

Brewery or craft distillery or winery with/or without tasting room [subject to <u>section 110-50</u>]	P	P	P	P	NP	P	NP	P
Catering establishments	P	NP	P	P	P	A 70	NP	P
Distribution facility, accessory use	51	51	51	51	51	NP	P	51
Distribution, principal use	SE 2, 4, 52	SE 2, 4, 52	SE 2, 4, 52	SE 46, 50	SE	NP	P	2, 5
Document preparation and processing service (including publishing and printing)	P	P	P	NP	NP	NP	NP	NP
Fish smoking, curing, and canning	NP	NP	A 17, 64	NP	NP	NP	71	NP
Fleet parking, associated with a contractor's office	NP	80	NP	NP	80	NP	NP	NP
Light industrial uses not itemized in this section	1, 2	1, 2	1, 2	1	P	NP	71	NP
Light manufacturing	1, 2	1, 2	1, 2	1	P	NP	71	NP
Medical and dental laboratories	P	P	P	NP	P	NP	NP	P

Overnight fleet parking for vehicles owned or leased by the business legally operating at same location. Storage in rear or internal side yard, must not be visible from any street & cannot be parked in required parking spaces.	A	A	A	NP	A	NP	NP	NP
Pest control service, storage or fleet yard	NP	NP	79	NP	79	NP	NP	P
Railroad and truck terminal	NP	NP	NP	NP	SE 50	NP	P	NP
Research, product development and testing, engineering development, and marketing development	1, 2	1, 2	1, 2	1	P	NP	71	NP
Self-storage facility	NP	2, 4, 52	NP	SE 2, 46	P 2	P	NP	SE 2
Warehousing facilities with up to twenty (20) percent ancillary office space	2, 4, 51	2, 4	P	7, 8	P 2	P	P	2, 5
Watchman or caretaker dwelling unit as an accessory use to a primary marine use or storage facility [subject to <u>sections 110-30, 230-20</u>]	A	A	A	A	A	A	A	A
Wholesale: combined office-distribution-warehouse facilities with up to twenty (20) percent ancillary office space	SE 2, 4	2, 4	SE 2, 4	69	SE 2	NP	P	2, 5

Mobile food vendor [subject to section 110-320]	P	P	NP	NP	NP	NP	NP	NP
Office, medical [subject to section 110-40]	P	P	P	P	NP	NP	NP	P
Office, professional	P	P	P	P	NP	NP	P	P
Parts store, including vehicle, aircraft or boat parts within a completely enclosed building	NP	6	6	NP	NP	NP	NP	6
Pawnshop	NP	NP	NP	NP	NP	NP	NP	NP
Personal service establishments	24	24	24	15	NP	NP	NP	6
Pharmacy, nonretail (includes compounding)	NP	NP	NP	NP	NP	NP	NP	NP
Pharmacy or drug store	6	6	6	15	NP	NP	A 6	6
Private sport or athletic training facility not open to general public for viewing or participation	NP	NP	P	NP	NP	NP	NP	NP
Restaurant, fast food [including outdoor seating subject to section 115-80]	SE 6, 63	SE 6, 63	SE 6, 63	NP	A 6, 70	NP	6	6
Restaurant, full service (including accessory bars or lounges, including outdoor seating)	6	6	6	SE 6, 46	A 6, 70	NP	6	6
Restaurant, takeout	SE 6, 63	SE 6, 63	SE 6, 63	NP	A 6, 70	NP	6	6

Retail uses not itemized in this section	9, 24	9, 24	9, 24	15	NP	NP	A 6	3, 6
Tattoo, body piercing	NP	NP	NP	NP	NP	NP	NP	22, 6
Retail sales of guns or ammunition	NP	NP	38, 39, 6	NP	NP	NP	NP	NP
Thrift shop, secondhand goods sales	NP	NP	NP	NP	NP	NP	NP	SE, 6
Tool and equipment rental	NP	19	NP	NP	NP	NP	NP	P
CIVIC, GOVERNMENT AND PUBLIC ASSEMBLY USES								
City of Dania Beach governmental, administrative, community, service, or office facilities	P	P	P	P	P	NP	P	P
Convention and conference centers as a principal use	NP	NP	NP	NP	NP	NP	NP	NP
Charitable, civic, fraternal and professional organizations (including union halls)	NP	NP	NP	NP	NP	NP	NP	P
Day care center	NP	NP	NP	NP	NP	NP	NP	P
Governmental facilities	NP	NP	NP	NP	NP	NP	P	NP
Library or art gallery	NP	NP	45	NP	NP	NP	SE 40, 46, 47, 49	P

