

D. Use Matrix (Table 3-28).

P = Permitted C = Conditional A = Accessory	Residential									Commercial						Mixed-Use					Industrial		Misc			
	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/ PUD	MHP		C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC	
RESIDENTIAL & LODGING																										
Accessory Dwelling Unit						P 36				P 36	P 36	P 36	P 36											P 36	P 36	P 36
Bed & Breakfast	C 37	C 37	C 37	C 37		C 37					C 37			C 37												
Dwelling, Single-family (detached)	P	P	P	P	P	P	P	P		P					P											
Dwelling, Two-family (duplex)					P	P	P	P							P	P	P	P			C					
Dwelling, Multi-family (including Townhomes)						P	P	P							P	P 6	P 6	P 34 6						P 27		
Dwelling Units in Mixed Use Buildings														P	P	P 6	P 6	P 6	P 6	P 6				P 27		
Group Home Type 1 (2 per room up to 10 residents, limited service)	P 40	P 40	P 40	P 40	P 40	P 40																				
Group Home Type 2 (2 per room up to 14 residents, limited service)					P 14 40	C 40		C 40																		
Group Home Type 3 (comprehensive service)						C 14 40		C 40		C 40	C 40	P 40			P 40		C 40	C 40	C 40	C 40						
Home-Based Business	P 34	P 34	P 34	P 34	P 34	P 34	P 34	P 34								P 34	P 34	P 34	P 34	P 34						
Hotel & Motel												P 41	P 41	P 41	P 41	C 41	C 41	C 41	C 41	P 41	P 41			P 41		
Live-Work Units																P 42	P 42	P 42	P 42	P 42	P 42			P 27		
Manufactured Home									P																	
COMMERCIAL																										
Retail Sales																										
Art, Book, Craft, Hobby, Music, Sporting Goods, & Toys						P 18					P 1	P	P	P 43	P	P 10 17	P 17	P 17	P 17	P 17	P 17			P 28 43	A 20	A 20

P = Permitted C = Conditional A = Accessory	Residential									Commercial						Mixed-Use					Industrial		Misc					
	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/	PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC			
COMMERCIAL Retail Sales (Cont'd)																												
Auto Dealer, New																						P 14 16 44		P 14 16 44		P 44		
Auto Dealer, Used																						P 14 16 44		P 14 16 44		P 44		
Automotive Parts Store												P	P	P	P	P 17	P 17	P 17	P 17			P 17	P 23	P 27				
Banquet Hall												P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17							
Beer, Wine, & Liquor Store												P 35		P 35	P 35	P 17 35	P 17 35	P 17 35	P 17 35	P 17 35	P 17 35						P 15 27 35	
Boat Dealer/Rental														C 45							A 16 45	A 16 45						
Brewpub										P 2 58	P 58	P 58	P 58	P 58	P 58	P 17 58	P 17 58	P 17 58	P 17 58	P 17 58	P 17 58	P 58	P 27 58	A 20 58	A 20 21 58			
Cleaning Supply Store (Swimming Pool, Janitorial)										P 1	P	P	P	P	P	P 17	P 17	P 17	P 17		P 17	P 22	P 28					
Clothing & Accessories					P 18					P 1	P	P	P	P	P	P 10 17	P 17	P 17	P 17	P 17	P 17			P 28 30				
Convenience Store							P 2 3 8 35			P 2 35	P 3 35	P 3 35	P 7 35	P 35		P 17 35	P 17 35	P 17 35	P 17 35	P 1 11	P 17 35	P 22 35	P 15 27 35					
Cosmetics, Beauty supply, & Perfume					P 18					P 1	P	P	P	P	P	P 10	P	P	P	P 17	P			P 28 30				
Electronics & Appliance Store										P 1	P	P	P	P	P	P 10	P 14	P 14	P 14	P 17	P	P 22	P 28 30					
Florist					P 18		P 1 8			P 1	P	P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17	P 22	P 27					
Furniture & Home furnishing					P 18					P 1	P	P	P	P	P	P 10 17	P 17	P 17	P 17	P 17	P 17	P 22	P 2 28 30					
Gasoline Station										C 46	C 46	C 46			C 46							C 16 46						

