

Sec. 42-231. - Permitted uses.

Permitted principal uses in all business districts shall be limited to those uses specified in the master business list. Any use not specifically listed herein, but which is commercial in nature, shall be determined by the city administrator or designee to be permitted in the zoning district specifying the most similar use thereto. Refer to article II of this chapter, this division and division 2 of this article, for use restrictions.

Master Business List														
P = Permitted C = Conditional A = Accessory use only SE = Special Exception														
Use	B-1	B-2	B-3	C-1	OP	TOC	TOC-3	TOC-2	TOC-1	M-1	M-2	I-1	C-F	S-2
Accessory dwelling	A	A	A	A		A	A	A		P	P	A	A	
Adult entertainment establishment										P	P			
Adult video store										P	P			
Amusement center		P	P			P		P						
Ammunition reloading (handguns)										P	P			
Appliance store (major)		P	P	P		P	P	P						

Archery range														P
Assembly (premanufactured components)										P	P			
Auction house			P	P		SE	SE	SE						
Auditorium				P		P	P	P					P	
Automatic teller machines (ATM) (incorporated into principal structure)						A	A	A						
Automobile, truck and recreational vehicle accessories (sales and installation)		P	P	P						P	P			
Automobile, truck and equipment auctions											P			
Automobile detailing or cleaning, other than automated carwash			SE	SE		SE		SE		P	P			

Automobile repair garage, mechanical			SE	SE		SE				P	P			
Automobile paint and/or body shop				SE		SE				P	P			
Automobile storage or transport facility (operable vehicles)										P	P			
Aviation related uses (sales of planes, parts, ground support equipment, repairs and maintenance)											P			
Awning and canvas shop				P		P		P		P	P			
Bank or financial institution	P	P	P		P	P	P	P	P					
Bar, lounge, tavern or pub		SE	SE	SE		SE	SE	SE						
Barbershop, beauty salon, nail salon	P	P	P			P	P	P	P					

Bakery, retail	P	P	P			P	P	P	P					
Billiard center or pool hall		SE	SE			SE		SE						
Bingo hall		P	P	P		SE		SE						
Blood bank			P	P		SE		SE						
Boarding or breeding kennel			P	P		SE	A	SE		P	P			
Boat building, repair and dry storage <sup>1</sup>				P		SE				P	P			
Boating														P
Boat sales <sup>1</sup>			P	P		SE				P	P			
Botanical garden														P
Breweries and bottling facilities						A	A	A			P			
Bridle, foot or bicycle path														P
Bookstore, newsstand	P	P	P			P	P	P	P					
Bottled gas storage, filling or distribution <sup>1</sup>				P		SE		SE						
Bowling center		P	P	P		P	P	P						

Bus terminal		P	P	P		P	A	P						
Cabinet or carpenter shop				P		P		P		P	P			
Carwash, self-service or automated		P	P	P		SE		SE						
Catering or food delivery service	P	P	P	P		P	P	P	P	P	P			
Cemeteries													P	
Child care center, preschool or adult day care	P	P	P			P	P	P	P			P	P	
Civic and cultural centers						P	P	P	P			P	P	
Clothing store	P	P	P			P	P	P						
Clothing manufacturing										P	P			
Club, private bottle			SE	SE		SE								
Club, private fraternal or lodge			P	P		P	P	P	P					
College or university						SE	SE	SE				P	P	
Coin laundry	SE	SE	SE			SE		SE						

Commercial vehicle storage yard (nonaccessory)				P											
Community residential facilities						SE						P	P		
Concrete batching or mixing											P				
Concrete products manufacturing											P				
Contractor's shops				P		SE		SE		P	P				
Contractor's shop and storage yard											P				
Convenience store	P	P	P	P		P	A	SE							
Country club															P
Courts facilities													P		
Cosmetics and pharmaceuticals manufacturing										P	P				
Courier service		P	P	P		P	P	P	P	P	P				

Crematory for human or animal remains (no medical wastes)											P			
Dance club			P			SE								
Dance studio or club						P	P	P	P					
Delicatessen	P	P	P			P	P	P	P					
Department store		P	P			P	P	P						
Dinner theater		P	P			P	P	P						
Dry cleaning or laundry drop-off and pickup	P	P	P	P		P	SE	SE						
Dry cleaning and laundry plant											SE			
Electronics sales or repair	P	P	P	P		P		P		P	P			
Employment agency, business and professional		P	P			P	P	P						
Employment agency, day labor			P	P		SE				P	P			

