



0 SW14th St Laguna Pointe

N McNab Rd

partments

F&W Drywall Repai

Queen Esters Beauty

SW 6th D

6PM LIQUORS

VetteXperts

nimal Hospital

Alro Metals Outlet,

Coastal marine & Traile

Jenco Plumbing Servi

## **EAST POMPANO COVERED LAND** PLAY **OFFERED AT: \$1,500,000**

## 867 SW 14th Court, Pompano Beach Florida

ets Countertop

Footw



BEN G. SCHACHTER & LAURIE DUBOW, LICENSED REAL ESTATE BROKERS | SIGNATURECOMMERCIALREALESTATE.COM

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## 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.

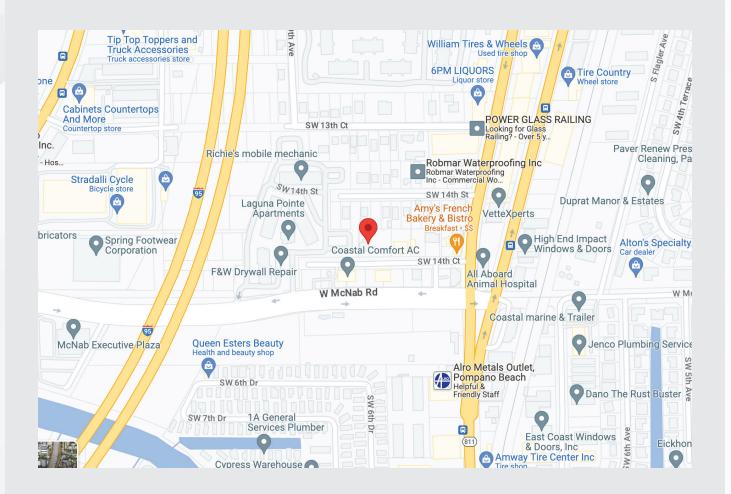
#### **Important Note:**

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**





	T = Temporary Us √ = Temporary Use All				Prin ITH 7	CIPA A MA	il Us Jor	ie S Tem	i = L PORJ	SE A	llov Jse I	NED PERM	AS A	Spe = T	CIAL TEMP	Exc ORAI	PTIC	on se Ai	A =	Peri VED			1iNO								Use				
	sory (Principal Uses) and/or Use Type						esid Dist										er c i/ u c t s				id ust Distri					Speci Vistri					Deve	ANN LOPI	1EN		Use-Specific Standards
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B:4	M-I	CR	14	XIII	OIP	M-2	то	R	G	2	т	BP	RPUD		PD-TO		PD-I	
												PRI	NCIP	AL U	SES																				
												Resit	DENT	IAL	JSES																				
Household	Dwelling, live/work										s	s		Ρ	Ρ	Ρ		Ρ						Ρ						Ρ	Ρ	Ρ	Ρ	Ρ	I 55.4202.B
Living Uses	Dwelling, mobile home												Ρ																						155.4202.C
	Dwelling, multifamily							Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ								Ρ						Ρ	Ρ	Ρ	Ρ	Р	155.4202.D
	Dwelling, single-family	Р	Р	Р	Р	Р	Р	Р	Р	Ρ	Ρ	Ρ		Р	Р									Р		Т				Ρ		Ρ	Ρ	Ρ	155.4202.E
	Dwelling, single-family (zero lot line)				s		Р	Р	Р	Ρ	Ρ	Ρ		Ρ	Ρ									Ρ						Ρ		Ρ	Ρ		155.4202.F
	Dwelling, two-family			Γ			Р	Р	Р	Р	Ρ	Ρ	Γ	Р	Р							Τ		Р		Т	Τ			Ρ		Р	Ρ	Р	155.4202.G
	Dwelling, mixed-use			Γ							s	s		Ρ	Ρ	Ρ		Р				Τ				Т				Ρ	Ρ	Ρ	Ρ	Р	155.4202.H
	Family Community Residence	Р	Р	Р	Р	Р	Р	Р	Р	Ρ	Ρ	Ρ	Γ	Ρ	Р	Ρ						Τ		Р		Т				Ρ	Ρ	Ρ	Ρ	Р	155.4202.1
	Mobile home park			Γ									Ρ																						155.4202.K
	Transitional Community Residence	s	s	s	s	s	s	Р	Р	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ								Ρ						Ρ	Ρ	Ρ	Ρ	Р	I 55.4202.J
Group Living	Assisted living facility										Ρ	Ρ				Р								Р		Р						Ρ	Ρ		155.4203.A
Uses	Community residential home with seven to 14 residents							Р	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ								Р		Ρ				Ρ	Ρ	Ρ	Ρ	Ρ	155.4203.B
	Continuing care retirement community								Ρ	Ρ	Ρ	Ρ				Ρ								Р		Ρ				Ρ		Р	Ρ		155.4203.C
	Rooming or boarding house			Γ			Γ	Γ		s	s	s				Р						Τ		Р		Т				Р		Р	Р	Р	155.4203.D

	P T = Temporary Us √ = Temporary Use All	e All			Prin Ith .		. Us JOR	e S Tem		ISE A ARY	allo Use	WED PERI	AS /	a Spe t =	CIAL Temi	Exc POR4	EPTI RY U	on Jse A	A =	PER	MITT WIT	ed A 'H A	Mini	or T							Use				
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		RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	8-1	B-2	B-3	B-4	Mil	СR	н	HX	OIP	M-2	то	PR	СF	PU	F	BP	RPUD	PCD	PD-TO	LAC	PD-I	
											h	_		_	Jses L Us	ES																			
Communi- cation Uses	Newspaper or magazine publishing										Γ	Γ			Ρ	Р	Ρ			Р	Ρ	Ρ		Ρ		Ρ					Ρ	Ρ	Ρ	Ρ	155.4204.A
	Radio or television station															s	Р			Р	Ρ	Ρ		Ρ		s					Ρ	Ρ	Ρ	Р	155.4204.B
	Telecommunications facility, collocated on existing structure other than telecommunications tower									Р	Р	Р			Ρ	Ρ				P	Ρ			Ρ	Ρ	Ρ	Ρ	s		Р	Ρ	Р	Р	Ρ	155.4204.C 155.4204.D
	Telecommunications facility, collocated on existing telecommunications tower																			Р	Ρ			Ρ		Ρ	Ρ				Ρ	Р	Р	Ρ	155.4204.C 155.4204.E
	Telecommunications facility, on a new freestanding tower															s	s			Р	Ρ			s		Ρ	Ρ	S		Ρ	Ρ	Ρ	Ρ		155.4204.C 155.4204.F
Community	Community center							s	s	s	s	s				Р	Р		s					Ρ		Ρ				Ρ	Ρ	Ρ	Ρ	Р	155.4205.A
Service Uses	Library								s	s	s	s				Ρ	Р							Ρ		Ρ				Ρ	Ρ	Ρ	Ρ	Ρ	155.4205.B
	Museum								s	s	s	s				Ρ	Ρ			Р	Ρ	Ρ		Ρ						Ρ	Ρ	Ρ	Ρ	Ρ	155.4205.C
	Senior center								s	s	s	s				Ρ	Ρ		s	s	s			Ρ		Ρ				Ρ	Ρ	Ρ	Ρ	Ρ	155.4205.D
	Youth center								s	s	s	s				Ρ	Р		s	s	s			Ρ		Ρ				Ρ	Ρ	Ρ	Р	Р	155.4205.E