Museum	NP	NP	45	NP	NP	NP	SE 40, 46, 47, 49	P
Place of worship	NP	NP	NP	NP	NP	NP	NP	P
EDUCATIONAL FACILITIES								
Colleges and specialty schools	P	P	P	NP	P	NP	SE 40, 46, 47, 49, 67	P
COMMERCIAL USES								
Athletic training facility (indoors) including, but not limited to a facility offering gymnastics, fitness training, boxing, yoga, or dance, with no spectator seating	P	P	P	P	P	P	NP	P
Auction as an accessory use, limited to one auction monthly, only on off hours (i.e. evenings or weekends)	P	P	P	P	NP	NP	NP	NP
Auto body repair	NP	73	P	NP	P 16	NP	NP	SE
Automobile automated car washes	NP	NP	NP	NP	NP	NP	NP	P
Automobile rental (indoor/outdoor)	33, 74	33, 74	32, 2	2, 17, 74, 76	NP	SE	P	P
Automobile repair, minor or major	NP	73	P	NP	P 16	P	P	P

Automotive fuel pump stations	NP	P	NP	NP	NP	NP	P	NP
Boarding or breeding kennel, veterinary clinic (indoor only)	NP	NP	SE 6, 17	NP	NP	NP	NP	6
Boarding or breeding kennel, veterinary clinic (outdoors)	NP	NP	NP	NP	NP	NP	NP	SE 6
Cabinet or furniture shop (wood working)	P	P	P	P	P	P	NP	P
Contractor shops, repair or service shops, including, but not limited to, air conditioning and other appliances, marine, cloth or canvas	2	2	2	P	P	P	NP	P
Copy or printing shop	P	P	P	P	P	P	NP	P
Courier service/package delivery	NP	NP	79	NP	NP	NP	NP	P
Day labor or temporary employment office	SE 53-60	SE 53-60	NP	NP	NP	NP	NP	NP
Dry cleaning or laundry, excluding self-service laundromat	NP	NP	NP	NP	NP	NP	NP	6
Fortune teller or palm reader	NP	NP	NP	NP	NP	NP	NP	6, 22
Funeral home or mortuary	NP	NP	NP	NP	NP	NP	NP	6, 22,45
Indoor pistol and rifle ranges	NP	NP	38, 18	NP	NP	NP	NP	NP

Indoor sales, service, display, rental or repair of automobiles, motorcycles, or trucks	33, 73, 74	33, 73, 74	32, 2	NP	P	SE	NP	P
Machine shop, sheet metal shop, welding shop, or tool and die shop	2, 17	2, 17	2, 17	NP	P 16	SE	P	NP
Motion picture production studio, indoors	P	P	P	NP	P	NP	NP	P
Motion picture production studio, outdoors	SE	SE	SE	NP	NP	NP	NP	NP
Outdoor or indoor sales and display of fully assembled outdoor recreational merchandise	NP	P	68	NP	P 62	NP	NP	NP
Outdoor or indoor sale or rental of new or late-model construction equipment	NP	17	NP	NP	62	NP	NP	SE
Outdoor sales, leasing, rental, and display of automobiles, motorcycles, or trucks, including maintenance and service thereof in an opaque-covered facility or indoors	NP	17	32, 2	NP	62	SE	NP	P
Outdoor or indoor storage of passenger vehicles, trailers, and tractor-trailers	NP	NP	NP	NP	35	NP	NP	NP

Recording or broadcasting studio (no transmission antenna tower)	P	P	P	NP	P	NP	NP	P
Repair of bicycles in an enclosed building	P	P	P	P	P	P	NP	P
Roadside vendors	NP	NP	NP	NP	NP	NP	NP	NP
Sales, rental, leasing, display (indoors/outdoors), or repair of fully-assembled recreational vehicles or campers	26	17, 26	25, 26, 30, 31	NP	NP	SE	NP	P
Spray painting/spray booth	P	P	P	P	P	P	NP	P
Telecom web-hosting facilities	P	P	P	P	P	P	NP	P
LODGING USES								
Hotels containing one hundred (100) or more rooms	6, 72	6, 72	6, 72	SE 6, 46, 72	NP	NP	SE 6, 40, 46, 47, 49, 72	SE 6, 72
MARINE AND HEAVY INDUSTRIAL USES								
Assembly of boats not over two hundred (200) feet in length	19	19	19	NP	21, 36, 37	NP	71	NP
Boat sanitary waste pump-out facilities	A, SE 65	A, SE 65	NP	NP	A 65	A 65	A 65	A 65