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	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/	PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC		
COMMERCIAL Retail Sales (Cont'd)																											
Grocery Store											P			P	P	P	C	P	P	P	P				P		
Hardware Store										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Health & Personal Care (Eyeglass, Medical Supplies, Hearing-Aids)						P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Improvement Center											P				P											P	
Jewelry, Luggage, & Leather Goods						P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Marine Accessories										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Merchandise, New (Supercenter, Discount, Department, Club)											P				P											P	
Merchandise, Used (Antique Shop)						P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Merchandise, Used (Other)											P	P			P											P	
Micro-Brewery, Micro-Winery, Micro-Distillery											C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Mobile Vending Unit (MVU)										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Multiple-Vendor Market											P	P			P											P	
Novelty, Gift, Souvenir, & Miscellaneous						P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A
Nursery, Garden Ctr. & Farm Supply										P	P	P			P											P	
Office Supplies & Stationery										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/	PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC
COMMERCIAL Retail Sales (Cont'd)																									
Pet Store & Supplies						P 18					P 1	P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17		P 28		
Pharmacy & Drug Store										P 1 57	P 2 57	P 57	P 57	P 57	P 57	P 17 57	P 17 57	P 17 57	P 17 57	P 17 57	P 17 57		P 15 27 57		
Restaurant						P 18 58				A 58	P 2 58	P 58	P 58	P 58	P 58	P 17 58	P 17 58	P 17 58	P 17 58	P 17 58	P 17 58	P 58	P 27 58	A 20 58	A 20 21 58
Restaurant, Take-out						P 18		P 2 8			P 2	P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17	P 59	P 28	A 20	A 20 21
Showroom warehouse (single-product line)												P 100			P 100	P 100							P 100		
Specialty Food Store						P 18					P 2	P	P	P	P	P	P	P	P	P 2 11	P		P 27		
Tap-Room												C	C	C	C	C 16		C 14 16	C 14 16	C 16	C 16		C 27		
Tile and Carpet												P	P		P	P 10 17	P 17	P 17	P 17		P 17	P 22	P 24 28		
COMMERCIAL Services																									
Auto Broker												P	P	P	P					P		P	P		
Auto/Car Wash (Polishing, Waxing, Detailing)										A 60	C 60	C 60			C 60								A 60		
Auto/Car Wash, Self-serve Bay												C	C		C										
Automobile Rental												C 61	C 61		C 61	P 16 61			P 16 61	P 16 61	P 16 61				
Automotive, Minor Repair										A 62	C 62	P 3 62			C 62							P 3 62	A 62		
Automotive, Major Repair																						P 3 13 63			
Automotive Window Tinting/Stereo Installation/Alarms										A 64	P 64	P 64			C 64							P 64	P 26		

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	R-1-AAAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/ PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC
COMMERCIAL Services (Cont'd)																								
Bar & Nightclub										C	C	C	C	C			C	C	C	C		C		
Caterer									A	A	P										P	P		
Check Cashing										P	P		P									P		
Coin-operated Laundry							P		P	P	P	P	P	P	P	P	P	P				P		
Crematorium																					P	P		
Day & Trade Labor Pool (Temporary Help)											C										P			
Dry Cleaner							P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fortune Teller, Palm Reader, or Psychic																					P			
Funeral Home								C	C	P	P		P			C	C	C					A	
Interior Decorator Studio						P			P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Landscaping Debris Stockpiling																						C		
Locksmith									P	P	P	P	P								P	P		
Mobile Vending Unit (MVU)							P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Personal Care (Beauty, Hair, Nails)						P			P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Pet Care (Boarding and Daycare)									A	C	C	C	C	C	C	C	C				P	C		
Pet Care (Grooming)									P	P	P	P	P		P	P	P	P	P	P	P	P		
Pet Care (Veterinary Services)								P	P	P	P	P	P		P	P	P	P	P	P	P	P		