Equipment sales and rental <sup>1</sup> (construction, industrial, agricultural)				P		SE				P	P			
Escort or dating service			SE			SE								
Essential services and utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fabrics (canvas, textiles and vinyl) manufacturing											P			
Fairground														P
Fertilizer, compost and mulch compounding, storage and distribution											P			
Fire protection facilities												P	P	
Fishing pier or dock														P
Flea market, indoor			SE			SE		SE						

Flooring store (carpet, tile, etc.)		P	P	P		P	P	P						
Florist	P	P	P			P	P	P	SE					
Food processing, packaging and distribution, including meat packing (no slaughtering)										P	P			
Foot or bicycle path						P	P	P	P					
Funeral home, mortuary		SE	SE	SE		SE		SE						
Furniture store		P	P			P	P	P						
Furniture manufacturing										P	P			
Gasoline station		SE	SE	SE		SE								
Glass and mirror shop			P	P		P		P		P	P			
Golf course														P
Golf driving range			P											P
Golf, miniature			P			SE	SE	SE						P
Gym or fitness center		P	P			P	A	P						

Hardware store	P	P	P	P		P	P	P						
Health clinics												P	P	
Hobby or craft store	P	P	P			P	P	P						
Holiday wayside stand		C	C	C		C	C	C						
Home improvement center			P	P										
Home improvement center up to 50,000 sq. ft.						P								
Hospitals						SE						P	P	
Hotel or motel			P			P	P	P						
Institutions for the homeless or indigent													P	
Kiosk, including automatic sales of goods and merchandise (inside principal structure)						A								

Laboratory (medical, dental, research and development)		P	P	P	P	SE		SE		P	P			
Laundry drop-off and pickup						P	P	P						
Lawn and garden shop	P	P	P	P		P		P						
Library, museum, art gallery and other such exhibitions		P	P			P	P	P	P			P	P	
Lumberyard <sup>1</sup>				P		SE				P	P			
Machine shop											P			
Medical marijuana dispensaries	C					P								
Marijuana farm														
Marijuana treatment center						SE								
Medical waste transfer station											SE			
Mobile collection center <sup>1</sup>		P	P	P		SE				P	P			

Motor freight terminal or moving and storage company											P			
Mobile food unit			C	C		C	C	C		C	C			
Nature trail														P
Nightclub		SE	SE			SE								
Nonprofit neighborhood social and recreational facilities												P		P
Nursing homes													P	
Offices (business, professional or showroom)	P	P	P	P	P	P	P	P		P	P			
Offices (medical, dental, psychiatric or chiropractic)	P	P	P		P	P	P	P						
Outdoor event	C	C	C	C		C	C	C				C	C	C
Package delivery service			P	P		P	P	P	P	P	P			
Package liquor, beer or wine		SE	SE	SE		SE								

Paint, sealant, coating or adhesive manufacturing										P			
Paper and cardboard products manufacturing (from premanufactured paper or cardboard)										P	P		
Parks, public and private						P	P	P	P				P
Parts store, vehicles or boats		P	P	P		P		P		P	P		
Pawnshop <sup>1, 2</sup> (See Footnotes 1 and 2 below for applicability.)			SE	SE									
Penal institutions													SE
Personal service shops (other than those specified herein)			P	P		SE	SE	SE					
Pest control service			P	P		P	P	P		P	P		

Petroleum products and bottled gas bulk storage											SE			
Pharmacy	P	P	P			P								
Picnic area						P	P	P	P					P
Plastic and vinyl product manufacturing (from premanufactured plastic or vinyl)										P	P			
Places of worship	P	P	P			SE	SE	SE					P	P
Plant or produce sales		P	P	P		P	P	P						
Playground (children's)														P
Police protection facilities													P	P
Post office	P	P	P		P	P	P	P	P					
Photocopy or small job printing shop	P	P	P	P	P	P	P	P						

