 8-22-00; Ord. No. 2004-11, § 3, 6-22-04; Ord. No. 2005-11, § 9, 5-24-05; Ord. No. 2005-17, § 14, 6-28-05)

Secs. 39-314--39-319. Reserved.