

Minimum lot area and width. There shall be no minimum required width or area of plot except as otherwise provided.

- 704.2.7. *Setbacks.* Except as otherwise provided every plot shall have a front yard not less than 65 feet in depth. Every plot shall have a street side yard of not less than 20 feet in depth. There is no side yard setback for a plot which is not adjacent to a street or alley. Where a plot abuts a dedicated alley, a rear yard of not less than ten feet shall be provided. A clear access way of at least five feet in width shall be provided from each egress point from the building to said alley.
- 704.2.8. *Plot coverage.* The maximum combined plot area covered by all principal and accessory buildings shall not exceed 40 percent of the area of the plot for two to four story buildings or 45 percent of the area of the plot for one story building. The maximum for a single-family detached unit shall be 50 percent.
- 704.2.9. *Landscaped open space.* The minimum landscaped open space required shall be 35 percent. Water surface may be applied to the open space requirement only if it is surrounded on all sides by dry land area within the same plot.
- 704.3. *Community business (B2) district.* This district is intended primarily to provide for general commercial activity for a wide range of goods and services to the entire community and sub region. Such businesses generally require locations convenient for both vehicular and pedestrian traffic and would be expected to have orientation toward and direct access to arterial roadways.
- 704.3.1. *Uses permitted.* No building or structure, or part thereof, shall be erected, altered or used, or land used in whole or part for other than one or more of the following specific uses provided the requirements set forth elsewhere in this section are satisfied:
- Automobile new parts and equipment, sales only.
 - Bait and tackle shops.
 - Banks, including drive-in teller service.
 - Convenience stores over 1,200 square feet in floor area shall be subject to the following conditions:
 - (1) The minimum lot area shall be 20,000 square feet.
 - (2) The minimum frontage on a street shall be 150 feet.
 - (3) The minimum setback of any building from all street lot lines shall be 65 feet.
 - (4) Convenience stores within 200 feet of properties in residential, community facility or recreation open space zoning districts shall protect those properties from headlight glare, undesirable noise and views by the following:
 - a.

A decorative masonry wall, of uniform appearance six feet in height, above finished grade, except along street frontages abutting a right-of-way with a width of 80 feet or greater.

- b. A five-foot wide landscape area which shall be outside the wall and consist of a two-foot high continuous hedge at the time of planting and maintained at a height of at least four feet.
- c. Such masonry wall and landscaping shall be maintained in good condition at all times, This masonry wall and landscaping may be interrupted by normal entrances or exits, and shall have no signs hung or attached thereto other than those permitted pursuant to the LDRs.
- d. Except that convenience stores that are within 60 feet of residential property shall be subject to the perimeter buffering requirements set forth elsewhere in this chapter.

Department stores.

Dog and pet hospitals in air-conditioned buildings, subject to the following conditions and limitations:

All facilities shall be contained within completely enclosed structures without windows in any area where animals are contained or treated.

Adequate soundproofing in any area where animals are contained or treated.

No exterior cages.

No animals may be exercised outdoors before 7:00 a.m. or after 7:00 p.m.

Shall contain an approved air-handling system for disinfection and odor control.

Shall contain adequate waste control facilities, such as a flush system or equal.

Shall contain no crematory facilities.

Such facility shall contain a minimum of 2,500 square feet.

All boarding activities shall be ancillary to the primary use.

Dry cleaning establishments, using nonflammable solvents in self-contained dry cleaning units of the Prosperity type or Dedrick type or an equal, provided such establishments contain not more than 3,000 square feet of floor area.

Electrical appliance and fixture stores including related repair shops.

Furniture stores, retail of new merchandise only.

Grocery stores and pharmacies with each store limited to 20,000 square feet of total floor area.

Stores for sale of new merchandise, directly to the ultimate consumer only, with each use limited to 10,000 square feet of total floor area per establishment and limited to the following:

Arts and crafts.

Bakery.

Bicycles sales, rentals and repairs (no motorized goods or vehicles permitted).

Bookstore, new or used.

Camera shops.

Dairy.

Florist.

Gift/Card shop.

Hardware.

Jewelry.

