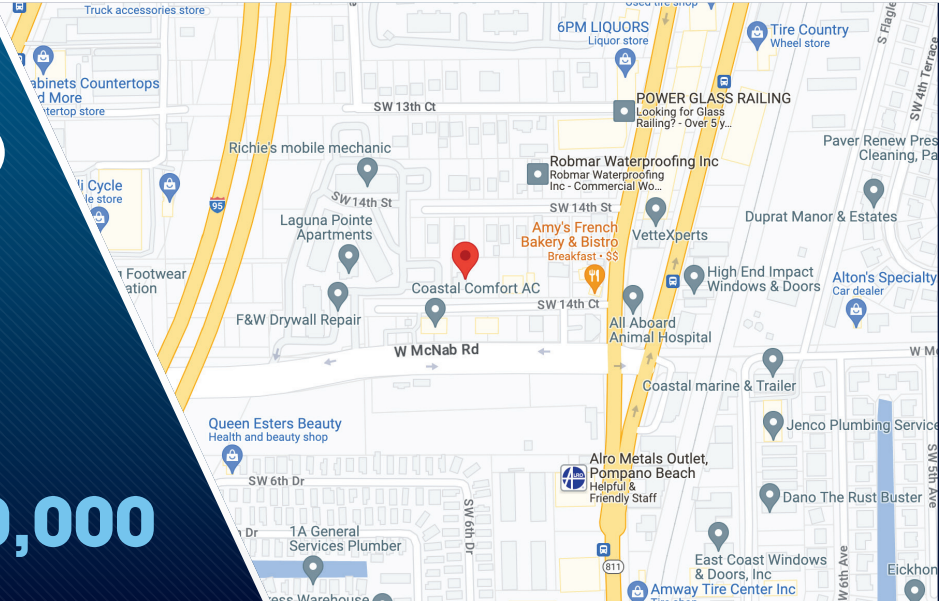


EAST POMPANO COVERED LAND PLAY

OFFERED AT: \$1,500,000



867 SW 14th Court, Pompano Beach Florida



DISCLAIMER

This information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Signature Commercial Real Estate, LLC and should not be made available to any other person or entity without the express written consent of Signature Commercial Real Estate, LLC.

The Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Signature Commercial Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial conditions of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Signature Commercial Real Estate, LLC has not verified, and will not verify, any of the information contained herein, nor has Signature Commercial Real Estate, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provide.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prime Land Opportunity in Thriving East Pompano

Explore the vibrant transformation of East Pompano with this exceptional land play opportunity. Amidst a surge of exciting new developments, Pompano Beach is rapidly emerging as a hub of growth and potential, with a host of future projects set to amplify its appeal.

Strategic Location for Optimal Convenience

Situated just a block north of McNab Road off Dixie Highway, discover the potential of this fenced .51-acre lot. Currently hosting a rented 4-bedroom, 2-bathroom home, this property offers an excellent chance for diverse development endeavors under the accommodating B3 zoning.

The Versatility of B3 General Business Zoning

B3 zoning liberates your vision with possibilities for dwelling mixed use, live work, multifamily residential, assisted living, educational establishments, storage facilities, healthcare centers, and much more. Maximize the opportunity with a potential density of up to 46 units per acre, with additional density achievable under Live Local Acts. Witness the neighboring Aviara Pompano's successful density accomplishment, located just a block south on McNab.

Enjoy Steady Cash Flow During Planning and Approval

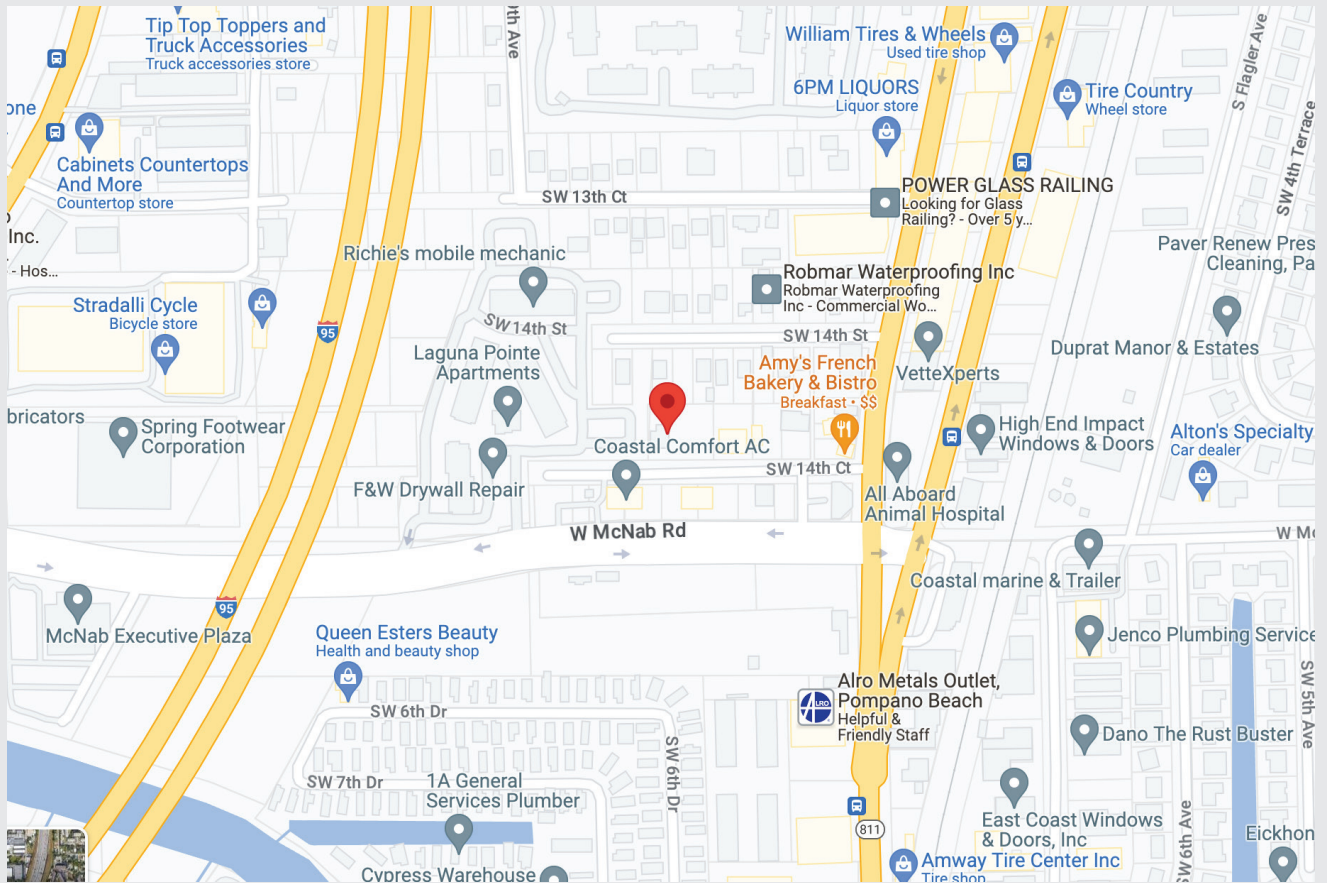
Benefit from a consistent \$2,700 monthly income from the existing single-family residence, leased on a month-to-month basis. This reliable cash flow aids in ensuring financial fluidity during the essential development planning and approval stages.