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	gory (Principal Uses) and/or Use Type						DEN STRK									ER C M				USTRI STRIC				Spec Distr	IAL ICTS			Di		NNEI OPMI RICT			Use-Specific Standards
		RS-1	RS-2	RS-3	RS-4	RS-L	1-02	KIT-/	21-112 BM 30	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	Π-Μ	ő	H	OIP	M-2	TO	PR	CF	P	т	BP	RPUD	۲U	PD-10	LAC	PD-I	
Day Care	Adult day care center	Т	Г	П		Т	Т	Т	s :	T	1	T			s Р	Р	Т	Т	s	Гр	Т	Р	Г	Р		Р		Р	Р	Р	Р	Р	155.4206.A
Uses	Child care facility	+	$\vdash$	$\square$	+	+	+	+	+	5 S	+	+-	P	P	P	P	+	-	s		⊢	P	⊢	P	+	P	+	-	+	+	P	P	155.4206.B
Education	College or university			H	+	+	$^{+}$	$^{+}$				t		-	Р	Р	+	╈		+	┢	Р		Р	+		+	1	Р	Р	Р		155.4207.A
Uses	School, elementary			H		╈	t	s	s :	s s	s	t			Р	Р		╈		+	t	Р		Р	┥			Р	Р	Р	Р	Р	155.4207.B
	School, high			Π		╈	t	t				t			Ρ	Р		1	T		t	Р		Р	1			+	Р	Р	Р	Р	155.4207.C
	School, middle			Π			T	T				Γ			Ρ	Р					Γ	Р		Р					Р	Р	Р	Ρ	155.4207.D
	Specialty arts school												Ρ	Ρ	Ρ	Р		Ρ	Р	P P		Ρ		Ρ				Ρ	Ρ	Ρ	Р	Ρ	155.4207.F
	Vocational or trade school														Ρ	Ρ			Ρ	P P		Ρ		Ρ					Ρ	Ρ	Ρ		155.4207.E
Govern	Correctional facility																							s									155.4208.A
ment Uses	Courthouse facility														Ρ	Ρ				Р		Ρ		Ρ					Ρ	Ρ	Ρ	Ρ	155.4208.B
	Fire or EMS station							s	s :	s s	s		Ρ	Ρ	Ρ	Ρ	Ρ		Р	P P	Р	Ρ		Ρ		Ρ		Ρ	Р	Р	Р	Ρ	155.4208.C
	Fire training facility															Ρ			Ρ	P P				Ρ		Ρ							155.4208.D
	Government administrative offices												Ρ	Ρ	Ρ	Ρ						Ρ		Ρ		Ρ		Ρ	Р	Р	Р	Ρ	155.4208.E

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	gory (Principal Uses) and/or Use Type							ENTI RICT								ммс ітаЮ					ad US Distr					Spec Distr	IAL UCTS				DEVE	ANN LOPI	MENT		Use-Specific Standards
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												PR	INCIP	AL U	JSES											_									
											h	NSTI:	тотю		L Us	s																			
Govern- ment Uses	Government maintenance, storage, or distribution facility	Τ		Γ															Γ	Р	Ρ	Ρ	Ρ	Ρ				Ρ			Ρ	Ρ	Ρ		155.4208.F
	Police station	s	s	s	s	s	s	s	s	s	s	s		Р	Ρ	Р	Ρ	Р	Γ	Р	Р	Р	Р	Р		Ρ		Р		Ρ	Ρ	Р	Р	Р	155.4208.G
	Post office			Γ					s	s	s	s		Ρ	Ρ	Ρ	Ρ							Ρ				Ρ			Ρ	Ρ	Ρ	Р	155.4208.H
Health Care	Medical office	Т												Ρ	Ρ	Ρ	Ρ			Р		Ρ		Ρ		Ρ					Ρ	Р	Р	Р	155.4209.A
Uses	Speciality medical facility			Γ			Γ	Γ								s	Р		Γ	Р		Ρ				Ρ					Ρ		Р	Р	155.4209.B
	Urgent care facility 24 hours			Γ												s	Р		Γ	Р		Ρ				Ρ					Ρ		Р	Р	155.4209.C
	Specialty hospital			Γ			Γ	Γ								s	Р		Γ	Р		Р				Ρ					Ρ		Р		155.4209.D
	General hospital			Γ												s	Р		Γ	Р		Р				Ρ					Ρ		Р		155.4209.E
	Medical or dental lab			Γ												s	Р			Р		Р				Ρ					Ρ		Ρ		155.4209.F
	Nursing home facility								Р	Р	Р	Р				Р								Р		Р					Ρ	Р	Р		155.4209.G



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											_			-	_																			
Medical Marijuana	Medical marijuana health care establishment														s	s			s		s									Ρ				155.4703.A
Establish- ments	Medical marijuana treatment center (MMTC) related industrial establishment																		s	s	s									Ρ				155.4703.B
Open Space Uses	Arboretum or botanical garden	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Р		P P	P	Р		Ρ					Ρ	Ρ	Р	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	Ρ	155.4210.A
Uses	Cemetery or mausoleum																						s	Р	Р	Р	Ρ		Ρ	Ρ	Р	Ρ	Ρ	155.4210.B
	Community garden	Р	Р	Р	Ρ	Р	Ρ	Ρ	Р	Ρ	Ρ	Р	Р	P P	Р	Ρ		Ρ	Р	Р	Р		Ρ	Р	Р	Ρ	Ρ		Р	Ρ	Ρ	Ρ	Ρ	155.4210.C
	Park or plaza	s	s	s	s	s	s	Ρ	Р	Ρ	Р	Р	Р	P	Р	Ρ	Р	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Р	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	Ρ	155.4210.D
Other Institutional	Civic center														s	Ρ		Ρ					s							Ρ	Ρ	Ρ		155.4211.A
Uses	Halfway house or Shelter																								s					Ρ	Р	Р	Ρ	155.4211.B
	Lodge or club														Ρ	Р							Ρ							Ρ	Ρ	Ρ		155.4211.C
	Place of worship	s	s	s	s		s	s	s	s	s	s	-	s s	Ρ	Ρ							Ρ		Ρ		Ρ			Ρ	Ρ	P	Ρ	155.4211.D
Transporta- tion Uses	Aircraft or aviation equipment sales or rental																		Р	Ρ										Ρ				155.4212.A
	Aviation related uses	Г							Τ	T	T	T	Τ	Γ		<b>_</b>					Т	Т	Т	Т	T	T	Ρ	T	T					155.4212.B

	√ = Temporary Use Al	LOWE	D WI	тно	υτ T				se Pe			erm Int					WITH			ам U	ISE P	ermi	т В	LANR	< CE	u =	PRC	энв	TED	Use				
	gory (Principal Uses) and/or Use Type						eside Disti								Com Dis	MER) TRIC				idus Distr					Spec istr					DEVE	ANN LOPT	MENT		Use-Specific Standard:
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Transporta- tion Uses	Helicopter landing facility																								Ρ		Ρ			Ρ				155.4212.F
tion Uses	Transportation passenger station/terminal														f	P	P P		Ρ	Ρ	Ρ	Ρ	Ρ		Ρ		Ρ			Ρ	Ρ	Ρ	Ρ	155.4212.G
Utility Uses	Solar energy collection system (as a principal use)														5	5	5		Ρ	Р			s		Р	Ρ	Ρ			Ρ	Ρ	Р		155.4213.A
	Utility use, major													Τ	Τ	Ι		Γ	Р	Р			s		Ρ	Р	Р			Ρ	Ρ	Р		155.4213.B
	Utility use, minor	Р	Р	Р	Р	Р	Р	Р	Ρ	Ρ	Р	Ρ	Ρ	Р	PF	•	P P	Р	Р	Р	Р	Р	Р	Р	Ρ	Р	Р	Р	Ρ	Ρ	Ρ	Р	Р	155.4213.C
											c	юм	MERCI	AL U	JSES																			
Animal Care	Animal grooming		Γ								Π			Р	PF	, I	P	Γ					Р				Π		Ρ	Ρ	Ρ	Р	Р	155.4214.A
Uses	Animal shelter or kennel														Τ	F	Р		Ρ	Р					Ρ					Ρ				155.4214.B
	Pet hotel													Τ	F	•	Р																	155.4214.C
	Pet shop													T	ſ	•	Р													Ρ		Р		155.4214.E
	Veterinary hospital or clinic													1	1	, <sub>1</sub>	p				Р		Р		Р				Р	Р	Р	Р	Р	155.4214.D



