

DIVISION 3. INDUSTRIAL, RESEARCH AND DEVELOPMENT (IRD) DISTRICT

Sec. 250636. Purpose of district.

The Industrial, Research and Development (IRD) District is intended to provide lands for the purpose of business and industry which support the economic base of the city and contribute to its economic growth and self-sufficiency. Permitted uses are intended to include those businesses and industries primarily involved in the distribution of goods and services outside of the vicinity of the City of Coral Springs. The nature of uses shall include the research, development and manufacture of products making use of processes of manufacturing that are compatible with adjacent residential and nonresidential uses. The development standards of this district are intended to result in an efficient and attractive appearance through various site design standards.

(Code 1972, § 20-407; Ord. No. 2044-129, § 3, 1-18-05; Ord. No. 2007-115, § 24, 11-20-07; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250637. Uses permitted.

No building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, for other than one (1) or more of the following general uses. Unless otherwise specified, all uses shall be conducted entirely within an enclosed building. (The listing of specific uses under the generalized use categories are intended to be illustrative rather than all inclusive.)

(1) Manufacture and distribution of such products as:

- Aerospace composites;
- Apparel related products;
- Assembled paper products;
- Aviation technology;
- Ceramics;
- Computer components;
- Cosmetics;
- Electronic and electrical equipment, systems, components, instruments, and peripherals;
- Fabricated metal products;
- Finish wood products;
- Food processing and packaging;
- Footwear;
- Furniture and fixtures;
- Image recognition;
- Jewelry;
- Leather products;

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- Machinery;
 - Manufacturing technology;
 - Medical equipment and supplies;
 - Medical marijuana processing facilities;
 - Musical instruments;
 - Optics;
 - Pharmaceuticals and medicines;
 - Robotics;
 - Transportation parts and equipment.
- (2) Artificial intelligence;
- Computer software development;
 - Educational, scientific, industrial and manufacturing research and development such as:
 - Medical and biomedical technology;
 - Research and testing laboratory.
- (3) Warehouse and storage buildings associated with manufacturing, assembly and distribution not including self-storage facilities.
- (4) The following service and trade establishments provided that they do not offer walk in retail services on the same premises. Conditional approval may be obtained for retail services per Section 250638
Conditional Uses:
- Bakery;
 - Boat repair;
 - Bookbinding;
 - Cheese making;
 - Cleaning and dyeing establishments;
 - Communication - information/data processing;
 - Cutting or blending of liquor;
 - Diaper service;
 - Drapery and blind fabrication and service;
 - Egg storage, handling or processing;
 - Electroplating;
 - Exterminating;
 - Food catering;
 - Glass and mirror shop;
 - Janitorial;
 - Laundry;

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- Linen supply;
 - Machinery repair;
 - Magazine wholesale agency;
 - Manufacture of powder blends, potting compounds and plastisols;
 - Motion picture studio/recording studio;
 - Pattern making;
 - Plumbing or electrical shop;
 - Printing, publishing, lithography and engraving;
 - Telecommunication;
 - Tool, die and gauge shop including the use of automatic screw machines.
- (5) Corporate Park offices as defined in Section 250105 Definitions.
- (6) Employee-based offices that do not serve the general public including but not limited to the following use categories:
- Medical billing and processing;
 - Data processing;
 - Computer software development and technical support
 - Advertising office (handling professional customer consultation only);
 - Telemarketing;
 - Mail order (no walk-up retail sales);
 - Burglar alarm monitoring services;
 - Pest control services;
 - Engineering, architectural, and land surveying firms;
 - Interior design studios;
 - Title/mortgage office (not handling closings);
 - Property management/ landscape maintenance services.
- (7) Nursery schools or childcare centers as accessory uses that have at least one (1) completely fenced and secure play lot which shall be established, maintained and used for children at play. The fence shall not be less than five (5) feet in height.
- (8) Health club facilities as accessory uses to the primary use.
- (9) The following repair and shop uses:
- Awning and canvas;
 - Carpenter and cabinet;
 - Contractor shop;
 - Electronic equipment repair;
 - Furniture repair;

Home appliance repair;
Lawn mower and motorcycle repair;
Locksmith;
Sharpening and grinding;
Taxidermist;
Upholstering shop.

- (10) Blacksmith and welding.
- (11) Carpet and rug cleaning.
- (12) Meat, poultry, and fish distribution - pre-packaged goods only.
- (13) Multi-Tenant buildings with a combination of uses as identified under Section 250637 Uses Permitted.
- (14) Accessory uses and structures.