Important Note:

Ensure to validate all zoning information with the City of Pompano to guarantee alignment with your development goals.

Join the exciting evolution of Pompano Beach and invest in a future of growth, innovation, and diverse development opportunities with this prime property offering.

AERIAL MAP



Expect Our
Signature
Service

ZONING APPENDIX A

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																								USE-SPECIFIC STANDARDS											
		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS													
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	PH-1	CR	I-1	I-X	OIP	M-2	TO	FR	CF	FU	T	BP	RUD	RCD	PD-TO	LAC	PD-1			
PRINCIPAL USES																																					
INSTITUTIONAL USES																																					
Day Care Uses	Adult day care center								S	S	S	S		P	P	P	P			S		P		P		P	P	P	P	P	P	P	P	P	P	155.4206.A	
	Child care facility								S	S	S	S		P	P	P	P			S		P		P		P	P	P	P	P	P	P	P	P	P	155.4206.B	
Education Uses	College or university																									P	P										155.4207.A
	School, elementary							S	S	S	S	S																									155.4207.B
	School, high																																				155.4207.C
	School, middle																																				155.4207.D
	Specialty arts school														P	P	P	P			P	P	P	P													155.4207.F
Government Uses	Vocational or trade school																																				155.4207.E
	Correctional facility																																				155.4208.A
	Courthouse facility																																				155.4208.B
	Fire or EMS station							S	S	S	S	S		P	P	P	P			P	P	P	P														155.4208.C
	Fire training facility																																				155.4208.D
Government administrative offices														P	P	P	P																			155.4208.E	

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																								USE-SPECIFIC STANDARDS											
		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS													
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	PH-1	CR	I-1	I-X	OIP	M-2	TO	FR	CF	FU	T	BP	RUD	RCD	PD-TO	LAC	PD-1			
PRINCIPAL USES																																					
INSTITUTIONAL USES																																					
Government Uses	Government maintenance, storage, or distribution facility																																				155.4208.F
	Police station	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P			P	P	P	P													155.4208.G	
	Post office							S	S	S	S	S		P	P	P	P																				155.4208.H
Health Care Uses	Medical office																																				155.4209.A
	Specialty medical facility																																				155.4209.B
	Urgent care facility 24 hours																																				155.4209.C
	Specialty hospital																																				155.4209.D
	General hospital																																				155.4209.E
	Medical or dental lab																																				155.4209.F
Nursing home facility									P	P	P	P																								155.4209.G	

ZONING APPENDIX A

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																								USE-SPECIFIC STANDARDS																		
		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS																				
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	MH	CR	I-1	I-X	OIP	M-2	TO	FR	CF	PU	T	BP	R/UD	RCD	PD/TO	LAC	PD-1										
		PRINCIPAL USES																																										
		COMMERCIAL USES																																										
Boat and Marine Sales and Service Uses	Boat dry storage facility																																			P	P	P	P	155.4215.B				
	Boat or marine parts sales without installation																	P	P	P																	P	P	P	P	155.4215.C			
	Boat or marine parts sales with installation																	P	P	P																	P	P	P	P	155.4215.D			
	Boat or marine repair and servicing																	P	P	P																	P	P	P	155.4215.E				
	Boat sales or rental																	P	P	P																		P	P	P	P	155.4215.F		
	Boat towing service																		P	P	P																		P	P	P	P	155.4215.G	
	Docking facility, barge																																									155.4215.H		
	Docking facility, commercial fishing boat																																								P	155.4215.I		
	Docking facility, recreational boat																		P	P	P	P																	P	P	P	P	155.4215.J	
	Marina																		P	P	P																			P	P	P	P	155.4215.K
Yacht club																		P	P	P	P																			P	P	P	P	155.4215.L

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																								USE-SPECIFIC STANDARDS																												
		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS																														
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	MH	CR	I-1	I-X	OIP	M-2	TO	FR	CF	PU	T	BP	R/UD	RCD	PD/TO	LAC	PD-1																				
		PRINCIPAL USES																																																				
		COMMERCIAL USES																																																				
Business Support Service Uses	Business service center																			P	P	P	P																			P	P	P	P	P	155.4216.A							
	Conference or training center																					P	P	P	P																					P	P	P	P	P	155.4216.B			
	Day labor service																						P	P	P	P																					P	P	P	P	155.4216.C			
	Employment agency																						P	P	P	P																						P	P	P	P	155.4216.D		
	Parcel services																						P	P	P	P																							P	P	P	P	155.4216.E	
	Telephone call center																							P	P	P	P																							P	P	P	P	155.4216.F
	Travel agency																						P	P	P	P																								P	P	P	P	155.4216.G
Commercial or Membership Recreation/Entertainment Uses	Amusement arcade																																																	P	P	P	P	155.4217.A
	Arena, stadium, or amphitheater																						S	P																									P	P	P	P	155.4217.B	
	Auditorium or theater																						P	P	P	P																							P	P	P	P	155.4217.C	
	Bowling alley or skating rink																							P	P	P	P																							P	P	P	P	155.4217.D
	Gaming establishment																																																		P	P	P	P
Golf course		S	S	S	S	S	S	S	S	S	S	S	S	S																																				P	P	P	P	155.4217.F