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		_	_	_	_			_			C	омм	ERCIA	L USE	s	_	_	_				_		_	_		_	_	_	_	_		
Boat and Marine Sales	Boat dry storage facility																Ρ				Р	Ρ							Ρ	Ρ	Ρ		155.4215.B
and Service Uses	Boat or marine parts sales without installation														Ρ	Ρ	Ρ					Р	P						Ρ	Р	Ρ	Ρ	155.4215.C
	Boat or marine parts sales with installation														Ρ	Ρ	Ρ					Р	P						Ρ	Р	Ρ	Ρ	155.4215.D
	Boat or marine repair and servicing															Р	Ρ		Ρ		Ι	Ρ							Ρ		Ρ		155.4215.E
	Boat sales or rental											Τ		1	Ρ	Р	Ρ		Ρ		T	Р							Ρ	Р	Р		155.4215.F
	Boat towing service															Ρ	Р	Ρ				Р		Р					Ρ	Р	Ρ	Ρ	155.4215.G
	Docking facility, barge																Ρ					Р											155.4215.H
	Docking facility, commercial fishing boat																Ρ				T	Р										Ρ	155.4215.1
	Docking facility, recreational boat														Ρ	Ρ	Ρ	Ρ				Р		Р				Ρ	Ρ	Ρ	Ρ	Ρ	155.4215.J
	Marina														Ρ	Р	Ρ					Р							Ρ	Ρ	Ρ	Ρ	155.4215.K
	Yacht club											Τ			Р	Р	Р	Р			Τ	Р	Р					Р	Р	Р	Р	Ρ	155.4215.L

	T = Temporary U: √ = Temporary Use All				Prin ITH A	CIPA A MA	l Us Jor	e S Temi	= U PORA	SE A	llov Jse F	ERMI	AS A IT t	SPEC t = T	CIAL EMP	Exc	EPTIC RY U	DN SE A	A =	PER	MITT WITH	DA	11NO		1POR					Use				
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Business Support	Business service center													Ρ	Ρ	Ρ	Ρ			Ρ	Ρ	Ρ		Ρ					Ρ	Ρ	Ρ	Ρ	Ρ	155.4216.A
Service Uses	Conference or training center															Ρ	Ρ			Ρ	Ρ	Ρ		Ρ		,	Ρ			Ρ	Ρ	Ρ	Ρ	155.4216.B
	Day labor service															Ρ	Ρ			Ρ	Ρ	Ρ		Ρ						Ρ	Ρ	Ρ	Ρ	155.4216.C
	Employment agency														Ρ	Ρ	Р			Ρ	Ρ	Р		Ρ		, 	Р			Ρ	Ρ	Ρ	Ρ	155.4216.D
	Parcel services	Γ												Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Р	Р	Ρ	1	,				Ρ	Ρ	Ρ	Ρ	155.4216.E
	Telephone call center															Р	Р			Р	Р	Р				Τ				Р			Р	155.4216.F
	Travel agency													Ρ	Ρ	Ρ	Р	Ρ				Ρ		Р		, _	Р		Р	Ρ	Р	Ρ	Ρ	155.4216.G
Commercial	Amusement arcade	Τ										1					Р		Ρ					Р	Р	Τ	1	Γ		Ρ	Ρ	Р	Ρ	155.4217.A
or Member- ship	Arena, stadium, or amphitheater	Τ														s	Р		s					s	s I	·	1	Γ		Ρ	Ρ	Р		155.4217.B
Recreation/ Entertain-	Auditorium or theater	Τ										1		Ρ	Ρ	Ρ	Ρ							Р		·	1	Γ		Ρ	Ρ	Ρ	Ρ	155.4217.C
ment Uses	Bowling alley or skating rink														Р	Р	Р		Р					Р	P	,				Ρ	Р	Р	Ρ	155.4217.D
	Gaming establishment																		s											Ρ	Р	Ρ		155.4217.E
	Golf course	s	s	s	s	s	s	s	s	s	s	s							Р						Р	, <sub>Р</sub>			Р	Р				155.4217.F



		-											<u> </u>		-	_	_						<b>—</b>		_				<b>T</b>	_	_	_	_	
	sory (Principal Uses) and/or Use Type						lesid Dist									omme Distre					DUST ISTRI	RIAL				PECIA				DEV	.ANN ELOPI ISTRIC	MEN		Use-Specifie Standard:
		RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	8-1	B-2	B-3	B.4	ī	చ	Ξ	XI-I	OIP	M-2	2 8	<u> ا</u>	5 2	2 +	BP	RPUD	PCD	PD-TO	LAC	PD-I	
												Pri	NCIPA	AL U	SES																			
				_			_					Сом	MERC		Uses																			
Eating and Drinking	Bar or lounge													s	Ρ	Ρ	Ρ			Ρ	Ρ	Ρ		Р					Ρ	Ρ	Р	Ρ	Ρ	155.4218.A
Establish-	Brewpub													s	Ρ	Ρ	Р					Ρ		Р					Р	Ρ	Ρ	Р	Р	155.4218.B
ments	Hall for Hire												Π	Ρ	Ρ	Ρ	Ρ		Р	Ρ	Ρ	Р		Р	P	Р	P	P	P	Р	Р	Р	Ρ	155.4218.C
	Nightclub														Ρ	Ρ	Ρ							Р		Τ		Γ	Р	Р	Р	Р	Р	155.4218.D
	Restaurant													Ρ	Ρ	Ρ	Ρ	s	s	Ρ	Ρ	Ρ	s	Р					Ρ	Ρ	Ρ	Ρ	Ρ	155.4218.E
	Speciality eating or drinking establishment													Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Р		Р	2	Р	F	•	Ρ	Ρ	Ρ	Ρ	Ρ	155.4218.F
Motor ehicle Sales	Automotive painting or body shop																Р			Ρ	Ρ									Ρ				155.4219.B
and Service Uses	Automotive parts sales without installation															Ρ	Ρ			Ρ				Ρ	I	Γ				Ρ	Ρ	Ρ	Ρ	155.4219.C
	Automotive parts sales with installation															s	Ρ			Ρ	Ρ									Ρ				155.4219.D
	Automotive repair and maintenance facility															s	Ρ			Ρ	Ρ									Ρ				155.4219.E
	Automotive wrecker service				Γ		Γ				Г <sup>–</sup>		ΙT		I		Р		Т	Р	Р	Т	Т	Т	Т	Т	T	Г		Р	<b>_</b>	1		155.4219.F

	P T = Temporary Use √ = Temporary Use Allo			D W	Prin ITH J	ICIPA 4 MA	L U:	SE : Tem	5 = L POR	Jse A Ary	allo Use	WED		SPE t = T	CIAL TEMP	Exc	EPTI RY U	DN SE A	A =	PER	MITT	ed A	1inc	or Ti	EMPC						Use				
	gory (Principal Uses) and/or Use Type						esidi Dist										ER CI. RIC T S				ad US Distr					Spec Distr	EIAL RIGTS				Devi	ANN ELOP STRI	MEN		Use-Specific Standards
		RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	8-1	B-2	B-3	B-4	M-I	CR	Ξ	XI-I	OIP	M-2	TO	PR	CF	PU	F	BP	RPUD	PCD	PD-TO	LAC	PD-I	
														_							_									_					
Motor	Battery exchange station	Π						Γ	Γ	Γ			Γ			s	Р			Р	Р										Р				155.4219.G
Vehicle Sales and Service	Car wash or auto detailing	Π							F				$\square$			s	s			Р	Р										Р				155.4219.H
Uses	Gasoline filling station														Ρ	Ρ	Р			Р	Ρ	Ρ									Ρ			Ρ	155.4219.1
	New Automobile and Light Truck sales															Ρ	Ρ			Ρ	Ρ										Ρ				155.4219.j
	Used Automobile and Light Truck sales with indoor display only																Ρ			Ρ	Ρ										Ρ				155.4219.K
	Used Automobile and Light Truck sales with outdoor display																s			s	Ρ										s				155.4219.L
	Automobile and Light Truck rental															Ρ	Ρ			Ρ	Ρ										Ρ				155.4219.M
	Muffler/transmission sales and installation															s	Ρ			Ρ	Ρ										Ρ				155.4219.N
	Parking deck or garage (as principal use)															Ρ	Ρ			Ρ	Ρ	Ρ		Ρ		Ρ				Р	Ρ	Ρ	Ρ		155.4219.0
	Used Luxury Automobile Sales with Indoor/Outdoor Display															Ρ	Ρ			Ρ											Ρ				