Printing and engraving, bookbinding						P	P	P		P	P			
Recording or broadcasting studio (music, radio, television, film)		P	P	P	P	P	P	P		P	P			
Rehabilitation centers													P	
Repair shop, household and personal items	P	P	P	P		P	P	P		P	P			
Residential (townhouses, garden apartments and mid-rise units)						P	P	P	P					
Residential, single-family <sup>3</sup>						p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>					
Restaurant, fast-food		P	P	P		P		P		SE	SE			
Restaurant, full-service	P	P	P	P		P	P	P						P
Restaurant, take-out	P	P	P	P		P	P	P		SE	SE			P

Retail store	P	P	P	P										
Retail store up to 50,000 square feet						P	P	P						
School, commercial (art, music, theatrical, business, technical)		P	P			SE		SE						
School, public, private or parochial												P	P	
School, trade or vocational			P	P		SE				P	P			
Secondhand dealers <sup>2</sup>		SE	SE	SE		SE								
Shopping center		P	P			P	P	P						
Sign manufacturing and painting										P	P			
Skateboard facility		P	P			SE								
Skating rink		P	P			SE								
Soft drink bottling				P		SE								

Storage yards (operable vehicles, usable equipment or other items)											P			
Supermarket	P	P	P											
Supermarket up to 50,000 square feet						P	A	P						
Swap meet or outdoor flea market			SE	SE		SE								
Swimming pool														P
Swimming pool supplies and chemicals		SE	SE	SE		SE		SE		SE	SE			
Target range				SE		SE								
Tattoo shop			SE	SE		SE								
Tennis court														P
Theater		P	P			P	A							
Tool rental (small tools and equipment)		P	P	P		P		P		P	P			

Transportation facilities (airport, heliport, shipping port, etc.)										P	P			
Trash transfer station											P		P	
Upholstery shop		P	P	P		P		P		P	P			
Union hall			P	P		P		P		P	P			
Used vehicle sales			SE	SE						SE	SE			
Vehicle sales, rental or leasing (autos, trucks, recreational)			SE	SE		SE				SE	SE			
Veterinary clinic and hospital		SE	SE	SE		SE		SE		SE	SE			
Video store	P	P	P			P								
Warehouse, self-storage			P	P		SE				P	P			
Warehouse, distribution						SE				P	P			
Water area (lake, pond)														P
Water sports														P

Water and wastewater treatment plans and pumping stations													P	
Welding and sheet metal shops, machine shops												P		
Wholesale stores and warehouses										P	P			
Wireless communication facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P

<sup>1</sup> These uses shall not have street frontage onto State Road 7, Hallandale Beach Boulevard or Pembroke Road.

<sup>2</sup> Not permitted within 1,000 feet of any other pawnshop or secondhand dealers.

<sup>3</sup> Single-family housing units only allowed on plots within the TOC District that were zoned R-18, R-1C, R-2, or RSO prior to adoption of Ordinance 2019-04.

(Ord. No. 2007-02, Exh. A, § 106, 2-21-2007; Ord. No. 2007-05, § 3, 5-1-2007; Ord. No. 2007-11, § 7, 8-1-2007; Ord. No. 2009-05, § 4, 6-17-2009; Ord. No. 2012-06, § 3, 6-20-2012; Ord. No. 2018-10, § 3, 9-19-2018; Ord. No. 2019-04, § 2(Exh. A), 8-21-2019; Ord. No. 2019-10, § 3, 1-15-20)

Sec. 42-232. - Prohibited uses.

- (a) Any use which is not specifically listed, or which by inference is not listed, shall be prohibited.
- (b) Except for new/used vehicle sales, rental or leasing establishments and pawn shops legally operating, as of October 1, 2019, as reflected in the city's certificate of use/business tax receipt records at the location where they were operating and in their then-existing configuration, previously existing locations, new/used vehicle sales, rental or leasing establishments and pawn

shops shall be prohibited. If the use at any of the previously existing locations is changed at any time or discontinued for a period of six months or more, the use of new/used vehicle sales, rental or leasing establishments and pawn shops shall then be prohibited.

(Ord. No. 2007-02, exh. A, § 107, 2-21-2007; Ord. No. 2019-10, § 4, 1-15-2020; Ord. No. 2023-04, § 2, 1-14-2024; Ord. No. 2024-01, § 2, 5-1-2024)