(Code 1972, § 20-408; Ord. No. 93-139, § 1, 9-21-93; Ord. No. 98-131, § 1, 11-17-98; Ord. No. 98-135, § 4, 1-19-98; Ord. No. 99-123, § 2, 9-7-99; Ord. No. 2044-129, § 4, 1-18-05; Ord. No. 2007-115, § 25, 11-20-07; Ord. No. 2009-106, § 2, 8-18-09; Ord. No. 2019-104, § 10, 4-3-19)

Sec. 250638. Conditional uses.

The following uses are not permitted by right, but may be permitted in the IRD District subject to the procedures and requirements provided elsewhere in this chapter and subject to the availability of sufficient flexibility for commercial uses as permitted by the comprehensive plan.

- (1) Sales, rental and display of the following:
 - Building, electrical and plumbing fixtures and supplies including flooring materials, and lighting fixtures stores catering primarily to the building trade; and lumber yards;
 - Construction equipment;
 - Electronic supplies;
 - Glass and mirrors;
 - Machinery;
 - Medical and dental equipment and supplies;
 - Monuments;
 - Photographic equipment and supplies;
 - Restaurant, hotel and store supplies, fixtures and equipment;
 - Ship chandlery;
 - Sign painting;
 - Swimming pool supplies;
 - Tires and batteries;
 - Welding equipment and supplies.

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- (2) The rental and/or storage of motor vehicles, motor homes, boats, trucks and trailers, subject to the following conditions:
 - a. New or used motor vehicles, motor homes, boats, trucks and trailers, offered for rent shall occupy not more than one-half ($\frac{1}{2}$) of the lot on which the business is located.
 - b. Any business which permits the rental and/or storage of motor vehicles, trucks and trailers, motor homes and boats bearing signs, painted or otherwise affixed to the vehicles which signs advertise a franchiser or company name shall store such vehicle within a completely enclosed building or shall provide a vehicle storage area as set forth below. All motor vehicles, motor homes, boats, trucks or trailers bearing such signs must be stored within this vehicle storage area or in the enclosed building.
 - c. Vehicular storage areas must be screened on all sides providing for necessary ingress and egress by a solid eight-foot high masonry wall. The landscape area outside the wall shall consist of a two-foot high continuous hedge at the time of planting and a tree every twenty (20) feet with a minimum height of twelve (12) feet and a spread of six (6) feet at planting.
 - d. All maintenance, washing and repairs must be within an enclosed area.
 - (3) Newspaper and job printing plants.
 - (4) Auto towing subject to the following conditions:
 - (a) Vehicular storage areas must be screened on all sides providing for necessary ingress and egress by a solid eight-foot high masonry wall. The landscape area outside the wall shall consist of a two-foot high continuous hedge at the time of planting and a tree every twenty (20) feet with a minimum height of twelve (12) feet and a spread of six (6) feet at planting.
 - (5) Self storage facilities. Subsequent to January 1, 2010, self-storage facilities shall be limited to the interior of the Corporate Park and shall not occupy frontage along Sample Road or Coral Ridge Drive. (All existing self-storage facilities developed prior to this date shall be deemed legal and conforming).
 - (6) Crating, packing, distribution, shipping and soft drink bottling.
 - (7) Vocational, technical, business, secretarial, and tradeschools.
 - (8) Nursery school or child care centers as a single user stand-alone building intended for corporate park users that have at least one (1) completely fenced and secure play lot which shall be established, maintained and used for children at play. The fence shall not be less than five (5) feet in height. This use shall be located only on the eastern and southern perimeters of the Corporate Park.
 - (9) Hotel uses shall be permitted in this district provided that the following conditions are satisfied:
 - (a) Purpose: To promote the public health, safety and welfare by allowing these uses in an industrial, research and development district while insuring, as much as practicable, that the use will be buffered, screened and otherwise integrated harmoniously and safely into the surrounding area. Should a hotel be constructed near a school, the impact on the school shall be mitigated to the maximum extent possible to ensure the safety of the students by requiring an acceptable traffic circulation study and adequate buffering.
 - (b) Location: The proposed plot shall have frontage and direct access onto an arterial or designated collector.
 - (c) Development criteria: A development plan for a hotel use shall meet all applicable ordinances and laws and, in addition, shall be required to provide:
 - i. A landscape strip not less than twenty-five (25) feet in depth between any side or rear plot line and any vehicular use area. The strip shall contain a berm, wall or combination thereof

a minimum of five (5) feet in height with landscaping as required elsewhere in the Land Development Code. This height provision shall not apply to any area designated as necessary for proper traffic safety visibility, those sight distances are regulated elsewhere in the Land Development Code.

