

Sec. 302-10. Permitted, special exception and prohibited uses.

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses [NP] - Not permitted Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway	Districts									
	City Center	EDBB-MU		SFED-MU			GTWY-MU	NBHD-MU	NBHD-RES	
		Principal Street Frontage								
		EDBB	Other streets	S. Fed. Hwy	Other Streets					
MIXED USE [subject to section 302-40]										
Mixed residential and commercial use	P	P	P	P	P	P	P	P	NP	
OPEN SPACE [subject to article 312]										
Accessory uses	P	P	P	P	P	P	P	P	P	
Parks	P	P	P	P	P	P	P	P	P	
Plazas	P	P	NP	P	NP	P	P	P	NP	
Pocket parks	P	P	P	P	P	P	P	P	NP	
Tot lots	P	P	P	P	P	P	P	P	P	
Urban agricultural gardens	SE	NP	SE	NP	SE	NP	NP	NP	SE	
RESIDENTIAL										
Accessory uses	P	P	P	P	P	P	P	P	P	
Apartments, ground story	(2)	NP	(2)	(2)	(2)	(2)	(2)	(2)	(2)	
Apartments, upper story	P	P	P	P	P	P	P	P	(2)	
Community residential home - type 1; up to 6 residents (see section 725-30 for definition) (subject to section 105-170)	NP	NP	NP	NP	NP	NP	NP	NP	P	
Community residential home - type 2; 7–14 residents (see section 725-30 for definition) (subject to section 105-170)	(3)	NP	(3)	(3)	(3)	(3)	(3)	NP	NP	
Home-based assembly [subject to section 105-100]	P	P	P	P	P	P	P	P	P	
Home occupations [subject to section 105-80]	P	P	P	P	P	P	P	P	P	
Multiple-family residential	(2)	NP	(2)	(2)	(2)	(2)	(2)	(2)	(2)	
Single-family detached residential	NP (12)	NP (12)	NP (12)	NP (12)	NP (12)	NP (12)	NP (12)	NP (12)	P	
Two-family (duplex) residential	NP	NP	NP	NP	NP	NP	NP	NP	(1)	
MIXED-USE COMMERCIAL (uses that are compatible with residential uses on adjoining stories)										

Accessory uses	P	P	P	P	P	P	P	P
Art galleries, bookstore	P	P	NP	P	NP	P	P	NP
Bank and financial institutions	P	P	NP	P	NP	P	P	NP
Bakeries, delicatessens, coffee shops	P	P	P	P	P	P	P	NP
Convenience food store	(8)	(8)	NP	(8)	(8, 20)	(8)	(8)	NP
Copy, printing shop	P	P	NP	P	NP	P	P	NP
Day care center (pre-K)	P	P	P	P	P	P	P	NP
Drive-through service [subject to section 110-190]	NP	(4)	SE	(4)	NP	P	NP	NP
Dry cleaning establishments, excluding self-service laundries, for direct service to customers	P	P	NP	P	NP	P	P	NP
General office use, including business, sales, professional, real estate, insurance, travel agent, information technology	P	P	P	P	P	P	P	NP
General repair shop	P	P	SE	P	(20)	P	P	NP
Large retail establishment	P	P	NP	P	NP	P	NP	NP
Medical offices, excluding pain management clinics	P	P	P	P	P	P	P	NP
Personal service establishments	P	P	P	P	P	P	P	NP
Pet shops (excluding cats, dogs, birds) and pet supplies	P	P	NP	NP	NP	P	P	NP
Restaurant, free standing drive-through [subject to section 110-190]	NP	P	NP	P	NP	P	NP	NP
Restaurant, fast food in an existing building [subject to section 110-190]	P	P	NP	P	NP	P	P	NP
Restaurant, fast food in a new multi-tenant or attached building (not free standing) [subject to section 110-190]	P	P	NP	P	NP	P	P	NP
Restaurant; outdoor dining accessory to a restaurant, bar, ice cream shop, bakery, delicatessen or coffee shop	(5)	(5)	NP	(5)	(5, 20)	(5)	(5)	NP
Retail sales	(7)	(7)	(7)	(7)	(20)	(7)	(7)	NP
Retail sales of baked goods, confectionaries, delicatessen	P	P	P	P	(20)	P	P	NP
Self-service or coin operated laundry [subject to section 110-190]	NP	NP	NP	NP	NP	NP	SE	NP
Studios for individual instruction or tenant workspace for art, music, drama, martial arts	P	P	P	P	P	P	P	NP
LODGING								