	F T = Temporary U: √ = Temporary Use All	ie Al		ED W	Prin /ith		AL US	ie S Tem	S = U	SE A ARY U	llo Jse	wed Perm		Speci = Te	IAL E	XCE	EPTIC RY U	DN SE AI	A =	PERI	MITT WIT	ed A h a 1	าเกต	or Ti	MPO				ED L	ISE			
	gory (Principal Uses) and/or Use Type						eside Disti									MME ISTRI						triai ICTS				ipeci. Istri					NED PMER		Use-Specific Standards
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	-	B-2	B-3	B.4	ī	ő	н	XH	OIP	M-2	5	PR	<del>ت</del> ة	5 +	- 2				PD-I	
												Prin	ICIPA	l Usi	ES																		
		_		_			_	_	_		0	Сом	MERC	IAL U	lses			_	_							_	_		 _		_		
Retail Sales and Service	Bank or financial institution									s	s	s		Ρ	Ρ	Ρ	Ρ							Ρ				Р	ΡI	,	, I	Р	155.4221.C
Uses - Personal	Check cashing or payday loan store													s	s	Ρ	Ρ													>	ſ		155.4221.M
Services	Crematory																Р			Ρ								Т		, ,		Γ	155.4221.D
	Dry cleaning or laundry drop-off establishment													Ρ	Р	Ρ	Ρ	Р						Ρ					PI	,	, i	Р	155.4221.E
	Fortune-telling establishment															Ρ	Ρ				Ρ			Р		Τ			1	,			155.4221.F
	Funeral home or mortuary															Р	Р							Ρ		Т	Τ	Τ	1	,	, t	Р	155.4221.G
	Laundromat														Ρ	Р	Р	Р						Ρ		Τ	Τ	T	ΡI	,	, I	Р	155.4221.H
	Lawn care, pool, or pest control service																Ρ			Ρ	Ρ			s					1	,	, l	Р	155.4221.1
	Personal and household goods repair establishment													Ρ	Ρ	Ρ	Ρ							Ρ					PI	,	, I	Р	155.4221.j
	Personal services establishment													Ρ	Ρ	Ρ	Ρ							Ρ				Р	ΡI	,	, i	Р	155.4221.K
	Tattoo or body piercing establishment															Р	Ρ							Ρ					1	2	, t	Р	155.4221.L

	T = Temporary Us √ = Temporary Use All	e Al			PRIN	icipa a Ma	AL US	ie Te⊮	S = L	Jse A ary	allo" Use I	wed Per M		SPEC = T	CIAL EMP	Exc DRAI	EPTI RY U	on Jse A	A =	PER WED	MITT WITI	ED A	11NO	r Te						:D L	Jse				
	gory (Principal Uses) and/or Use Type						esidi Dist									оммі Distr						TRIA JICTS				PECI ISTRI					Pla Evel Dist	OPM	ENT		Use-Specific Standards
		RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	Ξž	CR	ĿТ	1-IX	OIP	M-2	TO	ΡK	5	₽	+ 8			5	PD-TO	LAC	PD-I	
												Pri	NCIP	u U	SES																				
												Сом	IMERC	IAL	Uses																				
Retail Sales	Antique store													Ρ	Ρ	Ρ	Ρ							Ρ							Ρ	Ρ	Ρ	Ρ	155.4222.A
and Service Uses - Retail	Art gallery													Ρ	Ρ	Ρ	Ρ							Ρ						Р	Ρ	Ρ	Ρ	Ρ	155.4222.B
Sales	Auction house															Ρ	Ρ							Ρ							Р	Ρ	Ρ	Ρ	155.4222.C
	Book or media shop													Ρ	Ρ	Ρ	Ρ							Ρ						Р	Ρ	Ρ	Ρ	Ρ	155.4222.D
	Consignment boutique															Ρ	Ρ							Ρ							Ρ	Ρ	Ρ	Ρ	155.4222.E
	Grocery or convenience store													Ρ	Ρ	Ρ	Ρ	Ρ						Ρ						Р	Ρ	Ρ	Ρ	Ρ	155.4222.F
	Drug store or pharmacy													Ρ	Ρ	Ρ	Ρ							Ρ						Р	Ρ	Ρ	Ρ	Ρ	155.4222.G
	Farmers' market																							s		Ρ					Ρ	Ρ	Ρ	Ρ	155.4222.H
	Flea market																s							s		Р					Ρ	Р	Ρ	Ρ	155.4222.1
	Home and building supply center													Ρ	Ρ	Ρ	Р														Ρ				I 55.4222.J
	Local liquor or package store													s	s	s	s							Ρ	T	T	T	T		Τ	Ρ	Р	Р	Ρ	155.4222.K
	Regional liquor or package store													s	s	Ρ	Ρ							Ρ	T	T	T		T	T	Ρ	Ρ	Р	Ρ	155.4222.L
	Beer or wine store													s	s	Ρ	Р							Ρ							Р	Ρ	Ρ	Ρ	155.4222.M



	F T = Temporary U: √ = Temporary Use All				Prid Vith		AL U AJOF	SE R TEI	S = MPC	Use	Au Y U	owi se Pe	ED A RMII		реси = Те	AL E MPC		PTIC Y U	DN SE A	A =	PER	мпт wп	ED A	Mind	DR T	емрс						) Usi				
	gory (Principal Uses) and/or Use Type						esid Dist										MME ISTR						TRIA NCT				Spec HSTR						ANN LOPI			Use-Specific Standards
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM.12	DM 10	111120	KM-30	CH-112	21-117	- -	9-7	B-3	B-4	I-μ	СR	ĿТ	XH	OIP	M-2	TO	PR	ų	2	т	BP	RPUD	PCD	PD-TO	LAC	PD-I	
												P	RING	CIPAL	Use	s																				
			_	_	_	_	_	_	_	_		Co	омм	ERCIA	AL US	SES	_		_			_	_	_		_	_	_		_	_		_		_	
Retail Sales and Service	Bank or financial institution									1	5	s	s		PI	Р	Р	Ρ		_					Ρ				Ρ		Ρ	Ρ	Ρ	Ρ	Р	155.4221.C
Uses - Personal	Check cashing or payday loan store													3	s :	s	Ρ	Ρ														Ρ		Ρ		155.4221.M
Services	Crematory								Γ				Τ					Ρ			Ρ											Ρ				155.4221.D
	Dry cleaning or laundry drop-off establishment													1	PI	Р	Ρ	Ρ	Ρ						Ρ						Ρ	Ρ	Ρ	Ρ	Ρ	155.4221.E
	Fortune-telling establishment																Ρ	Ρ				Ρ			Ρ							Ρ	Ρ	Ρ		155.4221.F
	Funeral home or mortuary																Ρ	Ρ							Ρ							Ρ	Ρ	Ρ	Ρ	155.4221.G
	Laundromat														1	Р	Ρ	Ρ	Р						Ρ		Τ				Ρ	Ρ	Ρ	Ρ	Ρ	155.4221.H
	Lawn care, pool, or pest control service																	Ρ			Ρ	Ρ			s							Ρ	Ρ	Ρ	Р	155.4221.1
	Personal and household goods repair establishment													1	PI	Р	Ρ	Ρ							Ρ						Ρ	Ρ	Ρ	Ρ	Ρ	155.4221.j
	Personal services establishment	Γ													PI	Р	Ρ	Ρ							Ρ	Τ	Ι		Ρ		Ρ	Ρ	Ρ	Р	Ρ	155.4221.K
	Tattoo or body piercing establishment										Ī		Τ			Ī	Ρ	Ρ							Ρ							Ρ	Ρ	Ρ	Ρ	155.4221.L