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	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/	PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC	
COMMERCIAL Services (Cont'd)																										
Photography Studio						P 18				P	P 18	P	P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17	P 22	P 27	A 20	A 20
Postal/Mail Center										A 70	P 1 70	P 70	P 70	P 70	P 70	P 16 70	P 16 70	P 16 70	P 16 70	P 16 70	P 16 70	P 22 70	P 28 70			
Rental of Moving Vehicles & Equipment																						A	A			
Repair/Maintenance, Personal and Household Goods							P 1 8			P 1	P	P	P	P	P	P 17	P 17	P 17	P 17		P 17	P 22	P			
Repair, Rental, & Maint of Home/Garden Tools												P 71	P		P 71							P 12				
Repair, Rental, & Maint of Office, Home Equip										P	P	P	P	P	P	P 10 17	P 17	P 17	P 17		P 17	P	P			
Travel Agency						P 18 19				P 1	P 1 19	P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17	P 22	P 27			
Tuxedo, Formal Wear, Costume Rental										P 1	P	P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17		P 27			
Videos, Games & DVD Rental										P 1	P	P	P	P	P	P	P 14	P 14	P 14	P	P		P 27			
OFFICE & HEALTH CARE																										
Bank and Financial Office										P	P 1	P	P	P	P	P 16	P 16	P 16	P 16	P 16	P 16		P 27 31			
Business or Professional Office						P 18 19	P 8			P	P 18 19	P	P	P	P	P 73	P 73	P 73	P 73	P 73	P 73	P 22	P 28 31			
Call Center										P	P	P	P	P 5	P	P 5	P 5	P 5	P 5	P 5	P 5	P 13	C 29			
Contractor										P	P	P	P	P	P							P	P			
Copying, Printing, and Sign Design										P	P 2	P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17	P 22	P			
Counseling										P	P 1	P	P	P	P	P 16	P 16	P 16	P 16	P 16	P 16	P 22	P 27 31			
Diet/Nutrition Center										P	P 1	P	P	P	P	P 17	P 17	P 17	P 17	P 17	P 17	P 22	P 27 31			
Hospital																								P 72		

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	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/	PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC	
OFFICE & HEALTH CARE (Cont'd)																										
Information and Data Processing										P	P 1	P	P	P	P								P	P 29		
Investigative Service							P 8			P	P 1	P	P	P	P	P	P 16	P 16	P 16	P 16	P 16	P 16	P 22	P 27 31		
Manufacturer Representative										P 1	P 1	P	P	P	P	P							P	P 24 28 31		
Medical Care or Testing (In-patient)										P 14 101 102	P 14 101 102	P 14 101 102			P 14 101 102											
Medical or Dental Imaging/Testing/Support Services										P	P 1	P	P	P	P	P 16	P 16	P 16	P 16	P 16	P 16	P 16	P 22	P 24 27 31		
Medical or Dental Laboratory													P										P 13	P 29		
Medical or Dental Office (Out-patient)										P	P 1	P	P	P	P	P 16	P 16	P 16	P 16	P 16	P 16	P 16	P 22	P 27 31		
Real Estate Business						P 18 19				P	P 18 19	P	P	P	P	P 16	P 16	P 16	P 16	P 16	P 16		P 27 31			
Social Service Agency					C 74	C 74				P	P															
Temporary Employment Agency										P	P	P	P	P	P	P 16	P 16	P 16	P 16	P 16	P 16		P 27 31			
ARTS, ENTERTAINMENT & RECREATIONAL																										
Adult Entertainment												C 75	C 75		C 75								P 13 75	P 75		
Artist Studio						P 18				P	P 18	P 76	P 76	P 76	P 76	P 76	P 76	P 76	P 76	P 76	P 76	P	P	A 20	A 20	
Arts Campus						P 18																		P 18	P 18	
Entertainment, Indoor										P 1 77	P	P	P	P	P	P 11	P 11 14	P 11 14	P 11 14	P 11 14	P 11	P 11	P 22 77	P 27		A 21
Entertainment, Outdoor												C 78			C 78											
Gym, Fitness & Health Club						P 18 19						P	P	P	P	P 10 11	P 11 14	P 11 14	P 11 14	P 11 14	P 11	P 11		P 27		