Leather goods.

Luggage.

Meat market or poultry shop.

Music store.

Newsstand.

Notions.

Optical.

Paint and wall paper.

Picture framing shop.

Pottery shops.

Shoes.

Small electronics.

Sporting goods.

Sundries.

Tailor shops.

Lawn mowers, retail, sales and service.

Motorcycles sales and repairs.

Office uses such as the following, limited to 20,000 square feet per use: professional, business offices, medical outpatient or dental offices or clinics. Medical outpatient offices defined as pain management clinics shall be subject to the following limitations:

- (1) Medical directors and/or medical practitioners employed at pain management clinics operating within the city shall be board certified in pain medicine or anesthesia by a board approved by the American Board of Medical Specialties or any other board-approved specialty organization approved by the Board of Medicine/Board of Osteopathic Medicine and as set forth in F.A.C. 64B8-11001(8) and F.A.C. 64B15-14.001, as may be amended from time to time, recognized by the Florida Boards of Medicine and Osteopathic Medicine; or has successfully completed a post-graduate training program in pain medicine/management accredited by the Accreditation Council for Graduate Medical Education/American Osteopathic Association, College of Family Physicians of Canada, or Royal College of Physicians and Surgeons in Canada.
- (2) The primary practice of pain management clinics operating within the city shall be to provide pain management treatment. Pain management treatment under this section shall not include treatment for substance abuse.
- (3) On-site dispensing of controlled substances that are identified in Schedule II, III, or IV in F.S. §§ 893.03, 893.035 or 893.036, unless otherwise expressly permitted by statutory or general law, is prohibited.

Pet shops and dog beauty parlors in air-conditioned buildings.

Package liquor stores, limited to a maximum of one establishment per multi-tenant shopping center.

Printing shops subject to the following limitations:

The plate size shall be limited to 30 by 42 inches.

The equipment shall be limited to photocopy, diazo process or similar type print machines, facsimile and offset duplicator machines.

There shall be a maximum of 5,000 square feet of gross floor area per establishment.

Personal services with each use limited to 10,000 square feet of total floor area per use and limited to the following:

Barbershop.

Beauty shop.

Consumer electronic repair and small appliance repair.

Dry-cleaning (not included on premises).

Interior design.

Laundromat (7:00 a.m. to 11:00 p.m. only).

Manicurist.

Photographic film pickup.

Postal facilities.

Restaurants or café without drive-through facilities.

Shoes repair.

Tailoring and alterations.

Travel agency.

Video rental.

704.3.2. *Conditional use.* The following uses if first approved as a conditional use:

Aboveground storage tanks. Aboveground storage tanks (AST) only as an accessory use and only for the purpose of storing fuel for emergency generators. ASTs must conform to the following requirements:

- (1) Be of 550 gallons capacity or less.
- (2) Be installed and operated under valid permits required of any Broward County and/or state environmental protection agency.
- (3)

Be fully screened by a masonry or concrete wall with a self-closing and locking metal door or gate. Such wall shall be landscaped in accordance with the city's landscape code.

- (4) Be located in a manner consistent with the site development standards of the B2 zoning district.
- (5) Installation of any AST shall require a building permit from the city. Application for building permit shall be accompanied by a site plan indicating the location of the AST relative to property lines, the primary structure served by the AST, any other structures within 300 feet as well as a landscape plan prepared by a state licensed architect or landscape architect and other supporting documentation as deemed necessary by the city manager or designee.

Automobile car wash, subject to the following:

- (a) A site plan shall be required showing vehicle stacking, circulation, turning movements in and out of car wash, and buildings, structures, parking, driveways and landscaping on the property, as required, in accordance with the provisions of section 801 of the land development regulations. Enforcement shall be administered through the regular site plan review and/or permitting process.
- (b) Vehicle stacking and parking should be accommodated within a drive-through facility as provided in accordance with the provisions of subsection 712.37.11. Accessory use standards and/or subsection 801.7.—Drive through service window, as applicable.
- (c) Car wash bays must be fully enclosed by a permanent concrete or masonry wall. Car wash opening in the building may only be provided at the entrance and exit. The sides of the car wash may not contain opening of any kind. The enclosed bay must have a roof and car wash openings at entrance and exit must have roll-up doors as regulated pursuant to the Florida Building Code.
- (d) Drying and detailing activities may be provided outside an enclosed building only within designated areas and wherein is not part of the permanent parking for the site.
- (e) All parking shall be in accordance with the required parking for the established use as specified in section 801 of the land development regulations.