ZONING APPENDIX A

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																				USE-SPECIFIC STANDARDS																				
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		RESIDENTIAL DISTRICTS							COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS																						
RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	PH-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	FU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I										
PRINCIPAL USES																																										
COMMERCIAL USES																																										
Eating and Drinking Establishments	Bar or lounge												S	P	P	P					P	P	P	P										P	P	P	P	155.4218.A				
	Brewpub												S	P	P	P					P		P													P	P	P	P	155.4218.B		
	Hall for Hire												P	P	P	P					P	P	P	P		P	P	P	P									P	P	P	P	155.4218.C
	Nightclub													P	P	P	P																				P	P	P	P	155.4218.D	
	Restaurant													P	P	P	P	S	S		P	P	P	S	P												P	P	P	P	155.4218.E	
	Specialty eating or drinking establishment													P	P	P	P					P	P	P	P												P	P	P	P	155.4218.F	
Motor Vehicle Sales and Service Uses	Automotive painting or body shop																																					P				155.4219.B
	Automotive parts sales without installation																P	P																				P	P	P	P	155.4219.C
	Automotive parts sales with installation													S	P																							P				155.4219.D
	Automotive repair and maintenance facility																S	P																				P				155.4219.E
	Automotive wrecker service																	P																				P				155.4219.F

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																				USE-SPECIFIC STANDARDS																							
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		RESIDENTIAL DISTRICTS							COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS																									
RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	PH-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	FU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I													
PRINCIPAL USES																																													
COMMERCIAL USES																																													
Motor Vehicle Sales and Service Uses	Battery exchange station																																						P				155.4219.G		
	Car wash or auto detailing																																							P				155.4219.H	
	Gasoline filling station																	P	P	P																			P			P		155.4219.I	
	New Automobile and Light Truck sales																																							P				155.4219.J	
	Used Automobile and Light Truck sales with indoor display only																																							P				155.4219.K	
	Used Automobile and Light Truck sales with outdoor display																																							S				155.4219.L	
	Automobile and Light Truck rental																		P	P																				P				155.4219.M	
	Muffler/transmission sales and installation																																								P				155.4219.N
	Parking deck or garage (as principal use)																																								P	P	P	P	155.4219.O
Used Luxury Automobile Sales with Indoor/Outdoor Display																																								P					

ZONING APPENDIX A

APPENDIX A: CONSOLIDATED USE TABLE																																
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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RD-1	RD-2	RM-20	RM-30	RM-35	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF		PU	T	BP	RR-1D	PCD	PD-TO	LAC	PD-1
PRINCIPAL USES																																
COMMERCIAL USES																																
Retail Sales and Service Uses - Personal Services	Bank or financial institution							S	S	S	P	P	P								P					P	P	P	P	P	155.4221.C	
	Check cashing or payday loan store										S	S	P	P														P	P	P	155.4221.M	
	Crematory												P					P										P			155.4221.D	
	Dry cleaning or laundry drop-off establishment										P	P	P	P								P						P	P	P	155.4221.E	
	Fortune-telling establishment												P	P					P										P	P	P	155.4221.F
	Funeral home or mortuary												P	P									P						P	P	P	155.4221.G
	Laundromat											P	P	P	P								P					P	P	P	155.4221.H	
	Lawn care, pool, or pest control service													P				P	P			S							P	P	P	155.4221.I
	Personal and household goods repair establishment											P	P	P	P								P						P	P	P	155.4221.J
	Personal services establishment											P	P	P	P								P					P	P	P	P	155.4221.K
Tattoo or body piercing establishment													P	P								P							P	P	P	155.4221.L

APPENDIX A: CONSOLIDATED USE TABLE																																
P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT L = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT √ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE																																
USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RD-1	RD-2	RM-20	RM-30	RM-35	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF		PU	T	BP	RR-1D	PCD	PD-TO	LAC	PD-1
PRINCIPAL USES																																
COMMERCIAL USES																																
Retail Sales and Service Uses - Retail Sales	Antique store										P	P	P	P								P						P	P	P	155.4222.A	
	Art gallery											P	P	P	P								P						P	P	P	155.4222.B
	Auction house												P	P									P						P	P	P	155.4222.C
	Book or media shop											P	P	P	P								P						P	P	P	155.4222.D
	Consignment boutique													P	P														P	P	P	155.4222.E
	Grocery or convenience store											P	P	P	P								P						P	P	P	155.4222.F
	Drug store or pharmacy											P	P	P	P								P						P	P	P	155.4222.G
	Farmers' market																						S		P				P	P	P	155.4222.H
	Flex market														S								S		P				P	P	P	155.4222.I
	Home and building supply center											P	P	P	P														P			155.4222.J
	Local liquor or package store											S	S	S	S								P						P	P	P	155.4222.K
	Regional liquor or package store											S	S	P	P								P						P	P	P	155.4222.L
	Beer or wine store											S	S	P	P								P						P	P	P	155.4222.M

ZONING APPENDIX A

APPENDIX A: CONSOLIDATED USE TABLE		RESIDENTIAL DISTRICTS																				COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS																			
USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-35	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	I-3	OIP	M-2	TO	FR	CF	FU	T	BP	RPLD	RCD	RD-TO	LAC	PD-1																		
PRINCIPAL USES																																																						
Retail Sales and Service Uses - Personal Services	Bank or financial institution									S	S				P	P	P	P									P														P	P	P	P	P	155.4221.C								
	Check cashing or payday loan store														S	S	P	P	P																								P	P	P	P	155.4221.M							
	Crematory																	P																										P	P	P	P	155.4221.D						
	Dry cleaning or laundry drop-off establishment														P	P	P	P	P									P																P	P	P	P	P	155.4221.E					
	Fortune-telling establishment																	P	P																											P	P	P	P	155.4221.F				
	Funeral home or mortuary																	P	P																											P	P	P	P	155.4221.G				
	Laundromat																	P	P	P	P																										P	P	P	P	155.4221.H			
	Lawn care, pool, or pest control service																		P																													P	P	P	P	155.4221.I		
	Personal and household goods repair establishment																		P	P	P	P																											P	P	P	P	155.4221.J	
	Personal services establishment																		P	P	P	P																												P	P	P	P	155.4221.K
	Tattoo or body piercing establishment																			P	P																													P	P	P	P	155.4221.L