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	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/	PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC
ARTS, ENTERTAINMENT & RECREATIONAL (Cont'd)																									
Indoor Athletic Instruction/Training						P 18 19					P 1	P	P	P 1	P	P	P 14	P 14	P 14	P 1	P 1	P	P		
Marina, (including Yacht Club)						P 79								P 79			P 11 79	P 11 79	P 11 79	P 11 79	P 11 79				
Museum						P 18					P 18									P				P	P 18
Rentals, Recreational (bicycles, canoes, personal watercraft)												P	P	P	P	P 11	P 11 14 80	P 11 14 80	P 11 14 80	P 11	P 11				A 21
Shooting Range, Indoor												P	P		P									P 4 29	
Sightseeing & Scenic Tours										P 81	P 81	P 81	P 81	P 81	P 81	P 11 81	P 11 81	P 11 81	P 11 81	P 11 81	P 11 81				
Theater						P 18 82					P 18 82	P 82	P 82	P 82	P 82	P 11 82	P 11 14 82	P 11 14 82	P 11 14 82	P 11 82	P 11 82			P 20 82	P 18 82

P = Permitted C = Conditional A = Accessory	Residential						Commercial						Mixed-Use					Industrial		Misc				
	R-1-AAAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/ PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC
PUBLIC & CIVIC USES																								
Cemetery									A 3 83	A 3 83	A 3 83	A 3 83		A 3 83		A 3 83	A 3 83	A 3 83					P	
Church	C 33 84	C 33 84	C 33 84	C 33 84	C 84	C 84	P		P	P				P 15	P 15	P 15	P 15							
Civic & Fraternal Club/ Organization									P 3	P 3				C 15	C 14 15	C 14 15	C 14 15				P 31			
Government, Municipal Office/ Emergency/ Civic Facilities	P 85	P 85	P 85	P 85	P 85	P 85	P 85		P 85	P 85	P 85	P 85	P 85	P 85	P 85	P 85	P 85	P 85	P 85	P 85	P 85	P 25	P	P
Government, Municipal Utility/ Support Facilities																							P	
Government, Non-Municipal Office Facilities									P 1	P 1	P 1 5	P 1	P 1 5	P 1 5	P 5 86	P 86	P 86	P 5 86	P 5 86	P 5 86	P 86	P 24 25 28 31 86	P	
Government, Non-Municipal Utility/ Support Facilities																							P	
Government, Post Office											C	C		C	C		C	C	C				P	
EDUCATIONAL																								
College, Seminary, University									P	P	C			C		P 15	P 15	P 15					P	
Day Care	C 33 87	C 33 87	C 33 87	C 33 87	C 87	C 87	P 8 87		C	C	C	C	C	C 87	P 11	P 11 14	P 11 14	P 11 14	P 11	P 11	P 22			
School, Industrial & Trade												C									P 22	P 26		
School, Primary and Secondary	C 33	C 33	C 33	C 33	C	C	P															P 25	P	
School, Professional & Technical						P 18			P	P 18	P	P	P	P	P 15	P 15	P 15	P 15		P 15		P 24 26 27 31		
Tutoring and Testing Centers									P	P	P	P	C	P	P 11	P 11	P 11	P 11	C 11	C 11	P 22	P 24 27 31		

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INDUSTRIAL Manufacturing, Fabrication & Processing																													
Bakery, Commercial																									P 105	P 26			
Beverage Mfg																									C 9	P 9	P 26		
Brewery, Winery, Distillery																									C 9	P 9	P 26		
Converted Paper Product Processing																										P 13	P 26		
Dairy Products Mfg																									C 105	P 105	P 26		
Electrical Equipment, Appliance & Component Assembly																										P 13	P 26		
Food Processing/ Manufacturing																									C 105	P 105	P 26		
Footwear & Other Leather Products																										P 23	P 26		
Frozen Food																									C 105	P 105	P 26		
Furniture Products																										P 23	P 26		
Glass Products																										P 23	P 26		
Ice Cream & Frozen Dessert																									C 105	P 105	P 26		
Kitchen, Commercial																										P 105	P 26		
Jewelry Mfg																										P 23	P 26		
Medical Equipment & Supplies																										P 23	P 26		
Metal, Fabricated Products																										P 23	P 26		
Motor Vehicle Seating & Interior Trim																										P 23	P 26		
Ornamental, China, Fine Earthenware, & Pottery																										P 23	P 26		
Paint, Coating & Adhesive																										P 23	P 26		
Pharmaceutical & Medicine																										P 23	P 26		
Plastic Products																										P 23	P 26		