Automobile, truck and trailer rentals, subject to the following:

Submittal of a site plan describing with particularity the specific storage area for rental vehicles. All parking for the storage of rental vehicles shall be in excess of required parking for the establishment.

Stored rental vehicles may not have more than two axles. Only vehicles that may be driven with a non-commercial driver's license issued by the Florida Department of Motor Vehicles may be stored on site. Rental and storage of construction and heavy equipment

shall not be permitted.

Display and storage of not more than 15 trucks or utility trailers for rental purposes providing these uses are located in the rear of the principal building, and the trucks are screened from pedestrian and vehicular traffic.

Outdoor cooking and barbecuing pursuant to the limitations set forth in section 704.3.4.

Gun sales.

Self-storage facility, subject to the following:

- (1) Self-service storage facilities shall be limited to self-storage only.
- (2) Self-service storage facilities shall be located at least 2,500' from any other self-service storage facility. The distance shall be measured and computed by following a straight line from the nearest property line of the proposed self-storage facility to the nearest property line of an existing self-service storage facility.
- (3) Any self-storage facility which faces an arterial or collector street shall have a facade facing that street which presents the appearance of an office or retail commercial use and be consistent with the site development standards of the B2 zoning district.
- (4) No businesses other than the self-storage business shall be permitted to operate from, or be licensed at, the facility. No personal activities, such as but not limited to, hobbies, arts and crafts, woodworking, repair, restoration, or maintenance of vehicles, machinery or equipment, etc. shall be permitted.
- (5) Storage of hazardous materials such as toxic or explosive substances shall be prohibited.
- (6) The self-service storage facility and each unit shall be climate controlled. The maximum individual unit size shall be 400 square feet.
- (7) There shall be an on-site manager during the regular business hours when the self-service storage facility is in operation.
- (8) There shall be no outdoor storage of any kind.
- (9) There shall not be any direct access to individual self-storage units from the exterior of the building. All individual units shall be accessed from the interior of the facility.
- (10) Overnight parking and outdoor storage of vehicles shall be prohibited.
- (11) A fully operational video-surveillance system that records continuously, 24 hours a day, the interior of the building and exterior of the building at building entrances must be maintained at all times. Pin pad access shall also be provided at entrances and exits.

- (12) Site arrangement, landscaping, signage, building size and architectural design elements such as roof pitch, materials, colors, elevation details (doors, windows, trim) shall be designed so as to ensure that the property does not appear as an industrial warehouse development or facility.

704.3.3. *Uses prohibited.* The permitted uses enumerated in this district shall not be construed to include, either as a principal or accessory use, any of the following:

Any use not specifically permitted.

Adult entertainment establishments as defined in the land development regulations.

Medical marijuana treatment dispensing facilities.

Sale of goods to other than the ultimate consumer.

Off-premises catering.

Sales, display or storage of used merchandise other than antiques.

Purchase of used goods.

Sale of fruit or merchandise from trucks, wagons or other vehicles parked on or along public or private streets or from open stands or vacant lots. Such business on private or public property shall be conducted only from within approved permanent substantial buildings.

704.3.4. *Limitations of uses and structures.* All activities of permitted uses, including sale, display, preparation and storage shall be conducted within a completely enclosed building except as follows:

Open-air retail sales of plant materials not grown on-site, home garden supplies and related merchandise (garden shop) are permitted as an accessory use to a retail business subject to the following conditions:

The garden shop must be accessory to and operating as a part of a retail business.

Total square footage of the garden shop shall not exceed the total square footage of floor space within the principal retail business.