	F T = Temporary Us √ = Temporary Use All			ED W	Prin TTH 7	ICIPA 4 MA	al Us Nor	е S Тем	S = L POR	JSE A	allo Use	wed Perm	AS /		cial Temp	Exe PORA	:epti .ry U	on Jse A	A =	PER WED	MITT	ED A	11110	R TE	MPO	RARI										
	gory (Principal Uses) and/or Use Type						eside Disti										IERCI RICT				ad us Diste					Speci Istri					Deve	ANN ELOPI STRIC	MEN			Jse-Specific Standards
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	8-1	B-2	B-3	B-4	Ŀμ	S	н	HX	OIP	M-2	то	PR	შ	P	F	BP	RPUD	PCD	PD-TO	LAC	PD-I		
												PRI	NCI	PAL U	Ises																					
												Сом	IMER	CIAL	Use	s																				
Retail Sales	Antique store													Р	Ρ	Р	Р							Ρ							Ρ	Ρ	Р	Р	19	55.4222.A
and Service Uses - Retail	Art gallery			Γ									Γ	Р	Р	Ρ	Р							Ρ				Τ		Ρ	Ρ	Р	Р	Р	15	55.4222.B
Sales	Auction house	Γ		Γ									Γ			Р	Р							Ρ		Τ		Τ			Ρ	Р	Р	Р	15	55.4222.C
	Book or media shop	Γ		Γ					Γ				Г	Р	Ρ	Р	Р		Γ					Ρ		Τ		Τ		Ρ	Ρ	Р	Р	Р	15	55.4222.D
	Consignment boutique															Ρ	Р							Ρ							Ρ	Ρ	Р	Р	15	55.4222.E
	Grocery or convenience store													Ρ	Ρ	Ρ	Р	Ρ						Ρ						Ρ	Ρ	Ρ	Ρ	Ρ	15	55.4222.F
	Drug store or pharmacy													Ρ	Ρ	Ρ	Ρ							Ρ						Ρ	Ρ	Ρ	Ρ	Ρ	15	55.4222.G
	Farmers' market																							s		Ρ					Ρ	Ρ	Ρ	Ρ	15	55.4222.H
	Flea market																s							s		Ρ					Ρ	Ρ	Р	Ρ	15	55.4222.1
	Home and building supply center													Ρ	Ρ	Ρ	Ρ														Ρ				15	55.4222.J
	Local liquor or package store													s	s	s	s							Ρ							Ρ	Ρ	Ρ	Ρ	15	55.4222.K
	Regional liquor or package store													s	s	Ρ	Ρ							Ρ							Ρ	Ρ	Ρ	Ρ	15	55.4222.L
	Beer or wine store													s	s	Ρ	Р							Ρ		Ι	Ι	Ι			Ρ	Ρ	Р	Р	19	55.4222.M



	, T = Temporary Us √ = Temporary Use All											ERM																			Use				
	gory (Principal Uses) and/or Use Type						esidi Dist										ER CI RICT:				idus Distr					Spec Distr						ANN LOPI	MEN		Use-Specific Standards
		RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-I	CR	ы	HX	OIP	M-2	TO	PR	'n	٦	F :	81	RPUD	PCD	PD-TO	LAC	PD-I	
												PRIP	ICIPA	AL U	SES																				
											(	Сом	MERC	IAL	Uses																				
Retail Sales	Pawn shop																Ρ							Ρ							Ρ	Ρ	Ρ	Ρ	155.4222.N
and Service Uses - Retail	Thrift shop															s	Ρ							Ρ							Ρ	Ρ	Р	Ρ	155.4222.0
Sales	Retail sales establishment, large															Ρ	Р														Ρ			Г	155.4222.P
	Indoor mail or marketplace															Ρ	Ρ														Ρ		Р	Р	155.4222.Q
	Other retail sales establishment													Ρ	Ρ	Р	Р							Ρ							Р	Ρ	Р	Р	155.4222.R
Self-Service Storage Uses	Self-storage or mini-warehouse facility																s			s	Ρ	s									Ρ				155.4223.A
Sexually Oriented Businesses	Sexually oriented businesses																				Ρ														155.4224.A
Visitor	Condo hotel									s	s	s			Ρ	Ρ	Р							Ρ							Ρ	Р	Р	Р	155.4225.A
Accommo- dation Uses	Bed and breakfast inn	s	s	s	s	s		s	s	s	s	s		Ρ	Ρ	Р	Р	s						Ρ						Ρ	Ρ	Р	Р	Р	155.4225.B
	Hotel or motel									s	s	s			s	Р	Р	s	Р					Р							Р	Р	Р	Р	155.4225.C

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	gory (Principal Uses) and/or Use Type						esid Dist									омм Disti						ITRIA RICT:				Spec Distr	JAL UCTS				Deve	ANN LOPI	MEN		Use-Specific Standards
		RS-I	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	7	Η	చ	Ξ	XII	OIP	M-2	то	PR	G,	P	т	BP	RPUD	PCD	PD-TO	LAC	-Q4	
												PR	NCIP	PAL U	Jses																				
												IND	USTR	UAL	Uses																				
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard																			Р	Ρ										Ρ			Р	155.4226.A
	Educational, scientific, or industrial research and development																s			Р	Ρ	Ρ									Ρ	Ρ	Р	Р	155.4226.B
	Electric motor repair						Γ	T												Р	Ρ							Ρ			Ρ			Ρ	155.4226.C
	Fuel oil or bottled gas distribution																s	s		Р	Ρ	Ρ	s					s			Ρ				155.4226.D
	Fuel oil storage																			Р	Ρ							s			Ρ				155.4226.E
	General industrial services																			Ρ	Ρ							Ρ			Ρ				155.4226.F
	Heavy equipment establishments																			Ρ	Ρ										Ρ				155.4226.G
	Laundry, dry cleaning, carpet cleaning, or dyeing facility																Ρ			Ρ	Ρ										Ρ				155.4226.H



	P T = Temporary Use √ = Temporary Use Allo				PRIN (TH )			ie Te∺	S = L	Jse A Ary	ullo Use I	wed Perm	AS A		IAL EMPO	Exci	EPTIC NY US	on se Ai	A =	PER	WIT	ED /	MiN		EMP						Use				
	gory (Principal Uses) and/or Use Type						esidi Dist										RCM ICTS				ND US DISTI					Spec Distri	CIAL RICTS					OPM	- IENT		Use-Specific Standard:
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	8-2	B-3	B.4	Π-μ	CR	Н	HX	OIP	M-2	TO	PR	CF	PU	т	BP	RPUD	PCD	PD-TO	LAC	PD-I	
												PRIN	NCIP	AL US	SES .																				
												INDU	JSTRI	AL U	ISES																				
Industrial	Machine shop																		Ρ	Ρ	Ρ										Ρ			Ρ	155.4226.1
Services Uses	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting																			Ρ	Ρ										Ρ				155.4226.j
	Audio and visual recording and production studio																Ρ			Ρ	Ρ	Р				s					Ρ				155.4226.K
	Printing or other similar reproduction facility																Ρ			Ρ	Ρ	Ρ									Ρ				155.4226.L
	Repair of scientific or professional instruments															Ρ	Ρ			Ρ	Ρ	Ρ									Ρ			Ρ	155.4226.M
	Tool repair shop																Ρ			Ρ	Ρ	Ρ									Ρ			Ρ	155.4226.N
Manufactur- ing and	Boat manufacturing																			Ρ	Ρ	Ρ	Ρ								Ρ				155.4227.A
Production Uses	Cabinet or furniture manufacturing and woodworking																Ρ			Ρ	Ρ	Ρ									Ρ				155.4227.B

	T = Temporary Us √ = Temporary Use All				Prin Vith	icip. A M	AL U AJOR	ISE L TER	S = I	JSE /	Allc Use	OWE PER	d as Mit	A SP	есіа Тем	l Ex por	CEPT ARY I		A	= Per WEC		TED /	Min	or T							us Us	E			
	gory (Principal Uses) and/or Use Type						esid Dist									Comi Dis						STRIA RICT				Spei Disti					Dev	.ANN ELOP	MEN		Use-Specific Standards
		RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	<u>.</u>	B-2	3	8-4	Ψ	ర	Ξ	XII	OIP	M-2	TO	PR	5	2	⊢	BP	RPUD	PCD	PD-TO	LAC	I-Q4	
												PF	unc	IPAL	Uses																				
												IN	DUST	RIAL	Use	s																			
Manufactur-	Cement concrete batching plant																				Ρ										Ρ				155.4227.C
ing and Production Uses	Cement concrete or brick products manufacturing																				Ρ										Ρ				155.4227.D
	Food and/or beverage products manufacturing (without slaughtering)																s			Ρ	Ρ	Ρ									Ρ				155.4227.E
	Manufacturing, assembly, or fabrication, heavy																				Ρ										Ρ				155.4227.F
	Manufacturing, assembly, or fabrication, light																Р			Ρ	Ρ	Ρ									Ρ			Ρ	155.4227.G
Warehouse and Freight	Outdoor storage (as a principal use)																			s	Ρ										Ρ				155.4228.A
Movement Uses	Truck or freight terminal			Γ				Γ			Γ		Τ				Γ		Γ	Р	Ρ										Ρ				155.4228.B