Docks and docking of boats and ships not over two hundred (200) feet in length, including the operation of charter boats	23	23	NP	NP	23, 36	NP	70	NP
Docks and docking of boats, ships, and cargo or shipping barges not over two hundred fifty (250) feet in length	NP	NP	NP	NP	35	NP	P	NP
Fuel tanks for fueling of vehicles and ships, including retail sale of fuel	SE 65, 66	SE 65, 66	NP	NP	35, 36	SE 65, 66	A 65, 66	SE 65, 66ental, display, storage of used b
Indoor or outdoor sales, leasing, display, or storage of fully-assembled new boats (including new boat trailers)	P	P	P	NP	P	SE	NP	P
Indoor sales, leasing, roats and marine vessels	P	P	P	NP	P	SE	NP	P
Manufacture of bulk materials with up to twenty (20) percent ancillary office space	NP	NP	NP	NP	NP	SE	NP	NP
Manufacturing of boats not over two hundred (200) feet in length	17	17	17	NP	16, 20, 36	NP	P	NP

Outdoor storage/parking of fully assembled & operational automobiles, aircraft, bus, truck, recreation vehicles, motor home, motorcycle, tractor trailer, boat or construction equipment.	NP	NP	NP	NP	NP	NP	NP	NP
Painting of boats not over two hundred (200) feet in length	17	17	17	NP	16, 20	NP	71	NP
Parking for vehicles and equipment	NP	NP	NP	NP	NP	NP	P(81)	NP
Passenger terminal	65, 33	65, 33	NP	NP	NP	NP	P	NP
Petroleum processing, transmission and storage	NP	NP	NP	NP	NP	NP	P	NP
Petroleum tanks, storage in bulk of petroleum and petroleum products including oils, gasoline fuels, grease, and lubricants	NP	NP	NP	NP	NP	NP	P	NP
Repair of boats of not over two hundred (200) feet in length	19	P	19	NP	21, 36, 37	SE	71	P
Security gatehouses	NP	P	NP	NP	35, 36	NP	NP	NP
Shipbuilding and repair	NP	SE	NP	NP	36	NP	P	NP

Storage containers required for storage of shipyard/boatyard materials, vessel supplies, cargo	NP	17, 76, 77	NP	NP	35, 36	NP	P	NP
U.S. border patrol facilities	NP	NP	NP	SE 46, 61	NP	NP	NP	NP
UTILITIES								
Electrical power plants	NP	NP	NP	SE 46, 50	SE 50	NP	P	NP
Electrical substations or related electrical facilities	SE 17	SE 17	SE 17	SE 17, 46	SE 17	NP	P	NP
Municipal water or sanitary sewer treatment facilities	SE 17	SE 17	SE 17	SE 46, 50	NP	NP	P	P
Utilities including electric, gas and sanitary	NP	NP	NP	NP	NP	NP	P	NP
MISCELLANEOUS								
Commercial recreation facilities (indoors)	NP	NP	NP	SE 6, 46	SE 6	NP	NP	NP
Crop raising and plant nursery (commercial and noncommercial, excluding marijuana)	NP	P	NP	NP	NP	NP	NP	NP
Indoor private sports or athletic training facility without spectator seating	NP	NP	P 6	NP	NP	NP	NP	NP

Mobile vendors, except as permitted in conjunction with a temporary use approved under <u>article 675</u>	NP	NP	NP	NP	NP	NP	NP	NP
Parking garage	NP	P	NP	NP	NP	NP	P	NP
Recreational facilities	NP	NP	NP	NP	NP	NP	P	NP
Solid waste disposal, transfer or recycling facilities	NP	NP	NP	NP	NP	NP	NP	NP

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2010-025, § 3, 11-23-10; Ord. No. 2011-001, § 2, 1-11-11; Ord. No. 2011-007, § 6, 2-22-11; Ord. No. 2011-024, § 5, 8-9-11; Ord. No. 2012-008, § 5, 5-8-12; Ord. No. 2013-004, § 3, 6-25-13; Ord. No. 2014-004, § 4, 5-27-14; Ord. No. 2014-006, § 2, 5-27-14; Ord. No. 2014-012, § 3, 9-23-14; Ord. No. 2014-016, § 3, 10-28-14; Ord. No. 2015-009, § 4, 4-28-15; Ord. No. 2015-024, § 3, 10-27-15; Ord. No. 2016-004, § 5, 3-22-16; Ord. No. 2016-006, § 2, 3-22-16; Ord. No. 2016-007, § 4, 3-22-16; Ord. No. 2015-027, § 2, 1-12-16; Ord. No. 2017-018, § 2, 6-13-17; Ord. No. 2017-022, § 3, 7-25-17; Ord. No. 2017-026, § 3, 8-22-17; Ord. No. 2018-002, § 2, 1-23-18; Ord. No. 2018-018, § 2, 9-25-18; Ord. No. 2019-026, § 3, 12-10-19)

Sec. 115-50. - Conditions of use.