- ii. That any outdoor recreation areas or facilities shall be located only at ground level. Further, such areas or facilities shall be at least twenty-five (25) feet from any plot line.
 - iii. That all exterior lights and lighting shall be designed and located in conformity with regulations for commercial and industrially zoned property.
 - iv. The minimum lot area shall be no less than two (2) acres.
 - v. Every plot shall have a front yard of not less than fifty (50) feet.
 - vi. No building or structure shall exceed seventy-five (75) feet in overall height.
 - vii. Every plot shall have a side and rear yard setback of at least twenty-five (25) feet plus one (1) foot for every two (2) feet in building height over twenty (20) feet.
 - viii. The area of the plot occupied by buildings and roofed structures shall not exceed forty (40) per cent of the plot area.
- (10) Large scale buildings or a grouping of buildings under single ownership, occupying a footprint greater than one hundred thousand (100,000) square feet are subject to the following:
- 1. Subject to the criteria set forth in the Architectural Guidelines for large-scale commercial development.
 - 2. The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
 - 3. A traffic study shall be submitted by a registered, professional engineer, which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
 - 4. The petitioner shall enter into a maintenance agreement to monitor the proper preparation of planting beds, material quality and long term maintenance. A comprehensive inspection schedule by an independent landscape professional will be required as part of the agreement. The agreement will require either a letter of credit or cash in the amount of fifty (50) per cent of the fair market value be placed with the city prior to the issuance of a certificate of occupancy.
 - 5. If an addition of more than five (5) per cent of the original floor area is being added to any of the uses described in this section, which had previously qualified as a legal non-conforming use, then the above regulations for each use shall apply.
 - 6. If an addition of more than five (5) per cent of the original floor area is being added to the use described above which had previously qualified as a legal non-conforming use, then the above regulations shall apply.
- (11) Helistops, heliports and off-heliport landing sites, subject to the requirements as outlined in this chapter.
- (12) Health club facilities as stand-alone buildings shall only be permitted along the south and east perimeters of Section 18 (Corporate Park).

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- (13) The following land use categories with the primary intention of providing services that support the Corporate Park shall only be permitted along the south and east perimeters of Section 18 (Corporate Park):
- a. The following uses shall be subject to a maximum square footage limitation of three thousand (3,000) square feet, and shall be located with a multi-tenant business center with a minimum of three (3) tenants. The uses shall include but not be limited to the following:
 1. Beauty shops, barber shop, or nail salon;
 2. Printing/copying;
 3. Courier service;
 4. Dry cleaning or laundry drop-off/pickup - not including coin laundry;
 5. Consumer electronics sales or repair;
 6. Business or professional employment services;
 7. Florist;
 8. Restaurants limited to three thousand (3,000) square feet in gross floor area, not including outdoor dining areas;
 9. Bookstore or newsstand; and
 10. Other services for the convenience and support of the Corporate Park as approved by the city manager or his/her designee.
 - b. The following uses shall be allowed to exceed three thousand (3,000) square feet:
 1. Restaurants that are within one thousand two hundred (1,200) feet from a hotel use or regional park use; and
 2. Printing/copying.

- (14) The following uses shall be permitted on all properties within approximately the first four hundred fifty (450) feet of lot depth along Sample Road and approximately four hundred (400) feet of lot depth along Coral Ridge Drive of Section 18 (the Corporate Park):

Hotel uses as provided for in Section 250638(9);

Vocational, technical, business, secretarial, and trade schools as provided for in Section 250638(7);

Nursery school or child care centers as provided for in Section 250638(8);

Large-scale buildings as identified in Section 250638(10);

Health clubs as provided for in Section 250638(12);

Financial institutions.

(Code 1972, § 20-408.1; Ord. No. 93-139, § 2, 9-21-93; Ord. No. 98-135, § 5, 1-19-98; Ord. No. 99-123, § 3, 9-7-99; Ord. No. 99-132, § 4, 10-5-99; Ord. No. 99-144, § 2, 1-4-00; Ord. No. 2001-108, § 2, 6-5-01; Ord. No. 2044-129, § 5, 1-18-05; Ord. No. 2007-115, § 26, 11-20-07; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250639. Uses prohibited.