An accessory garden shop shall be enclosed by at least an eight-foot wall; the wall on the side contiguous to the main structure must be solid concrete or masonry; however, the three noncontiguous walls may be constructed with up to 50 percent of the eight-foot height in these locations consisting of decorative or ornamental fencing (not chain link fencing or similar materials). No machinery, supplies, inventory, products, equipment or other materials other than living plant materials and the pots in which they are planted,

shall be visible through the openings in the wall from the property line of the development boundary. One side of the garden center shall be contiguous to the principal use to which it is accessory.

Stocking of the garden shop shall be done internally or through a single gate at the rear of the premises.

No more than one other gate in addition to the gate described above, at the rear of premises shall be provided to allow bulky items to be carried out for customer pickup.

Any storage activity must be enclosed by a concrete or masonry wall at least eight feet in height. No machinery, supplies, inventory, products, equipment or materials, other than landscaping, exceeding eight feet in height shall be allowed in such permitted area.

Outdoor seating area when utilized as an accessory use to a restaurant.

Play areas of day nurseries or public or private schools.

Any drive-through business.

Refueling areas of vehicle service stations.

Tennis, racquetball, squash and handball courts, swimming pools, and running tracks, and outdoor seating areas appurtenant thereto.

Overhead doors or other openings larger than eight feet in width and eight feet in height shall not be located on the front or immediate streetside elevations of buildings. If oriented toward contiguous residentially zoned land said opening shall be screened with a masonry or stucco wall in accordance with the requirements contained in this chapter.

Outdoor cooking and barbequing shall be limited to accessory uses and located towards the rear of a primary restaurant facility. Cooking shall be located within an area designated within the facility's site plan and within a structure encircled by a three feet high "knee wall." The design of the structure shall be subject to the approval of the city during site plan approval. The sale or consumption of any food prepared within an outdoor structure from such structure shall be prohibited.

704.3.5. *Maximum height.* No building or structure shall be erected or altered to a height exceeding 50 feet. That portion of a building or structure within 100 feet of any residential zone shall be subject to a height limitation of one foot in height for every two feet in distance from the residential zoned plot unless the application of this requirement would limit the building height to less than 25 feet.

704.3.6.

Minimum lot area and width. Except as otherwise provided herein, there shall be no minimum width or area of plot.

704.3.7. *Setbacks.* Every plot upon which a structure is hereafter erected shall have setbacks as follows:

Notwithstanding anything to the contrary contained herein, a setback of a depth of 50 feet from the right-of-way of any trafficway, as depicted on the Broward County Trafficways Plan, as the same may exist from time to time, shall be required. From any other street or property line, 25 feet. No storage shall occur within the front yard setback.

Every plot shall have a street side yard of not less than 20 feet in depth.

Where a plot abuts a dedicated alley, a rear yard of not less than ten feet shall be provided. A clear accessway of at least five feet in width shall be provided from each egress point from the building to said alley.

704.3.8. *Special provisions for shopping center outparcels.* No more than 30 percent of the frontage of any shopping center may be obstructed by out parcel development consisting of walls, buildings or other visual obstruction except for landscaping materials and signs less than three feet in height. However, where an out parcel has been subdivided from the parent shopping center tract in accordance with the provisions of the land development code, no more than 33 percent of the frontage of the outparcel shall be permitted to be obstructed by development consisting of walls, buildings or other visual obstruction except for landscaping materials and signs less than three feet in height. No out parcel building shall be located closer than 70 feet at the closest point or by the height of the higher of the two buildings to any other out parcel building, whichever is greater.

704.3.9. *Plot coverage.* The maximum combined plot area covered by all principal and accessory buildings shall not exceed 40 percent of the area of the plot for two to four story buildings or 45 percent of the area of the plot for one story building.* The maximum for a single-family detached unit shall be 50 percent.

704.3.10. *Landscaped open space.* The minimum landscaped open space required shall be 35 percent. Water surface may be applied to the open space requirement only if it is surrounded on all sides by dry land area within the same plot.

704.4. *General business (B3) district.* T This district is intended to provide locations for planned commercial centers, sharing a common identity, parking and other support facilities developed according to an overall development plan; and for a wide range of goods and services to serve a market beyond the community itself. Such commercial concentrations are expected to draw