- 1 *Conditions of use:* applicant must demonstrate that the use will not cause or result in dissemination of dust, smoke, corrosion, noxious fumes, odor, noise, vibration, harsh glare or visual hazard to vehicle or air traffic beyond the building within which the use is conducted, and that the use will not pose a risk of chemical fire, explosion, radiation, discharge of waste materials, or other environmental hazards.
- 2 *Conditions of use:* the architectural treatment of the building(s) shall resemble that of an office building, particularly in those portions of the building(s) facing public rights-of-way and adjoining residential areas. This may include use of substantial construction materials (ex: stucco or stone over concrete for exterior building walls), pedestrian scale architectural treatment, significant use of window and door glass, landscaping directly adjacent to a building, and overhead doors and loading activities to be located to the rear of buildings, within interior areas between buildings, or within interior side yards.
- 3 *Conditions of retail uses not itemized:* in the MA-1 District, includes, but is not limited to, the following:
 - a. Carpet and flooring sales.
 - b. Furniture store.
 - c. Glass and mirror shop.
 - d. Lawn and garden shop.
 - e. Swimming pool supplies and sales.
 - f. Hardware, home improvement, hobby or craft store.

- 4 *Conditions of use:* the office floor area, showroom floor area, or any combination of office and showroom floor area, shall comprise at least ten (10) percent of the total gross floor area of the building(s). All office area must be fully enclosed air-conditioned space.
- 5 *Conditions of use:* minimum of ten (10) percent of the gross floor area of the building(s) must be devoted to office use.
- 6 *Conditions of use:* subject to the provisions of the Future Land Use Element of the Comprehensive Plan pertaining to commercial uses in the Industrial and Employment Center future land use categories.
- 7 *Conditions of use:* excludes self-storage warehouses.
- 8 *Conditions of use:* not to exceed ninety (90) percent of the gross floor area of a light industrial or office building.
- 9 *Conditions of use:* retail is permitted as an accessory use to a marina, office, industrial, or office-showroom-warehouse use. Retail use shall not exceed twenty (20) percent of the gross floor area of the office, industrial or office-showroom-warehouse building. Retail permitted as a principal use within shopping centers is regulated by condition number 24 of this section.
- 10 *Conditions of use:* excludes the display or sale of preowned or used furniture.

[11—14 are Reserved]

Applies to the following uses and districts:

Furniture store: MA-1

- 15 *Conditions of use:* permitted accessory to an office building only.
- 16 *Conditions of use:* permitted only must be conducted within a completely enclosed building with two hundred fifty (250) feet of minimum separation from any property with a "residential" land use plan designation.
- 17 *Conditions of use:* must be located at least five hundred (500) feet from any property with a "residential" land use plan designation.
- 18 *Conditions of use:* must be located at least seven hundred fifty (750) feet from any property with a "residential" land use plan designation.
- 19 *Conditions of use:* must be conducted within either a completely enclosed building or an interior side yard or rear yard that is located at least two hundred fifty (250) feet from any property with a "residential" land use plan designation.
- 20 *Conditions of use:* shall not be located within one hundred (100) feet of a limited access trafficway.
- 21 *Conditions of use:* must be conducted within either a completely enclosed building or an interior side yard or rear yard that is located at least one hundred (100) feet from any property with a "residential" land use plan designation.
- 22 *Conditions of use:* must be located at least two thousand five hundred (2,500) feet from any similar use.
- 23 *Conditions of use:* specifically excludes and prohibits the operation of gaming vessels and personal watercraft rental or leasing.