Except as specifically permitted in this division, the following uses are expressly prohibited as either principal or accessory uses:

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- (1) Foundry.
 - (2) Forging.
 - (3) Manufacturing of such products as:
 - Acids;
 - Asphalt, brick, tile, clay, stone and cement;
 - Batteries;
 - Carbon;
 - Disinfectants;
 - Explosives;
 - Fertilizers, pesticides and insecticides;
 - Lime plaster;
 - Paint and coatings;
 - Petroleum and coal products;
 - Poisons;
 - Primary metals.
 - (4) Mining;
 - (5) Pulp/paper mill;
 - (6) Die casting.
 - (7) Livery stable, riding academy or dude ranch.
 - (8) Meat, poultry, fish, slaughtering, processing or canning.
 - (9) Airport.
 - (10) Agricultural and farming practices.
 - (11) Convalescent center and residential care facilities.
 - (12) Art gallery, retail furniture store.
 - (13) Brewery.
 - (14) Coffee roasting.
 - (15) Storage of explosives.
 - (16) Motor freight terminals.
 - (17) Electrical power generation, transmission and distribution plants unless utilized as an accessory use for a permitted primary use outlined in this chapter.
 - (18) Auto recycling.
 - (19) Commercial transportation business including taxi dispatch, and bus and tram depot.
 - (20) All uses listed in Section 250638 Conditional Uses shall be prohibited on all properties immediately adjacent to a right-of-way along the south and east perimeters of Section 18 (the Corporate Park) unless stated otherwise in this chapter.

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- (21) Business offices involving general public customers as the primary nature of the business including but not limited to the following uses:

Medical office;

Psychiatry;

Dental office;

Attorney;

Real estate office;

Detective agency;

Dietician;

Accountant, CPA;

Business consultant.

(Code 1972, § 20-409; Ord. No. 93-139, § 3, 9-21-93; Ord. No. 98-135, § 6, 1-19-98; Ord. No. 2044-129, § 6, 1-18-05; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250640. Height.

No building or structure shall be erected or altered to a height exceeding one hundred (100) feet.

(Code 1972, § 20-410; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250641. Plot size.

Every plot shall be not less than one hundred (100) feet in width and not less than twenty thousand (20,000) square feet in area.

(Code 1972, § 20-411; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250642. Setbacks.

- (1) No building or roofed structure shall be located less than fifty (50) feet from any street line.
- (2) No more than one-half (½) of the depth of any required setback area measured from a street line or a plot line may be used for parking and such parking shall be located on the half of the required setback furthest from the street or front plot line. The balance of the setback area shall be landscaped and used for no other purpose other than required sidewalks, public art, bus stops or bus shelters.
- (3) All required setback areas except where used for permitted parking, shall be landscaped. A required landscaped area shall not be crossed by more than the minimum of walkways and driveways necessary for access to the building.
- (4) Signs, light standards and fences shall be permitted in required setback areas as hereinafter specified.

(Code 1972, § 20-412; Ord. No. 2007-115, § 27, 11-20-07; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250643. Fences and walls.

All fences and walls shall be constructed of concrete, masonry, PVC, molded polyethylene composite, or metal. Metal fences shall be of the open-weave, chain-link type. Chain-link shall be vinyl-coated and may contain mesh screening along the sides and rear, only. No chain-link fencing shall be permitted in the front yard area or facing the right-of-way. Fences and walls shall be subject to the minimum height requirements specified elsewhere in this chapter.

(Code 1972, § 20-413; Ord. No. 2044-129, § 7, 1-18-05; Ord. No. 2009-106, § 2, 8-18-09; Ord. No. 2019-121, § 4, 9-4-19)

Sec. 250644. Lighting.

All necessary exterior lighting on the plot shall be so installed as not to cause any nuisance to adjoining properties and shall be subject to the standards as specified in this chapter.

(Code 1972, § 20-414; Ord. No. 2044-129, § 8, 1-18-05; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250645. Minimum landscaped open space.

- (1) Each plot shall provide not less than thirty (30) per cent of its area in landscaped open space.
- (2) A landscape strip at least twenty-five (25) feet in width located between the abutting right-of-way and the off-street parking and any other vehicular use area which is exposed to an abutting right-of-way.
- (3) On the plot of a building or structure of open lot use providing an off-street parking area or other vehicular use area, a non-stabilized landscaped strip of at least twelve and one-half (12½) feet in width shall be provided to form a visual screen between the off-street parking area or other vehicular use area and any abutting property.

(Code 1972, § 20-415; Ord. No. 93-146, § 1, 9-21-93; Ord. No. 95-038, § 10, 6-20-95; Ord. No. 2044-129, § 9, 1-18-05; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250646. Storage.

There shall be no open outside storage of materials, supplies, products, equipment or machinery, except automotive vehicles, unless area used for such outside storage is effectively screened from direct view at ground level from any street. Outside storage areas shall be ancillary to the main permitted use and shall not exceed twenty-five (25) per cent of the parcel. Only one storage area per parcel may be permitted. Materials shall not exceed the height of the screening material. Storage of materials shall not be located within required parking spaces. The storage area shall consist of a concrete or asphalt floor, an exterior appearance which is compatible with the building or buildings it serves; and a location of orientation which facilitates safe vehicular movements, convenience for users and accessibility for service vehicles.