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INDUSTRIAL Manufacturing, Fabrication & Processing (Cont'd)																										
Rubber Products																							P 23	P 26		
Soap & Toiletry																							P 23	P 26		
Sporting Goods and Toys																							P 23	P 26		
Stone cutting & finishing																							P 23 88	P 26 88		
Textile Products																							P 23	P 26		
Wood Products																							P 23	P 26		
INDUSTRIAL Storage, Distribution & Wholesale Trade																										
Packing & Shipping, Trucking, and Moving																							P 13	P 29		
Storage, Boats/Motor/Recreational Vehicles													A 89					A 89	A 89	A 89			P 13 89			
Storage, Self-Service												P 90				C 5 11 90	C 5 11 90	C 5 11 90	C 5 11 90				P 90			
Warehouse, Internet Sales												P											P	P 26		
Warehousing												C 12											P 23	P 26		
Wholesale Trade												C 12											P 23	P 26		
INDUSTRIAL Services																										
Boat Repair																							P 13 91			
Carpet and Upholstery Cleaning Services												P 92											P 22	P 26		
Contractor's Workshop												P 93											P 23 93	C 29 93		
Dry Cleaning Plant																							P 13	P 26		

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	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	IPUD/	PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC
INDUSTRIAL Services (Cont'd)																									
Exterminating and Pest Control																						P 3 13	P 26		
Glass and Mirror													P									P 23	P 26		
Janitorial and General Cleaning													P									P 13	P 26		
Lawn Maintenance & Landscaping Service													P 94									P 13 94			
Publishing & Commercial Printing																						P 23	P 26		
Radio & TV Broadcasting										P 95	P 95	P 95	P 95	P 95	P 95							P 95	P 29 95		
Recording Studio												P	P	P	P							P	P 29		
Rental/Leasing, Industrial & Commercial Equipment																						P 13 32			
Repair/Maintenance, Industrial & Commercial Equipment																						P 13 32			
Research & Development, Scientific/ Technological																						P 96	P 29 96		
Security Services												P	P		P							P 13	P 29		
Sewer/Septic & Waste Mgmt Cleaning																						P 3 13 97	C 4 26 97		
Taxi, Limo, Charter Bus										P 1 98	P 98	P 98	C 98	P 98								P 3 13 98			
Testing Laboratory																						P 13	C 26		
Towing, Motor Vehicle																						P 3 13			
AGRICULTURAL																									
Community Garden	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99	P 99					

Use Regulations

1. General Note. Gross floor area shall not exceed five thousand (5,000) square feet.
2. General Note. The gross floor area shall not exceed ten thousand (10,000) square feet.
3. General Note. Conditional use approval shall be required if located within one hundred (100) feet from a residential zoning district or mixed use zoning district.
4. General Note. As a principal or accessory use, it is allowed if there is a minimum separation of three hundred (300) feet between such use and a residential zoning district. The distance shall be measured in a straight line from the property line of the subject use to the property line of the residential zoning district.
5. General Note. This use shall be prohibited on the first floor, or not visible from rights-of-way.
6. General Note. This use is subject to requirements of Commercial/Active uses on ground floor.
 - a. Mixed-use projects within urban mixed-use zoning districts will meet the requirement for the commercial uses on ground floor by including commercial uses serving the general public such as retail, restaurants, bars, entertainment, personal services, and office.
 - b. Residential-only projects within MU-1, MU-2, and MU-3 zoning districts located within the Federal Highway District and the Heart of Boynton District (as defined by the CRA Community Redevelopment Plan) will meet the requirement for the active uses on ground floor by using recommended design features.
7. General Note. Shall exclude drive-through facilities.
8. General Note. Non-residential uses located in a PUD must serve the needs of the PUD and not the general needs of a surrounding area. Areas designated for commercial activities shall not generally front on exterior or perimeter streets, and shall be located centrally within the project. The only exception to these rules is when a residential mixed-use project would promote new urbanism design standards and helps to further sustainable initiatives. Such developments shall also be designed to further any applicable recommendations within the corresponding redevelopment plan.