APPENDIX A: CONSOLIDATED USE TABLE		RESIDENTIAL DISTRICTS																				COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS																											
USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-35	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	I-3	OIP	M-2	TO	FR	CF	FU	T	BP	RPLD	RCD	RD-TO	LAC	PD-1																										
PRINCIPAL USES																																																														
COMMERCIAL USES																																																														
Retail Sales and Service Uses - Retail Sales	Antique store																		P	P	P	P																												P	P	P	P	155.4222.A								
	Art gallery																		P	P	P	P																														P	P	P	P	155.4222.B						
	Auction house																		P	P	P																															P	P	P	P	155.4222.C						
	Book or media shop																		P	P	P	P																															P	P	P	P	155.4222.D					
	Consignment boutique																			P	P	P	P																														P	P	P	P	155.4222.E					
	Grocery or convenience store																		P	P	P	P	P																														P	P	P	P	155.4222.F					
	Drug store or pharmacy																		P	P	P	P																															P	P	P	P	155.4222.G					
	Farmers' market																																																					S	P			P	P	P	P	155.4222.H
	Flea market																																																				P	P	P	P	155.4222.I					
	Home and building supply center																		P	P	P	P																															P	P	P	P	155.4222.J					
	Local liquor or package store																		S	S	S	S																															P	P	P	P	155.4222.K					
	Regional liquor or package store																		S	S	P	P																															P	P	P	P	155.4222.L					
	Beer or wine store																		S	S	P	P																																P	P	P	P	155.4222.M				

ZONING APPENDIX A

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																					USE-SPECIFIC STANDARDS																				
		RESIDENTIAL DISTRICTS														COMMERCIAL DISTRICTS			INDUSTRIAL DISTRICTS		SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS																			
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP		M-2	TO	FR	CF	FU	T	BP	R/UD	PCD	PD-TO	LAC	PD-1								
PRINCIPAL USES																																											
COMMERCIAL USES																																											
Retail Sales and Service Uses - Retail Sales	Pawn shop																																			P	P	P	P	155.4222.N			
	Thrift shop																		S	P																	P	P	P	P	155.4222.O		
	Retail sales establishment, large																				P	P																P		155.4222.P			
	Indoor mall or marketplace																					P	P															P	P	155.4222.Q			
	Other retail sales establishment																		P	P	P	P																P	P	P	P	155.4222.R	
Self-Service Storage Uses	Self-storage or mini-warehouse facility																				S	P	S															P		155.4223.A			
	Sexually oriented businesses																																							P	155.4224.A		
Visitor Accommodation Uses	Condo hotel																																						P	P	P	P	155.4225.A
	Bed and breakfast inn	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S																						P	P	P	P	155.4225.B
	Hotel or motel																																							P	P	P	P

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																					USE-SPECIFIC STANDARDS																								
		RESIDENTIAL DISTRICTS														COMMERCIAL DISTRICTS			INDUSTRIAL DISTRICTS		SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS																							
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP		M-2	TO	FR	CF	FU	T	BP	R/UD	PCD	PD-TO	LAC	PD-1												
PRINCIPAL USES																																															
INDUSTRIAL USES																																															
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard																																								P		P		155.4226.A		
	Educational, scientific, or industrial research and development																			S		P	P	P																	P	P	P	P	155.4226.B		
	Electric motor repair																																										P		155.4226.C		
	Fuel oil or bottled gas distribution																																										S		P		155.4226.D
	Fuel oil storage																																										P		155.4226.E		
	General industrial services																																										P		155.4226.F		
	Heavy equipment establishments																																											P		155.4226.G	
	Laundry, dry cleaning, carpet cleaning, or dyeing facility																																											P		155.4226.H	

ZONING APPENDIX A

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																				USE-SPECIFIC STANDARDS																
		RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS															
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	I-3	OP	M-2	TO	PR	CF	FU	T	BP	R/UD	PCD	PD-TO	LAC	PD-1			
		PRINCIPAL USES																																				
		INDUSTRIAL USES																																				
Industrial Services Uses	Machine shop																				P	P	P												P	P	155-4226.J	
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting																					P	P	P												P		155-4226.J
	Audio and visual recording and production studio																		P			P	P	P				S								P		155-4226.K
	Printing or other similar reproduction facility																		P			P	P	P												P		155-4226.L
	Repair of scientific or professional instruments																		P	P		P	P	P												P	P	155-4226.M
	Tool repair shop																		P			P	P	P												P	P	155-4226.N
Manufacturing and Production Uses	Boat manufacturing																				P	P	P	P												P		155-4227.A
	Cabinet or furniture manufacturing and woodworking																		P			P	P	P												P		155-4227.B

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																				USE-SPECIFIC STANDARDS																	
		RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS																
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	I-3	OP	M-2	TO	PR	CF	FU	T	BP	R/UD	PCD	PD-TO	LAC	PD-1				
		PRINCIPAL USES																																					
		INDUSTRIAL USES																																					
Manufacturing and Production Uses	Cement concrete batching plant																						P													P		155-4227.C	
	Cement concrete or brick products manufacturing																						P														P		155-4227.D
	Food and/or beverage products manufacturing (without slaughtering)																		S			P	P	P												P		155-4227.E	
	Manufacturing, assembly, or fabrication, heavy																						P														P		155-4227.F
	Manufacturing, assembly, or fabrication, light																			P			P	P	P												P	P	155-4227.G
Warehouse and Freight Movement Uses	Outdoor storage (as a principal use)																					S	P													P		155-4228.A	
	Truck or freight terminal																					P	P													P		155-4228.B	

ZONING APPENDIX A

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																				USE-SPECIFIC STANDARDS																
		RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS															
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RMH2	RMH3	RMH4	RMH5	MH-1	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	FU	T	BP	RD	PCD	PD-TO	LAC	PD-1				
		PRINCIPAL USES																																				
		INDUSTRIAL USES																																				
Warehouse and Freight Movement Uses	Warehouse, distribution or storage																																				P	155.4228.C
	Junkyard or salvage facility																					S	S													P	155.4228.D	
Waste-Related Uses	Construction and demolition debris disposal facility																				S	S					S	S							P	155.4229.D & E		
	Land clearing debris disposal facility																				S	S					S	S							P	155.4229.D & E		
	Materials recovery facility																				S	S					S	S							P	155.4229.D & E		
	Solid waste transfer station																				S	S					S	S							P	155.4229.D & E		
	Tire disposal or recycling facility																			S	S					S	S							P	155.4229.D & E			

