

Oakland Park, Florida's Warehouse Flex (WF) Zoning district permits a mix of light industrial, warehouse, retail, service, creative, and residential uses, including artist studios, artisan workshops, and creative offices, designed to serve as a transitional area between more intensive industrial and adjacent residential/mixed-use zones.

Key Permitted Uses

- Light industrial uses
- Warehouses and storage
- Creative offices
- Artist studios
- Artisan/craftsman workshops
- Retail including antique shops, art galleries, appliances, and aquaculture (limited area)

- Athletic/fitness clubs (up to 10,000 sq. ft.)
- Auto rental/leasing offices
- Automotive parts/maintenance (new parts, not including tires/hubcaps)
- Apartments and residential units (with minimum size and density rules)
- Animal care such as clinics and grooming

Conditional and Accessory Uses

- Assembly halls (civic clubs, fraternal, noncommercial, etc.)
- Auctions (antiques and fine arts only)
- Some transportation services and mobility stations (drone/vertiports)
- Some animal boarding facilities

Prohibited Uses

- Adult entertainment businesses
- Auto body repair, auto washes, tag agencies
- Other uses as stated in the Master Business List for I-1 Zone when listed as prohibited

Related Zoning Sections

- For full details, reference the City of Oakland Park Downtown Development District (OP3D) regulations, Master Business List in Sec. 24-41, and applicable design guidelines in Sec. 24-265.
- Development standards including minimum open space, parking, height (up to 3 stories, 45'), and density limits can apply.

These combined uses and restrictions are designed to provide flexibility for innovation, arts, working storefronts, and emerging local businesses while maintaining compatibility with surrounding neighborhoods.