	P T = Temporary Usi √ = Temporary Use Allo				PRING	CIPAI Maj	l Us Jor	e S Tem	i = L PORJ	ISE Å ARY	ullo Use	WEC Perd		SPE t = T	CIAL Temp	Exc	EPTI RY U	on Ise A	A =	Per Wec	MITT WIT	ED / H A	Мім		EMP						Use				
	gory (Principal Uses) and/or Use Type						iside Distr									омм Disti					NDUS Disti					Spec Distr				1	Deve	ANN ELOPI STRIC	MENT		Use-Specific Standards
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	8-1	B-2	B-3	B.4	μ	ర	Ξ	HX:	OIP	M-2	TO	PR	Ç,	R	F	BP	RPUD	PCD	PD-TO	LAC	PD-I	
												PRI	NCIP	AL U	ISES																				
												IND	USTR	IAL (	JSES																				
Warehouse and Freight	Warehouse, distribution or storage																Ρ			Ρ	Ρ	Ρ									Ρ			Ρ	155.4228.C
Movement Uses	Junkyard or salvage facility										Γ		Γ							s	s										Ρ	Γ			155.4228.D
Waste- Related Uses	Construction and demolition debris disposal facility																			s	s					s	s				Ρ				155.4229.D & E
	Land clearing debris disposal facility																			s	s					s	s				Ρ				155.4229.D & E
	Materials recovery facility																			s	s					s	s				Р				155.4229.D & E
	Solid waste transfer station																			s	s					s	s				Ρ				155.4229.D & E
	Tire disposal or recycling facility																			s	s					s	s				Ρ				155.4229.D & E

	T = Temporary U √ = Temporary Use Al				PRIN ITH J	ICIPA 4 MA	L U:	а S Тем	i = L POR	JSE Å ARY	Use I	wed Perim	AS A	SPEC t = T	CIAL EMP	Exc ora	eptie ry U	ON ISE A	A =	PER	MITTI WITI	ed A Fa N	1inc		MPO						Use				
	gory (Principal Uses) and/or Use Type							INTI RICT								омм Огатга					idus Distr					Spec Distr				(		ANN ELOP STRI		T	Use-Specific Standards
		RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3		M-I	CR	H.	ΗX	٩O	M-2	TO	PR	ΰ	P	т	BP	RPUD	PCD	PD-TO	LAC	PD-I	
												Pri	NCIP	al U	SES																				
										_		IND	USTR	IAL U	JSES																				
Waste- Related Uses	Waste composting facility																			s	s					s	s				Ρ				155.4229.D & E
	Waste-to-energy plant																			s	s					s	s				Ρ				155.4229.D & E
Wholesale	Plant nursery, wholesale																Р			Ρ	Ρ	Р				Р					Ρ			Р	155.4230.A
Uses	Showroom, wholesale																Р			Р	Ρ	Р				Р					Ρ	Ρ	Р	Р	155.4230.B
	Other wholesale use																Ρ			Ρ	Ρ	Ρ				Ρ					Ρ	Ρ	Ρ	Ρ	155.4230.C
										Acc	ESSC	IRY L	JSES .	AND	Str	υсπ	URES																		
Accessory dwe	lling unit	A	A	A	А	А	А	А	A	A	А	А												А						A		А	A	A	155.4303.A
Amateur ham r	adio antenna	A	A	A	А	А	A	А	A	A	А	А	Α	А	А	А	А	А	А	А	А	Α	Α	А	Α	Α	А	А	А	A	А	А	A	A	155.4303.B
Automated tell	er machine (ATM)								A	A	A	А		A	A	Α	А	A	А	А	А	Α		А		Α		А		A	А	А	A	A	155.4303.C
Bike rack		A	A	А	А	А	А	A	A	A	А	A	A	А	A	А	А	А	А	А	А	А	А	А	А	А	А	A	А	А	А	А	A	A	155.4303.D
Canopy, vehicu	lar use													А	A	Α	Α	А	Α	А	А	Α	А	А		Α				А	А	А	A	A	155.4303.E
Clothesline (as	accessory residential uses)	A	A	A	A	А	A	A	A	A	А	A	A	A	A	Α	Α							А		Α				А		A	A	A	155.4303.F
Clubhouse		A	А	A	A	А	А	А	А	A	А	А	Α	А	А	А	А	А						А						А	А	А	A		155.4303.G



T = Temporary Us √ = Temporary Use All		owe	D W	PRIN	ICIPA A MA		se Ter	S = I 1POF		ALLC USE	PER	d as Mit	A SPI t=	ECIA Tem	PORA	EPTI RY U	on Jse A	A =	PER WED	MITT WITT	ed A H a T	1inc	or Te	MPO						Use				
Use Category (Principal Uses) and/or Use Type						esid Dist									Comm Dist						TRIA				Spec HSTR	IAL ICTS					ANN LOPI	1ENT		Use-Specific Standards
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	8-1	B-2	B-3	B-4	M-I	CR	н	HX	OIP	M-2	TO	PR	ų	P	F	BP	RPUD	PCD	PD-TO	LAC	PD-I	
									Ac	CESS	ORY	USE:	5 ANI	о Sт	RUCT	URES																		
Dock	A	A	A	А	A	A	A		4	A		A	A	A	A	A	A	А	А	A	A	Α	А	А	Α	А	А		А	A	A	Α	А	155.4303.H
Drive-through service						Γ		Γ	Γ			Т		А	A	A			Α	A	A									Α			А	155.4303.1
Drop-in child care						Γ		Γ		Ι		Т	A	A	A	A					А		А							Α	А	А		155.4303.j
Electric vehicle (EV) level I or 2 charging station	A	A	A	А	A	A	A			A	. 4	4	A	A	A	A	Α	А	A	А	А	Α	А	Α	Α	Α	Α	А	А	Α	Α	Α	Α	155.4303.K
Electric vehicle (EV) level 3 charging station	Γ					Γ	A		4	A A		4	A	A	A	A	A	А	Α	А	А	Α	А	Α	Α	А	А	А	А	Α	А	Α	А	155.4303.L
Family child care home	A	A	A	А	A	A	A			A A													А						A		Α	Α	А	155.4303.M
Family child care home, large	A	Α	A	А	A	A	A			A A													А						А		Α	А	А	155.4303.N
Fence or wall	A	A	A	А	A	A	A	. A		A A		4	A	A	A	A	A	А	Α	А	А	Α	А	А	Α	А	А	А	А	А	А	А	А	155.4303.O
Garage or carport	A	A	A	А	A	A	A		4	A A		4	A	A	A	A	A	А	Α	А	А	Α	А	Α	Α	Α	Α		Α	Α	A	Α	А	155.4303.P
Greenhouse	A	A	A	А	A	A	A		1	A A	A	4	A	A	A	A	A	А	A	A	Α	Α	Α	Α	Α	Α	Α		A	A	Α	Α	А	155.4303.Q
Green roof	A	A	A	А	A	A	A	A		A A	A	4	A	A	A	A	A	А	A	A	А	Α	А	А	Α	Α	А		Α	A	Α	Α	А	155.4303.R
Home based business	A	A	A	А	A	A	A		1	A A	A	4		A	A		A						А						Α		Α	Α	А	155.4303.S
Limited fuel/bottled gas distribution						Γ		Γ	T			Τ	A	A	. A	A					А		А						А	A	Α	Α	A	155.4303.T
Outdoor display of merchandise						Γ		Γ	Τ			Τ	A	A	A	A							А							Α	Α	Α	А	155.4303.U