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																				USE-SPECIFIC STANDARDS																
		RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS															
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RMH2	RMH3	RMH4	RMH5	MH-1	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	FU	T	BP	RD	PCD	PD-TO	LAC	PD-1				
		PRINCIPAL USES																																				
		INDUSTRIAL USES																																				
Waste-Related Uses	Waste composting facility																				S	S					S	S							P	155.4229.D & E		
	Waste-to-energy plant																				S	S					S	S							P	155.4229.D & E		
Wholesale Uses	Plant nursery, wholesale																			P	P	P					P								P	155.4230.A		
	Showroom, wholesale																			P	P	P					P								P	155.4230.B		
	Other wholesale use																			P	P	P					P								P	155.4230.C		
		ACCESSORY USES AND STRUCTURES																																				
	Accessory dwelling unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.A	
	Amateur ham radio antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.B	
	Automated teller machine (ATM)																																					155.4303.C
	Bike rack	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.D	
	Canopy, vehicular use																				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.E	
	Clothesline (as accessory residential uses)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							A	A								A	A	A	155.4303.F
	Clubhouse	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						A									A	A	A	155.4303.G

ZONING APPENDIX A

APPENDIX A: CONSOLIDATED USE TABLE																																	
P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE																																	
T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT I = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT																																	
√ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT - = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE																																	
USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	I-3	I-4	TO	FR	CF		FU	T	BP	R/UD	PCD	PD-TO	LAC	PD-1
ACCESSORY USES AND STRUCTURES																																	
Dock	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.H
Drive-through service																																	155-4303.J
Drop-in child care																																	155-4303.J
Electric vehicle (EV) level 1 or 2 charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.K	
Electric vehicle (EV) level 3 charging station																																	155-4303.L
Family child care home	A	A	A	A	A	A	A	A	A	A																							155-4303.M
Family child care home, large	A	A	A	A	A	A	A	A	A	A																							155-4303.N
Fence or wall	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.O
Garage or carport	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.P
Greenhouse	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.Q
Green roof	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.R
Home based business	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A																	155-4303.S
Limited fuel/bottled gas distribution																																	155-4303.T
Outdoor display of merchandise																																	155-4303.U

APPENDIX A: CONSOLIDATED USE TABLE																																		
P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE																																		
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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS									
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	I-3	I-4	TO	FR	CF		FU	T	BP	R/UD	PCD	PD-TO	LAC	PD-1	
ACCESSORY USES AND STRUCTURES																																		
Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)																																	155-4303.V	
Outdoor storage (as an accessory use)																																		155-4303.W
Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers in residential districts	A	A	A	A	A	A	A	A	A	A																							155-4303.X	
Parking or storage of commercial vehicles in residential districts	A	A	A	A	A	A	A	A	A	A																							155-4303.Y	
Rainwater cistern or barrel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.Z		
Recycling drop-off stations																																		155-4303.AA
Retail clinic																																		155-4303.UU
Retail sales (as accessory uses)																																		155-4303.BB
Satellite dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.CC	
Small wind energy system																																		155-4303.DD
Solar energy collection system	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155-4303.EE	

ZONING APPENDIX A

APPENDIX A: CONSOLIDATED USE TABLE																																				
P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT √ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE																																				
USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS												
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-2	RM-12	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CK	I-1	I-2	O/P	P-2	FR	CF		FU	T	BP	R/UD	PCD	PD-TD	LAC	FD-1				
ACCESSORY USES AND STRUCTURES																																				
Storage shed	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.FF	
Swimming pool or spa or hot tub	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.GG	
Television or radio antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.HH	
Dormitory (As accessory to education use)																																			155.4303.II	
Mechanical Equipment and similar features	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.JJ	
Uncovered porches, decks, patios, terraces, or walkways	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.KK	
Flagpoles	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.LL	
Lighting fixtures, projecting or freestanding	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.MM	
Gazebo	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.NN	
Screened Enclosures with Screened Roof	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.OO	
Eating and drinking establishments (as an accessory use)									S	S	S	S	A	A	S	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.PP	
Bandshell or outdoor stage																																				155.4303.QQ
Limited mental health treatment facility																																				155.4303.RR

APPENDIX A: CONSOLIDATED USE TABLE																																				
P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT √ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE																																				
USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS			PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS												
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-2	RM-12	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CK	I-1	I-2	O/P	P-2	FR	CF		FU	T	BP	R/UD	PCD	PD-TD	LAC	FD-1				
TEMPORARY USES AND STRUCTURES																																				
Alcoholic beverage sales as an accessory use to a brewery, winery or distillery																																			155.4303.SS	
Package sales as an accessory use to a bar or lounge												S	S	S	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.TT	
Moving vendors on private property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155.4303.VV	
Farmer's market (as a temporary use)												T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	155.4403.A	
Temporary portable storage unit	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	155.4403.C	
Temporary use of an accessory structure as a principal dwelling after a catastrophe	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t	155.4403.D	
Interim commercial use												I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	155.4403.E	
Interim industrial use																																				155.4403.F

(Ord. 2012-64, passed 9-11-12; Am. Ord. 2013-37, passed 1-22-13; Am. Ord. 2013-73, passed 7-23-13; Am. Ord. 2014-16, passed 1-28-14; Am. Ord. 2015-11, passed 12-9-14; Am. Ord. 2016-46, passed 3-8-16; Am. Ord. 2016-47, passed 3-8-16; Am. Ord. 2016-48, passed 3-8-16; Am. Ord. 2016-49, passed 3-8-16; Am. Ord. 2017-28, passed 2-28-17; Am. Ord. 2018-18, passed 12-12-17; Am. Ord. 2018-21, passed 1-9-18; Am. Ord. 2019-10, passed 11-13-18; Am. Ord. 2019-110, passed 9-24-19; Am. Ord. 2020-62, passed 6-23-20; Am. Ord. 2021-10, passed 11-10-20; Am. Ord. 2021-40, passed 2-23-21; Am. Ord. 2021-84, passed 9-14-21; Am. Ord. 2022-36, passed 3-22-22; Am. Ord. 2022-59, passed 7-26-22; Am. Ord. 2022-71, passed 9-27-22)

ZONING APPENDIX B

APPENDIX B: CONSOLIDATED INTENSITY AND DIMENSIONAL STANDARDS

Note: Appendix B may be viewed in a printer-friendly, PDF document. Please click [APPENDIX B](#).