Accessory uses	P	P	P	P	P	P	P	P	P
Boarding house	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hotel, extended-stay hotel, condominium-hotel, or time-share containing at least 75 rooms or keys	P (9)	P (9)	NP	SE (9)	(20)	P	NP	NP	NP
Motels	NP	NP	NP	NP	NP	NP	NP	NP	NP
CIVIC AND INSTITUTIONAL									
Academic schools	NP	NP	SE	SE	SE	SE	NP	NP	NP
Accessory uses	P	P	P	P	P	P	P	P	P
Auditoriums and convention halls	(6)	(6)	NP	(6)	SE (6)	(6)	NP	NP	NP
Charitable clubs, lodges, civic or fraternal organizations, excluding social service providers	SE (6)	SE (6)	SE (6)	SE (6)	SE (6)	SE (6)	NP	NP	NP
City of Dania Beach municipal uses (police, fire, administration, parks, public parking, etc.), private open space	P	P	P	P	P	P	P	P	P
Colleges, specialty schools, excluding student housing	P	P	SE	P	SE	P	NP	NP	NP
Community garden/urban farm [subject to section 105-230]	NP	NP	NP	NP	NP	NP	NP	NP	P
Marine schools, including on-campus student housing	SE	SE	NP	SE	SE	SE	NP	NP	NP
Museums, libraries	P	P	P	P	P	P	P	NP	NP
Place of worship	(6)	(6)	(6)	(6)	(6)	(6)	NP	NP	NP
Recreation center, athletic facility with spectator seating	(6)	(6)	(6)	(6)	(6)	(6)	NP	NP	NP
Residential care facility (subject to section 105-170)	NP	NP	SE	NP	SE	SE	NP	NP	NP
Residential care facility, adult (subject to section 105-170)	NP	NP	SE	NP	SE	SE	NP	NP	NP
GENERAL COMMERCIAL (uses that may not be compatible directly under a residential story)									
Accessory uses	P	P	P	P	P	P	P	P	P
Athletic and health clubs, fitness studios	P	P	P	P	(20)	P	P	NP	NP
Auto parts sales, retail only (no bays)	NP	P	NP	P	NP	P	P	NP	NP
Catering establishment [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	NP	P*	NP	NP
Community garden/urban farm [subject to section 105-230]	P	P	P	P	P	P	P	P	P
Exhibit/Event space	SE	NP	NP	SE	NP	NP	NP	NP	NP
Farmer's market [subject to section 105-240]	P	NP	NP	NP	NP	NP	NP	NP	P

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	Group instruction in art, music, drama, martial arts, aerobics, crafts	P	P	P	P	P	P	P	NP
	Indoor play center providing primarily physical and imaginative non-electronic recreational opportunities for primarily preschool and elementary aged children, and which may also offer accessory retail sales, food and beverage sales [*subject to section 302-20(22)]	NP	NP	NP	P	NP	NP	P*	NP
	Massage therapy services as accessory to a full service personal service establishment only [subject to section 110-280]	A	A	A	A	A	A	A	NP
	Merchandise rental or leasing stores	NP	SE	NP	SE	NP	SE	SE	NP
	Microbrewery or winery, with tasting room (required) [subject to section 110-50]	P	SE	SE	SE	SE	SE	SE	NP
	Office, other	P	P	P	P	P	P	P	NP
	Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a retail use that primarily sells uncooked food, or beverages or both. [subject to section 110-190]	(10)	(10)	NP	(10)	(20)	(10)	(10)	NP
TRANSPORTATION-RELATED									
	Private or public parking structure as a principal use	P	SE	SE	SE	SE	SE	NP	NP
	Private or public surface parking lot as a principal use	P	P	P	P	P	P	P	NP
	Transit station	P	NP	NP	NP	NP	NP	P	NP
ENTERTAINMENT									
	Accessory uses	P	P	P	P	P	P	P	P
	Arcade or amusement center	SE	SE	NP	SE	NP	SE	SE	NP
	Bar [subject to section 110-50]	P	P	NP	P	NP	P	SE	NP
	Bingo hall	SE (6)	SE (6)	NP	NP	P (20) (6)	SE (6)	NP	NP
	Live entertainment accessory to a full-service restaurant, coffee house or similar establishment	P	P	NP	P	(20)	P	SE	NP
	Nightclub [Alcoholic beverage establishments are subject to section 110-50]	SE	SE	NP	SE	NP	SE	SE	NP