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Use Category (Principal Uses) and/or Use Type						esidi Dist										IERCI RICT				ad US Disti					Spec Disti	CIAL RICT:					ANN ELOP STRI	MEN	т	Use-Specific Standards
	RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	8-1	B-2	B-3	B-4	ī	СR	H	1+IX	OIP	M-2	то	PR	ų	R	F	BP	RPUD	PCD	PD-TO	LAC	PD-I	
									Acc	ESSC	ORY L	JSES	AND	STR	ист	URES																		
Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)													A	A	A	A	s	s	A		A		A						A	A	A	A	^	155.4303.V
Outdoor storage (as an accessory use)			Γ			Γ		Γ				Γ				s	A	Γ	Α	А										A			A	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	А	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	^	^	155.4303.Y
Rainwater cistern or barrel	A	A	A	А	A	A	A	A	A	A	А	A	А	А	А	A	A	A	A	А	А	A	А	А	А	A	A	A	A	A	А	A	A	155.4303.Z
Recycling drop-off stations															A	^	^		A	A	۸	A			۹	A	^	^		A	A	A	^	155.4303. AA
Retail clinic													A	A	A	^			A				A						A	^	A	^	^	155.4303. UU
Retail sales (as accessory uses)			Γ															Γ	A	A	Α			۸	A						A		^	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	^	155.4303. CC
Small wind energy system							^	^	A	A	A	A	A	A	A	^	^	^	A	A	A	A	A	۸	۹	A	A		A	A	A	A	^	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	^	155.4303. EE



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	RS-I	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	Μ-I	ű	ы	ΗX	OIP	M-2	то	PR	შ	PU	т	BP	RPUD	PCD	PD-TO	LAC	PD-I	
									Acci	esso	RYU	JSES .		STR	лот	JRES																		
Storage shed	A	۸	A	A	A	A	A	۸	A	A	A	A				A	Α	۸					A	^	^	A	A	A	A	A	A	A	۸	155.4303. FF
Swimming pool or spa or hot tub	A	A	A	A	^	A	A	۸	A	A	A	A	A	A	A	A	A	۸	^		^		A	^	^				A	A	^	^	^	155.4303. GG
Television or radio antenna	A	A	A	A	A	A	A	^	A	A	A	A	A	A	Α	A	Α	A	^	A	^	A	A	۸	۸	A	A	A	A	A	۸	^	^	155.4303. HH
Dormitory (As accessory to education use)															s	s							s		s				s	s	s	s	s	155.4303.11
Mechanical Equipment and similar features	А	A	A	А	Α	А	А	A	А	А	А	A	A	А	A	А	A	Α	A	A	A	А	A	А	А	A	A	Α	A	А	А	A	A	155.4303.jj
Uncovered porches, decks, patios, terraces, or walkways	A	A	A	А	A	A	A	A	A	A	Α	A	A	A	A	A	A	Α	A	A	^	A	A	A	Α	A	A	A	A	A	A	A	A	155.4303. KK
Ragpoles	A	۸	A	A	A	A	A	۸	A	A	۸	A	A	A	A	A	A	A	^	A	^	A	A	^	۸	A	A	A	A	۸	۸	۸	۸	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	۸	۸	۸	155.4303. MM
Gazebo	A	A	A	А	A	A	A	A	A	A	Α	A	A	A	A	A	A	Α				A	A	A	A	A	A	A	A	A	A	A	A	155.4303. NN
Screened Enclosures with Screened Roof	A	A	А	A	A	A	A	۸	A	A	A	A	A	A	A	A	Α	Α				A	A	A	A				A	A	A	A	۸	155.4303. OO
Eating and drinking establishments (as an accessory use)									s	s	s			s	A	A	s	۸	۸		^		A	A						A	A	A	۸	155.4303.PF
Bandshell or outdoor stage																		A					A	A	۸					A	A	A		155.4303. QQ
Limited mental health treatment facility																		Τ	А		A	Τ	Τ	Τ	Τ									155.4303.RF

√ = Temporary Use All	OWE	o wi	тно	ut T	EMP	DRAI	αr U	se Pe	RMI	1	= Імт	TERIM	1 Usi	: Au	.owi	ed v	итн	an I	INTE	um U	JSE P	'ERM	πi	BLAN	4K C	ELL 7	= Pro	OHIB	ITED	i Usi	E			
Use Category (Principal Uses) and/or Use Type						esid Dist									омм Distr						ITRIA RICT:				Spec Disti				1			NED MEN CTS		Use-Specifi Standard
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-I	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-I	cr	H	HX	OIP	M-2	то	PR	Ľ	Ы	F	BP	RPUD	PCD	PD-TO	IAC	PD-I	
									Тем	POR	ARY U	USES	AND	STR	лсти	JRES																		
Alcoholic beverage sales as an accessory use to a brewery, winery or distillery																A			A	A	Α									A				155.4303.5
Package sales as an accessory use to a bar or lounge													s	s	s	A			A	A	A		A						A	A	A	A	. ^	155.4303.T
Moving vendors on private property										•	-				-	Α			A	А	Α										-			155.4303.V
Farmer's market (as a temporary use)	Τ												т	т	т	т	т	т	т	т			т	т	т		т	т	т	т	т	т	т	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	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	155.4403.D
Interim commercial use	Τ												Т	Т	T.	Т	Т	I												T	Т	1	1	155.4403.E
Interim industrial use	Τ					Γ	Γ												1	ī	1							Γ			Γ	Γ	1	155,4403,F

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 6-25-20; Am. Ord. 2021-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)



#### APPENDIX B: CONSOLIDATED INTENSITY AND DIMENSIONAL STANDARDS

Note: Appendix B may be viewed in a printer-friendly, PDF document. Please click APPENDIX B.

Zoning District	Minimum Lot Area <sup>2</sup> (sq ft)	Minimum Lot Width <sup>2</sup> (ft)	Maximum Density (du/ac) 2,3	Minimum Floor Area per Dwelling Unit (sq ft) <sup>2</sup>	Maximum Lot Coverage (% of lot area) <sup>2</sup>	Minimum Pervious Area (% of lot area) <sup>2</sup>	Maximum Height <sup>4</sup> (ft)	Minimum Yard Setback (ft)				Minimum
								Front	Street Side	Interior Side	Rear	Spacing Between Principal Structures (ft)
				1	Residential Z	oning Distri	cts					
RS-1: Single- Family Residential 1	12,000	90 <sup>5</sup>	n/a	1-3 BR: 1,500 >3 BR: 1,500 + 100 per additional BR	30	30	35	35	18	10 <sup>6,7</sup>	20 <sup>6,7</sup>	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 <sup>6,7</sup>	n/a
RS-3: Single- Family Residential 3	6,000	60	n/a	750	40	30	35	25	15	7 6,7	15 <sup>6,7</sup>	n/a
RS-4: Single- Family Residential 4	5,000	50	n/a	675	40	30	35	25	15	6 <sup>7,8</sup>	15 <sup>7</sup>	n/a
RS-L: Single- Family Residential Leisureville	n/a <sup>9</sup>	n/a	n/a <sup>9</sup>	600	35	30	35	15 <sup>10</sup>	15 <sup>10</sup>	n/a <sup>7,11</sup>	n/a <sup>7,11</sup>	10 <sup>12</sup>
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 <sup>6,7</sup>	n/a
RM-7: Multifamily Residential 7	7,000	60	7		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	SF: 950 2F: 750 MF:	60	25	12	25	8 11	8 6,7,8,13,14	10 6,7,13,14	25
RM-20: Multifamily Residential 20			20	Efficiency: 500 1 BR: 650 + 100 per additional BR	60	25	35	25	10 <sup>11</sup>	10 6,7,8,13,14	10 6,7,13,14	25
RM-30: Multifamily Residential 30	SF: 7,200 2F: 8,000 MF: 8,800	SF: 60 2F: 70 MF: 75	30		60	25	105	25	10 <sup>11</sup>	10 6,7,8,13,14	10 6,7,13,14	25
RM-45: Multifamily Residential 45			45		60	25	105 <sup>15</sup>	25	10 <sup>11</sup>	10 6,7,8,13,14	10 6,7,13,14	25
MH-12: Mobile Home Park <sup>16</sup>	5 acres	300	12	n/a	n/a	n/a	35	25 <sup>17</sup>	10 <sup>11</sup>	10 <sup>6,7,17</sup>	15 <sup>6,7,17</sup>	10 <sup>18</sup>
	-			C	commercial Z	Coning Distr	icts					
B-1: Limited Business B-2:	7,000	70	20	n/a	35	20	50	0	0	0 <sup>19</sup>	30 <sup>19</sup> 30	n/a
Community Business B-3: General	10,000	100	30	n/a	45	20	105	0	0 <sup>20</sup> 0 <sup>20</sup>	0 14,19,20 0 14,19,20	14,19,20 30	n/a
Business B-4: Heavy Business	10,000	100 100	46 n/a	n/a n/a	60 60	20 20	105 105	0	0 <sup>20</sup>	0 <sup>14,19,20</sup>	14,19,20 30 14,19,20	n/a n/a
M-1: Marina Business	10,000	100	n/a	n/a	60	20	40	0	0	0 21	14,19,20	n/a
CR: Commercial Recreation	10,000	100	n/a	n/a	50	40	105	25	25	25	25	n/a
					Industrial Zo	oning Distric	ts					
I-1: General Industrial I-IX: Special	10,000	100	n/a	n/a	65	20	45	25	10	10 <sup>19</sup>	30 <sup>22</sup>	n/a
Industrial OIP: Office	10,000	100	n/a n/a	n/a n/a	65 65	20 20	45 45	25 25	10 10	10 <sup>19</sup> 10 <sup>19</sup>	30 <sup>22</sup> 30 <sup>22</sup>	n/a n/a
Industrial Park M-2: Marina Industrial	10,000	100	n/a	n/a	60	20	40	0	0	0.21	10	n/a