APPENDIX B: CONSOLIDATED INTENSITY AND DIMENSIONAL STANDARDS TABLE ¹												
Zoning District	Minimum Lot Area ² (sq ft)	Minimum Lot Width ² (ft)	Maximum Density (du/ac) ^{2,3}	Minimum Floor Area per Dwelling Unit (sq ft) ²	Maximum Lot Coverage (% of lot area) ²	Minimum Pervious Area (% of lot area) ²	Maximum Height ⁴ (ft)	Minimum Yard Setback (ft)				Minimum Spacing Between Principal Structures (ft)
								Front	Street Side	Interior Side	Rear	
Residential Zoning Districts												
RS-1: Single-Family Residential 1	12,000	90 ⁵	n/a	1-3 BR: 1,500 >3 BR: 1,500 + 100 per additional BR	30	30	35	35	18	10 ^{6,7}	20 ^{6,7}	n/a
RS-2: Single-Family Residential 2	7,000	70	n/a	1,250	40	30	35	25	15	7.5 ^{6,7}	20 ^{6,7}	n/a
RS-3: Single-Family Residential 3	6,000	60	n/a	750	40	30	35	25	15	7 ^{6,7}	15 ^{6,7}	n/a
RS-4: Single-Family Residential 4	5,000	50	n/a	675	40	30	35	25	15	6 ^{7,8}	15 ⁷	n/a
RS-L: Single-Family Residential Leisureville	n/a ⁹	n/a	n/a ⁹	600	35	30	35	15 ¹⁰	15 ¹⁰	n/a ^{7,11}	n/a ^{7,11}	10 ¹²
RD-1: Two-Family Residential	SF: 7,000 2F: 8,000	SF: 60 2F: 70	12	750	35	30	35	25	18	8 ^{6,7}	15 ^{6,7}	n/a
RM-7: Multifamily Residential 7	7,000	60	7	SF: 960 2F: 750 MF: Efficiency: 500 1 BR: 650 + 100 per additional BR	60	25	35	25	8	8 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
RM-12: Multifamily Residential 12	7,000	60	12		60	25	12	25	8 ¹¹	8 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
RM-20: Multifamily Residential 20	SF: 7,200 2F: 8,000 MF: 8,800	SF: 60 2F: 70 MF: 75	20		60	25	35	25	10 ¹¹	10 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
RM-30: Multifamily Residential 30			30		60	25	105	25	10 ¹¹	10 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
RM-45: Multifamily Residential 45			45		60	25	105 ¹⁵	25	10 ¹¹	10 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
MH-12: Mobile Home Park ¹⁶	5 acres	300	12	n/a	n/a	n/a	35	25 ¹⁷	10 ¹¹	10 ^{6,7,17}	15 ^{6,7,17}	10 ¹⁸
Commercial Zoning Districts												
B-1: Limited Business	7,000	70	20	n/a	35	20	50	0	0	0 ¹⁹	30 ¹⁹	n/a
B-2: Community Business	10,000	100	30	n/a	45	20	105	0	0 ²⁰	0 ^{14,19,20}	30 ^{14,19,20}	n/a
B-3: General Business	10,000	100	46	n/a	60	20	105	0	0 ²⁰	0 ^{14,19,20}	30 ^{14,19,20}	n/a
B-4: Heavy Business	10,000	100	n/a	n/a	60	20	105	0	0 ²⁰	0 ^{14,19,20}	30 ^{14,19,20}	n/a
M-1: Marina Business	10,000	100	n/a	n/a	60	20	40	0	0	0 ²¹	10	n/a
CR: Commercial Recreation	10,000	100	n/a	n/a	50	40	105	25	25	25	25	n/a
Industrial Zoning Districts												
I-1: General Industrial	10,000	100	n/a	n/a	65	20	45	25	10	10 ¹⁹	30 ²²	n/a
I-X: Special Industrial	10,000	100	n/a	n/a	65	20	45	25	10	10 ¹⁹	30 ²²	n/a
OIP: Office Industrial Park	10,000	100	n/a	n/a	65	20	45	25	10	10 ¹⁹	30 ²²	n/a
M-2: Marina Industrial	10,000	100	n/a	n/a	60	20	40	0	0	0 ²¹	10	n/a
Special Zoning Districts												

ZONING APPENDIX B

PR: Parks and Recreation	n/a	n/a	n/a	n/a	10	40	30	25	25	25	25	n/a
CF: Community Facilities	20,000 ²³	125 ²³	n/a	n/a	25	20	60	25	25	25	25	n/a
PU: Public Utility	20,000 ²³	125 ²³	n/a	n/a	25	20	60	25	25	25	25	n/a
T: Transportation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25 ²⁴	25 ²⁴	25	25	n/a
BP: Business Parking	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10	n/a	n/a	n/a
NOTES: ft = feet; sq ft = square feet; du = dwelling unit ; SF = single-family dwelling; 2F = two-family dwelling; MF = multifamily dwelling; BR = bedroom; n/a = not applicable												
<p>1. See measurement rules and allowed exceptions/variations in Article 9: Part 4</p> <p>2. For townhouse development, minimum lot area, minimum lot width, maximum density, maximum lot coverage, and minimum pervious surface standards apply only to the development site as a whole; individual townhouse lots shall have a minimum lot area of 1,800 sq ft and a minimum lot width of 18 ft.</p> <p>3. In addition, development of dwellings shall not exceed the maximum gross density established in the Land Use Plan for the applicable land use classification (as may be modified by use of flexibility or reserve units).</p> <p>4. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits established in Section 155.3707.</p> <p>5. 110 ft for a corner lot.</p> <p>6. See code for accessory structure setbacks.</p> <p>7. 25 ft from a waterway or canal.</p> <p>8. For zero lot line development, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.</p> <p>9. The density requirement is 5,000 sq ft of gross land area per single-family dwelling (with dwellings sited on a commonly owned site rather than on individual lots).</p> <p>10. 25 ft from a major arterial street or the garage door side of a dwelling (from any street).</p> <p>11. 15 ft from another zoning district.</p> <p>12. Increases to 15 ft between a one-story structure and a two-story structure and 20 ft between structures with 2 or more stories each.</p> <p>13. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.</p>						<p>14. 25 ft from the historic dune vegetation line.</p> <p>15. Not applicable within a Multifamily Residential 45 High-Rise (RM-45 HR) Overlay District.</p> <p>16. For mobile home parks formerly zoned R-1T by Broward County, comprised of mobile home spaces that are individually owned or leased for periods of one year or more, and fronting on a public street, each mobile home space shall have a minimum front yard setback of 6 ft, a minimum street or interior side yard setback of 4 ft, and a minimum rear yard setback of 8 ft. No enclosed or roofed structure may encroach into a required setback except that a roofed carport (enclosed or not) may encroach into a required interior side yard setback to within 2 ft of the space boundary.</p> <p>17. Applicable to mobile home spaces.</p> <p>18. Applicable to spacing between mobile homes; mobile homes shall be spaced at least 25 ft from any accessory or service building or structure in the mobile home park.</p> <p>19. 15 ft from a waterway or canal.</p> <p>20. Increased 1 ft for each 4 ft (of major fraction thereof) the structure's height exceeds 50 ft.</p> <p>21. 10 ft from a waterway or canal.</p> <p>22. If adjacent to a railroad siding, reduced to 8 ft from the centerline of the siding.</p> <p>23. Not applicable to parks or utility structures covering no more than 50 sq ft of ground area.</p> <p>24. 100 ft along N.E. 10th Street right-of-way and N.E. 23rd Street.</p>						

