

LOCATION, ZONING & USES

Deerfield Beach, FL



1121 W. Newport Center Dr. | Deerfield Beach, FL 33442

Planned Industrial District (PID)

The City of Deerfield Beach is a dynamic coastal community of more than 77,000 residents, where partnerships are a top priority - from government to community to business. The city enjoys a key central South Florida location with three expressways, offering ease of access for manufacturing and distribution activities. Highly visible office parks along I-95 are filled with innovative firms. Businesses thrive here, not only for the excellent geographic location, but also for the motivated workforce, reasonable cost of living, and the reputation for having a truly business friendly climate.

Perfect For



MANUFACTURING



DISTRIBUTION



R&D LAB



DATA CENTER



ENGINEERING



SUPERABRASIVES

ZONING

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Sec. 98-57. - PID, Planned Industrial District

(A) Purpose and intent. The purpose of this district is to provide for innovations in industrial or office development by encouraging projects reflective of changes in the technology of land development and the relationship to the specific site and its natural amenities. This innovation is to be encouraged through the substitution of design and performance criteria for the normally rigid development parameters of other industrial districts. This district is intended to be applied in those areas of the city identified in the land use element of the comprehensive plan as suitable for industrial use. With the exception of outdoor seating for restaurants, craft/artisan production, and brewpubs, all business shall be conducted within a fully enclosed building.

(B) Permitted uses. The following uses shall be permitted principal uses in the PID district:

- (1) Manufacturing;
- (2) Office, business and professional;
- (3) Warehouses associated with manufacturing, assembly and distribution;
- (4) Wholesale packaging, supply and distribution (this category includes facilities devoted to the building trades);
- (5) Essential services;
- (6) Educational, industrial, medical, scientific research and development, laboratory;
- (7) Printing;
- (8) Building cleaning and maintenance services;
- (9) Construction/trade contractors;
- (10) Commercial kitchens;
- (11) Sports performance training facility;
- (12) Craft/artisan production (in accordance with land use plan limitations) provided:
 - a. There is a non-production area dedicated for uses such as retail, eating, drinking or tasting that is at least ten percent, but no more than 30 percent of the total floor area;
 - b. The facility must front a street or have a well-marked and visible entrance;
 - c. All production, processing and distribution activities are to be conducted within an enclosed building;
 - d. Access and loading bays shall not face any street, excluding alleys;
 - e. Silos are permitted as accessory structures and must obtain site plan approval; the maximum height shall be as allowed in the dimensional requirements of the zoning district;
 - f. Live music or entertainment shall only be allowed as an accessory use. All noise generated by live music or entertainment activities shall be fully contained within the building
 - g. Outdoor seating shall be permitted as an accessory use and limited in size to 20 percent of the gross floor area of the tenancy space.

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(13) Brewpub (in accordance with land use plan limitations) provided:

- a.** Revenue from food sales shall constitute more than 50 percent of the total gross sales;
- b.** Live music or entertainment shall only be allowed as an accessory use. All noise generated by live music or entertainment activities shall be fully contained within the indoor space occupied by the brewpub;
- c.** No more than 50 percent of the total gross floor area of the establishment shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
- d.** Outdoor seating shall be permitted as an accessory use and limited in size to 20 percent of the gross floor area of the tenancy space.

(C) Conditional Uses. The following shall be conditional uses for a PID of 50 acres or more:

- (1)** Child day care centers. One only per PID will be permitted.
- (2)** Hotels. One only per PID will be permitted. Hotels and motels are subject to dimensional requirements of the RM-25 zoning district. Density is limited to 38 dwelling units per gross acre.
- (3)** Stand-Alone Restaurant. One only per PID will be permitted. The stand-alone restaurant shall be of a minimum of 5,000 square feet in structure with no drive thrus allowed. Outdoor seating shall be limited in size to 20 percent of the gross floor area of the tenancy space.

(D) Accessory Uses. Permitted accessory uses in the PID district shall include those uses customarily incidental to a principal permitted or approved conditional use. Permitted accessory uses shall include (i) any use either stand alone or part of a permitted use that is primarily intended to serve the employees of the PID district, or (ii) any use within a Hotel structure that is primarily intended to serve patrons or employees of the Hotel. Examples include sandwich shops, restaurants, personal services, credit unions, cafeterias, assembly spaces or other similar uses as deemed appropriate by the Director of Planning and Development Services Department.

(E) Minimum Site Requirements. The minimum land area for a PID shall be 25 contiguous acres. All land to be included within the PID shall be owned by the applicant.

(F) Design Standards. The following standards shall be applied in reviewing PID development proposals:

(1) Area limitations:

- a.** The project area shall be enclosed on all sides with the exception of accessways by a landscaped green belt area with a minimum width of 25 feet. It shall be the responsibility of the owner or developer to carry out this requirement, and to provide such maintenance or guarantee of maintenance, subject to planning and zoning board approval.

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b. In no instance shall off-street loading facilities front on a public right-of-way and in no event shall these facilities be located within 100 feet of a residential district.

c. All storage shall be within a fully enclosed building.

(G) Administrative procedures. A PID shall be processed and adopted in the same manner as a PUD and may be varied in the same manner as provided for therein.

(H) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2000/001, § 21, 4-5-00; Ord. No. 2005/027, § 16, 9-6-05; Ord. No. 2014/033, § 7, 12-2-14; Ord. No. 2016/015, § 1, 9-6-16; Ord. No. 2018/014, § 2, 5-1-18)