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 <sup>23</sup>	125 <sup>23</sup>	n/a	n/a	25	20	60	25	25	25	25	n/a	
PU: Public Utility	20,000 <sup>23</sup>	125 <sup>23</sup>	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 <sup>24</sup>	25 <sup>24</sup>	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; 1. See measurement rules and allowed exceptions/variations inArticle 9: Part 4 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. 3. In addition, development of dwellings shall not exceed the maximum gross						<ol> <li>14. 25 ft from the historic dune vegetation line.</li> <li>15. Not applicable within a Multifamily Residential 45 High-Rise (RM-45 HR) Overlay District.</li> </ol>							
<ol> <li>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).</li> <li>Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits established in Section 155.3707.</li> <li>Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits established in Section 155.3707.</li> <li>Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits established in Section 155.3707.</li> <li>Stor a corner lot.</li> <li>See code for accessory structure setbacks.</li> <li>Z6 ft from a waterway or canal.</li> <li>For zero lot line development, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.</li> <li>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).</li> <li>25 ft from a major arterial street or the garage door side of a dwelling (from any street).</li> <li>11. 16 ft from another zoning district.</li> <li>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.</li> <li>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.</li> </ol>						<ol> <li>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 therior side yard setback to 4 ft, and a minimum rear yard setback or 8 ft. No enclosed or roofed structure may encroach into a required interior side yard setback to within 2 ft of the space boundary.</li> <li>Applicable to mobile home spaces.</li> <li>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.</li> <li>15 ft from a waterway or canal.</li> <li>Increased 1 ft for each 4 ft (of major fraction thereof) the structure's height exceeds 50 ft.</li> <li>16 adjacent to a railroad siding, reduced to 8 ft from the centerline of the siding.</li> <li>Not applicable to parks or utility structures covering no more than 50 sq ft of ground area.</li> <li>100 ft along N.E. 10th Street right-of-way and N.E. 23rd Street.</li> </ol>							

(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.

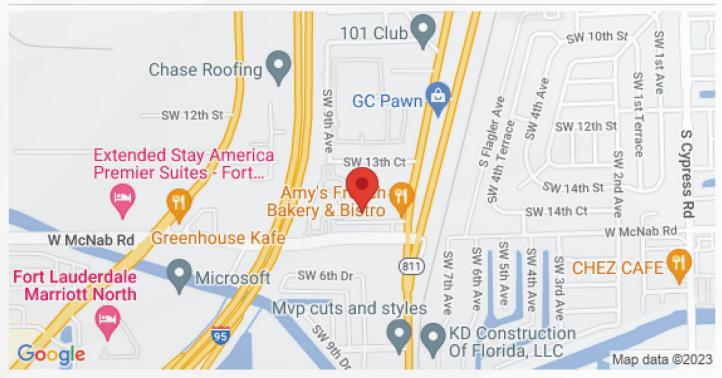
The existing Single Family Residence is leased on a month to month basis at \$2700 per month providing cash flow during the development planning and approval process.

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)

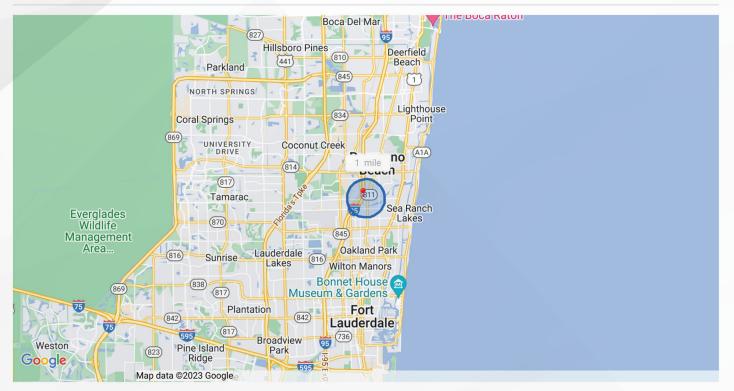


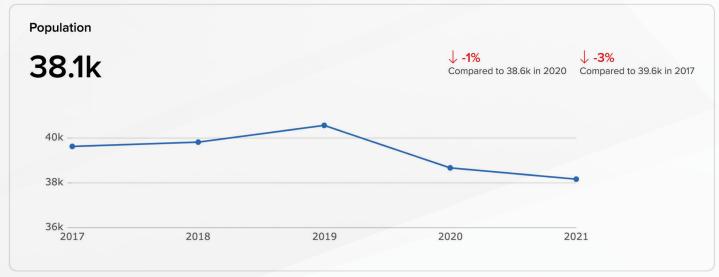


Property Photos (3 photos)

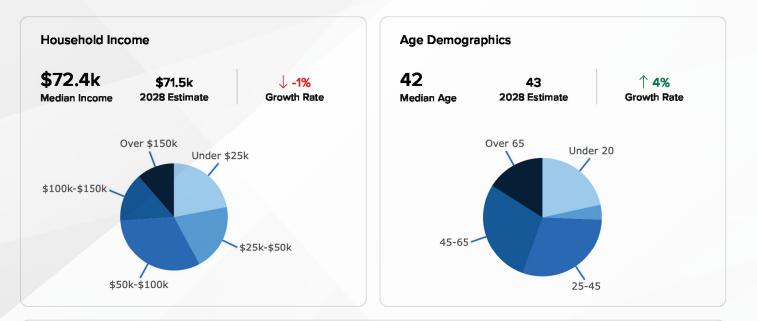


#### **Demographic Insights**





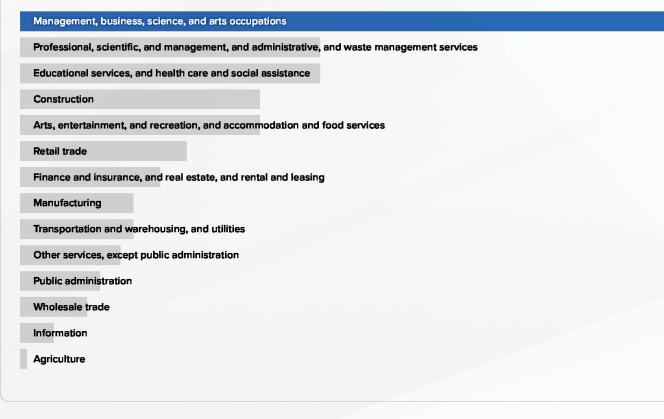




#### Number of Employees

## 31.9k

#### **Top Employment Categories**





Housing Occupancy Ratio

5:1 10:1 predicted by 2028

#### Occupied

Vacant

Renter to Homeowner Ratio

1:1 predicted by 2028 Renters Homeowner





#### FOR FURTHER INFORMATION PLEASE CONTACT:



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