(Ord. 2012-64, passed 9-11-12; Am. Ord. [2019-110](#), passed 9-24-19; Am. Ord. [2020-40](#), passed 2-11-20)

Marketing Description

Covered land play opportunity available in dynamically changing East Pompano. Pompano Beach has lots of new developments currently in the works with much more planned for the future.

Located off of Dixie Highway one block north of McNab Road, this .51 acre fenced lot, with a currently rented 4/2 home situated on it, presents a great opportunity for development under flexible B3 zoning. The B3 General Business zoning allows for multiple uses, including but not limited to, dwelling mixed use, live work, multifamily residential, Assisted living, Educational, Storage, healthcare and many more uses. Maximum density per acre of 46 units with more density attainable under live local act.

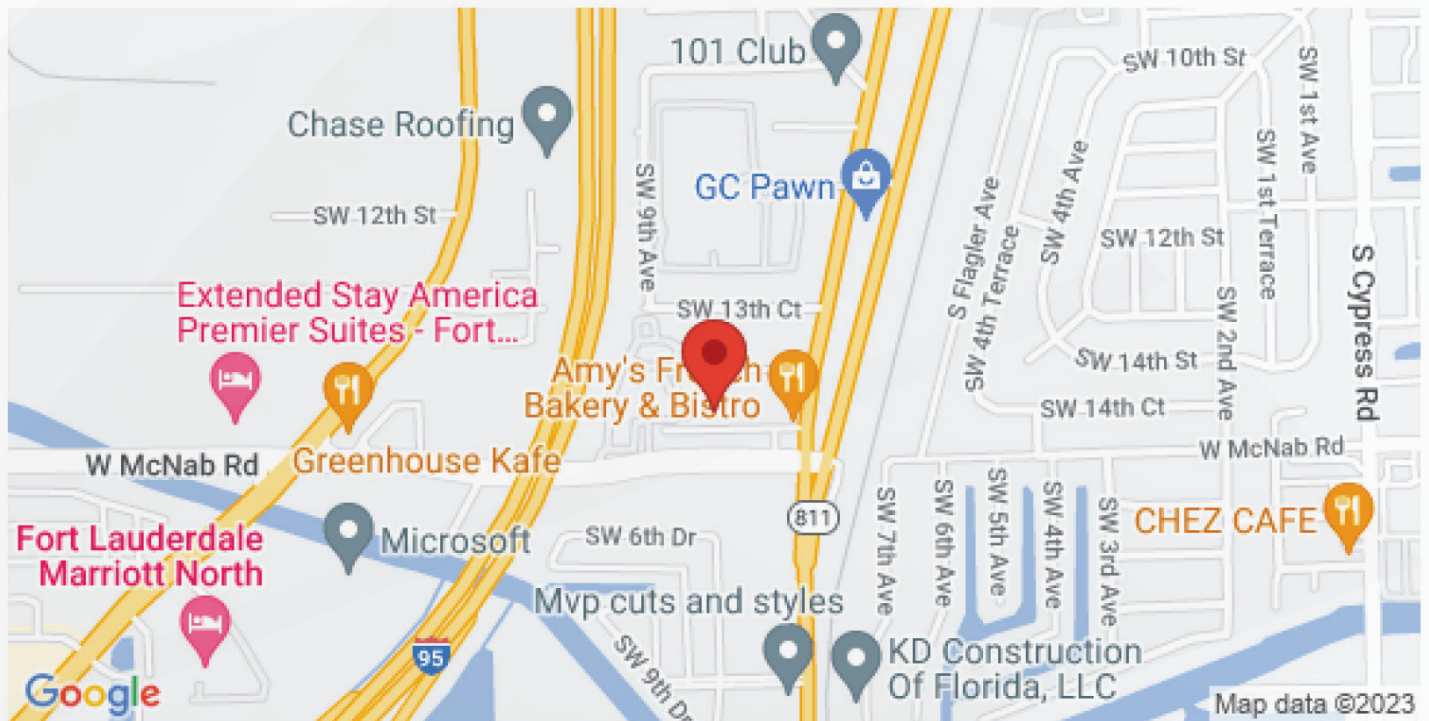
The existing Single Family Residence is leased on a month to month basis at \$2700 per month providing cash flow during the development planning and approval process.