(Code 1972, § 20-416; Ord. No. 2009-106, § 2, 8-18-09; Ord. No. 2019-121, § 5, 9-4-19)

Sec. 250647. Coverage.

The area of the plot occupied by buildings and roofed structures shall not exceed forty (40) per cent of the plot area.

(Code 1972, § 20-417; Ord. No. 97-105, § 2, 4-1-97; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250648. Developmental standards.

All developed property shall be landscaped, improved and maintained in full conformity with all applicable requirements of the Land Development Code.

All improved land shall be well-graded and free from underbrush and objectionable plant growth. The fifty (50) feet closest to any public right-of-way shall be mowed periodically as necessary to control natural grass growth. The balance of the site shall be kept free of debris and shall not be used for storage or disposal of any objects or materials.

All property shall be kept clean and free from rubbish or debris.

All planted and landscaped areas shall be maintained in a neat, orderly, healthy, growing and properly trimmed condition.

All buildings and structures shall be kept properly painted and protected from deterioration and shall not be permitted to become dilapidated.

All driveways, walkways, parking areas, storage and loading areas of developed property shall be well-graded and surfaced with asphaltic concrete or other equivalent hard, dustless materials.

All electrical, telephone, gas or other utility connections shall be installed underground.

(Code 1972, § 20-418; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250649. Performance standards.

- (1) No building or structure, or part thereof, shall be erected, in whole or in part, that is obnoxious, objectionable, a nuisance or a hazard to adjoining properties, as they relate to sound, vibrations, odors, glare, radioactive materials, smoke, chemical and particulate matters.
- (2) Building facades facing roadways shall be designed to appear to be the fronts of buildings. This provision shall apply to corner and double frontage lots.
- (3) Business related vehicles, equipment, paraphernalia, and accessory structures or uses are prohibited from the fronts and sides of buildings when facing major arterial roadways.

(Code 1972, § 20-419; Ord. No. 94-147, § 37, 11-1-94; Ord. No. 2044-129, § 10, 1-18-05; Ord. No. 2009-106, § 2, 8-18-09)

Sec. 250650. Development standards for buildings designed to achieve LEED Silver Certification.

All newly developed and redeveloped properties that contain buildings designed to achieve LEED Silver certification, as determined by the United States Green Building Council, shall be allowed reduced setback and landscaping standards. The qualification of LEED design elements to a LEED Silver certification level shall be subject to the review and approval of a LEED professional as determined by the city manager or his/her designee. The cost associated with said review shall be paid for by the applicant. LEED Silver developments shall be subject to all other development standards identified in this chapter with the exception of the following:

- (1) *Setbacks.*

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- (a) No building or roofed structure shall be located less than fifty (50) feet from any street line that has frontage on a right-of-way greater than sixty (60) feet in width.
 - (b) No building or roofed structure shall be located less than twenty-five (25) feet from any street line that has frontage on a right-of-way less than or equal to sixty (60) feet in width.

(2) *Landscaping.*

- (a) There shall be no minimum required percentage for overall landscaped open space.
- (b) Side and rear perimeter landscaping. All plots of land shall provide a minimum five-foot wide, non-stabilized landscape strip along the interior side and rear property lines, beyond the front façade of the building or structure facing a public right-of-way. The side and rear perimeter planters shall be planted with medium-size shade trees and/or approved palm trees, planted so as to create a continuous canopy along the side and rear perimeter of the property.
- (c) Landscape islands along perimeter parking rows shall be provided for every ten (10) parking spaces. These parking islands shall measure nine (9) feet in width by sixteen (16) feet in length and shall include one (1) shade tree. In lieu of this requirement, developers may submit plans for approval by the city, showing aggregate clusters of tree planting equivalent to or greater than the total area of all required parking islands.
- (d) Landscape islands may be omitted along the perimeter parking areas provided that a minimum ten-foot wide landscape planter is provided along the perimeter of the site.
- (e) If a surplus of parking spaces is proposed within a development, any additional landscape islands required as a result of the surplus parking shall be a minimum of twenty-seven (27) feet in width by sixteen (16) feet in depth. Surplus parking is defined as any parking spaces that are in addition to the number of spaces required to be provided by Code based on the total square footage of the building.
- (f) Understory planting shall be provided in areas where there exists a substantial grouping of trees as determined by the director of community development.

(Ord. No. 2009-106, § 2, 8-18-09)

Secs. 250651—250660. Reserved.