	Movie theater	SE (6)	SE (6)	NP	SE (6)	NP	SE (6)	NP	NP
	Pari-mutuel facility	NP	P (11)	NP	NP	NP	NP	NP	NP
RESTRICTED COMMERCIAL									
	Accessory uses	P	P	P	P	P	P	P	P
	Auction house for fine arts and antiques	P	P	NP	P	NP	P	NP	NP
	Automobile sales showroom, marine equipment sales showroom	SE	SE	NP	SE	NP	NP	NP	NP
	Bail Bonds [subject to section 110-310]	P	NP	NP	NP	NP	NP	NP	NP
	Bail bondsman	NP	NP	NP	NP	NP	NP	NP	NP
	Car wash (principal use)	NP	NP	NP	SE	NP	NP	NP	NP
	Charity or thrift shop	NP	NP	NP	NP	NP	NP	NP	NP
	Check-cashing stores, pawn shops, gun shops, flea markets	NP	NP	NP	NP	NP	NP	NP	NP
	Drug or alcohol rehabilitation facility, treatment center, or clinic (inpatient or outpatient)	NP	NP	NP	NP	NP	NP	NP	NP
	Fortune tellers, palmists, clairvoyants or astrologists [subject to section 110-190 & Chapter 12.5]	P	P	NP	P	NP	P	P	NP
	Funeral homes, mortuaries	NP	NP	P	P	P	NP	NP	NP
	Liquor stores, package stores [subject to section 110-50]	NP	NP	NP	NP	NP	NP	NP	NP
	Liquor, package stores accessory to grocery retail use of at least 27,500 square feet [subject to section 110-50]	A	A	NP	A	NP	A	NP	NP
	Mobile vendor	NP	NP	NP	NP	NP	NP	NP	NP
	Mobile food vendor [subject to section 110-320]	P	P	P	P	P	P	NP	NP
	Outdoor display of new materials and equipment	NP	NP	NP	NP	NP	NP	NP	NP
	Penal, correctional, reentry facility, or halfway house for adult or juvenile offenders	NP	NP	NP	NP	NP	NP	NP	NP
	Pet shops and pet supplies, including dogs, cats or birds	(21)	(21)	(21)	(21)	(21)	(21)	(21)	NP
	Resale boutique and consignment shop for profit	NP	P	P	P	P (20)	P	P	NP
	Retail motor fuel pumps, car washes, accessory to any other use	(13)	NP	NP	(13)	NP	NP	NP	NP

	Sales, storage, or display of lumber or building materials	NP	NP	NP	NP	NP	NP	NP	NP
	Social service providers and agencies	SE	NP	NP	SE	NP	NP	NP	NP
	Tattoo, body art, or body piercing [subject to section 110-190]	SE	NP	NP	NP	NP	NP	NP	NP
	Temporary employment agency, day labor office	NP	NP	NP	NP	NP	NP	NP	NP
	Temporary parking lots [subject to conditions of use listed in section 302-20(17)]	(17)	NP	NP	NP	NP	NP	NP	NP
	Temporary uses [subject to article 675]	P	P	P	P	P	P	P	NP
	Veterinary clinic, indoor-only kennel	(21)	(21)	(21)	(21)	(21)	(21)	(21)	NP
INDUSTRIAL, OTHER									
	Accessory uses	P	P	P	P	P	P	P	P
	Assembly and light fabrication of goods and materials	SE	NP	NP	NP	NP	NP	SE	NP
	Assembly, repair, and fabrication of pre-manufactured art objects, apparel, jewelry, and home furnishings accessory to a principal retail use	(15)	(15)	NP	(15)	NP	NP	(15)	NP
	Cabinet or furniture shop [subject to section 110-250]	NP	NP	NP	NP	NP	NP	P	NP
	Contractor shop [subject to section 110-270]	NP	NP	NP	NP	NP	NP	P	NP
	Food processing or warehouse facility	NP	NP	NP	NP	NP	NP	NP	NP
	Outdoor storage	NP	NP	NP	NP	NP	NP	NP	NP
	Sign fabrication and sign printing shops [subject to section 110-250]	NP	NP	NP	SE (16)	NP	SE (16)	P	NP
	Storage [subject to section 110-260]	NP	NP	NP	NP	NP	NP	P	NP
	Vehicle (including RVs and watercraft) assembly, repair, paint and body shops, auto glass shops; storage, warehousing, sales, display, leasing, and rental	NP	NP	NP	NP	NP	NP	NP	NP
	Vinyl sign fabrication and sign printing shops (excluding metal fabrication sand blasting and spray painting processes) [*subject to section 302-20(22)]	NP	NP	NP	SE	NP	SE	P*	NP
	Warehouse (including self-storage warehouse), industrial, or manufacturing use	NP	NP	NP	NP	NP	NP	NP	NP

Warehousing with up to twenty (20) percent ancillary office space [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	NP	P*	NP
Welding, sheet metal, tool and die, furniture or cabinet manufacturing	NP							
Wholesale: combined office-showroom-warehouse facility with up to twenty percent (20%) ancillary office space [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	NP	P*	NP
Wholesale sales	NP							

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2012-00, § 8, 5-8-12; Ord. No. 2012-015, § 4, 8-14-12; Ord. No. 2013-004, § 7, 6-25-13; Ord. No. 2013-007, § 4, 8-13-13; Ord. No. 2014-004, § 6, 5-27-14; Ord. No. 2015-002, § 6, 1-13-15; Ord. No. 2015-009, § 5, 4-28-15; Ord. No. 2015-024, § 9, 10-27-15; Ord. No. 2016-007, § 7, 3-22-16; Ord. No. 2017-005, § 5, 2-28-17; Ord. No. 2017-010, § 3, 4-25-17; Ord. No. 2019-023, § 3, 12-10-19; Ord. No. 2019-026, § 4, 12-10-19; Ord. No. 2021-018, § 2, 8-24-21; Ord. No. 2023-006, § 8, 4-25-23)