ALL ZONING INFORMATION MUST BE CONFIRMED BY BUYER WITH THE CITY OF POMPANO

Investment Highlights

- .51 Acres
- Covered land play
- Flexible B3 Zoning
- Existing single family home rented for \$2700 per month
- Currently used for outdoor boat storage
- Located in HUB Zone
- Many potential development uses

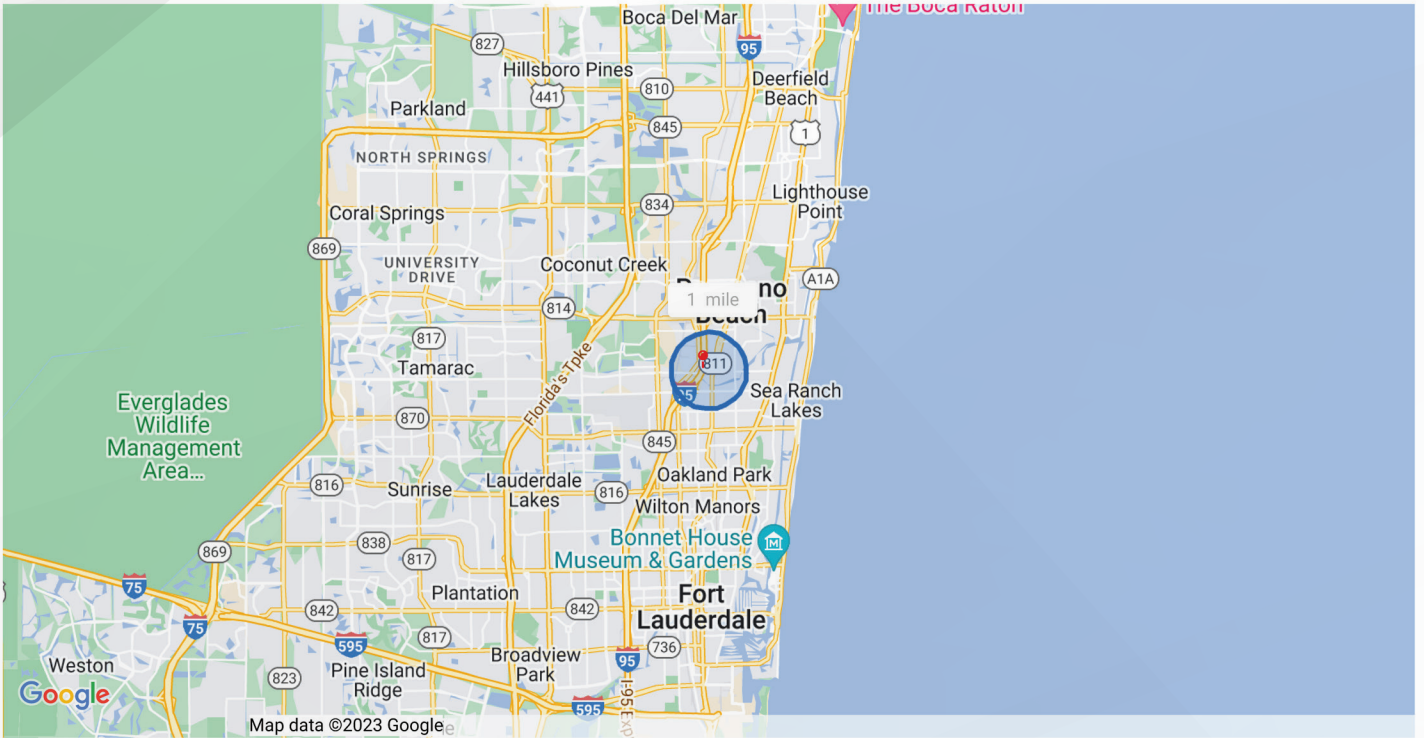
Location (1 Location)



Property Photos (3 photos)



Demographic Insights



Population

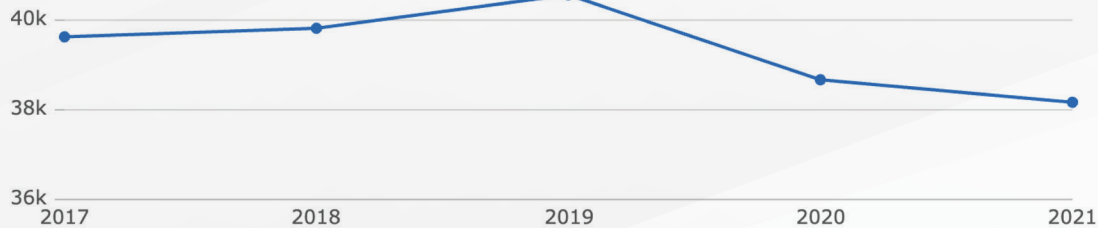
38.1k

↓ -1%

Compared to 38.6k in 2020

↓ -3%

Compared to 39.6k in 2017



Household Income

\$72.4k

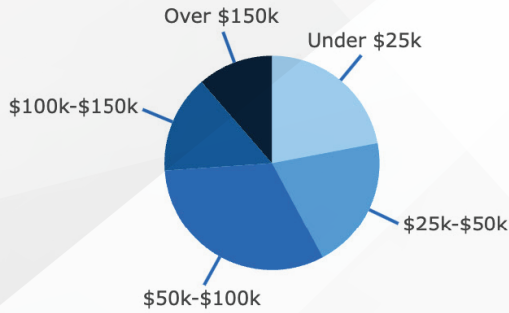
Median Income

\$71.5k

2028 Estimate

↓ **-1%**

Growth Rate



Age Demographics

42

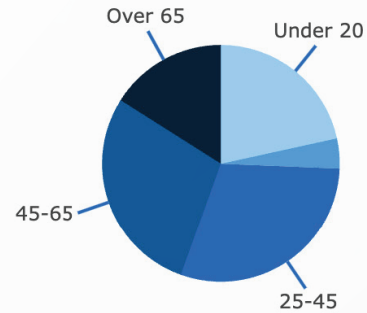
Median Age

43

2028 Estimate

↑ **4%**

Growth Rate



Number of Employees

31.9k

Top Employment Categories

Management, business, science, and arts occupations

Professional, scientific, and management, and administrative, and waste management services

Educational services, and health care and social assistance

Construction

Arts, entertainment, and recreation, and accommodation and food services

Retail trade

Finance and insurance, and real estate, and rental and leasing

Manufacturing

Transportation and warehousing, and utilities

Other services, except public administration

Public administration

Wholesale trade

Information

Agriculture

Housing Occupancy Ratio

5:1

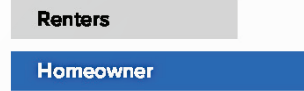
10:1 predicted by 2028



Renter to Homeowner Ratio

1:1

1:1 predicted by 2028



KNOWLEDGE

EXPERTISE

**COMPREHENSIVE
RESEARCH**

PERSISTENCE

**TOP NOTCH
SERVICE**

FOR FURTHER INFORMATION PLEASE CONTACT:



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**PERSONALIZED & PROFESSIONAL SERVICES
FOR TODAY'S COMMERCIAL MARKETPLACE**