- 24 *Conditions of use:* permitted only within shopping centers with a minimum building gross floor area of fifty thousand (50,000) square feet, subject to the provisions of the Future Land Use Element of the Comprehensive Plan pertaining to commercial uses in the Industrial and Employment Center future land use categories. Uses within shopping centers shall be those of the C-2 Commercial district set forth in section 110-20 (list of permitted, special exception and prohibited uses for commercial and mixed-use districts).
- 25 *Conditions of use:* the following uses in the IROC District shall not be located on the site of buildings planned, designed, built, or used for industrial or warehouse use.
- 26 *Conditions of use:* the sale, rental, leasing, display or repair of fully assembled recreational vehicles or new campers is limited to new vehicles only in the IROC district, IROM district, and IROM-AA district. Such use is limited to well-maintained FDOT-ready, vehicles in a front, street, side, or rear yard if separated from the adjacent roadways or rights-of-way by landscaping pursuant to the requirements of this Land Development Code.
- 30 *Conditions of use:* must be located on the same site as a shopping center containing in excess of one hundred thousand (100,000) square feet of gross floor area.
- 31 *Conditions of use:* the combined square footage of sales, leasing, display and storage area shall not occupy more than twenty-five (25) percent of the gross land area occupied by the shopping center development.
- 32 *Conditions of use:* not permitted as a freestanding use, or within a shopping center.
- 33 *Conditions of use:* the uses listed below are permitted on those properties identified as plats 3, 7, and 8 in the interlocal agreement between Broward County and the City of Dania Beach pertaining to expansion and jurisdiction of Fort Lauderdale-Hollywood International Airport, executed by the City of Dania Beach on October 17, 1995, and by Broward County on September 12, 1995.
- 34 *Conditions of use:* airport related and airport compatible uses shall include, but not be limited to, rental car facilities and storage lots, long-term passenger parking facilities, employee parking facilities, airline in-flight services, air cargo services, specialized aircraft and ground transportation equipment repair and maintenance excluding aircraft testing, and aviation-oriented training facilities.
- 35 *Conditions of use:* the uses listed below are permitted in the IG district on parcels abutting the Dania Cut-Off Canal and Port Everglades, not including easements and rights-of-way, with a required setback [of] at least five hundred (500) feet from any residential zoning district, and a required opaque fence eight (8) to ten (10) feet in height adjacent to any public street.
- 36 *Conditions of use:* the uses listed below are permitted in the IG district on lots generally located along the Dania Cut-Off Canal from the east end of the city limits, west one hundred eighty (180) feet past the end of Taylor Lane, south of Taylor Lane to the north bank of the Dania Cut-Off Canal, and more specifically described as Parcel A and Parcel B of Transworld Plat, Powell Brothers Barge Terminal Plat, Derecktor's South Plat and Port Laudania Plat, less than east three hundred thirty-three (333) feet of the South seven hundred forty-three and eight-two hundredths (743.82) feet and Dania Canal, not including easements

and rights-of-way, and unless otherwise stated below, set back a minimum of one hundred (100) feet from any residential zoning district. If there is any conflict between the provisions of this subsection and any other provision of this code, the provisions of this subsection will prevail.

Uses permitted in the IG district within the location described above:

- a. Manufacturing, painting and repair of ships and boats in excess of two hundred (200) feet in length, associated assembly, fabrication, outfitting and maintenance, marine construction and equipment loading and handling operations.
- b. Retail sales of material and supplies for construction and repair of vessels.
- c. Warehousing of materials, supplies, cargo and equipment related to shipyards, boatyards and marine construction businesses.
- d. Outdoor storage of materials, supplies, cargo, equipment, machinery, staging, vehicles, vessels, trailers, ladders and other associated items related to shipyard, boatyard and marine construction.
- e. Storage containers required for storage of shipyard/boatyard materials, vessel supplies, cargo, and construction tools and materials. Storage containers shall not exceed fifty (50) containers per property. The containers shall not be stacked or used as shipbuilding or repair work shops, and shall be set back a minimum of twenty-five (25) feet from Taylor Lane and at least twenty-five (25) feet from the Dania Cut-Off Canal. During named storms, all containers and loose materials shall be secured.
- f. One (1) office trailer not to exceed one thousand (1,000) square feet, set back a minimum of thirty-five (35) feet from Taylor Lane. The trailer shall be properly secured.
- g. Fuel tanks, including mobile fueling from fuel trucks or fuel barges, for fueling of vehicles and ships as an accessory use and as regulated and permitted by the State of Florida Department of Environmental Protection and Broward County's environmental protection agency.
- h. For those properties located along and with access to Taylor Lane, including those properties on the north side of Taylor Lane, parking of vehicles on hard surface or good rolled, crushed rock base, as an accessory use.
- i. Security gatehouse, including manufactured modular buildings, complying with applicable building code requirements, as an accessory use, when approved by the Broward Sheriff's Office, the city fire department, and the city public services director.
- j. Shipbuilding and repair.
- k. The following shipping, marine transportation and barge operation uses are recognized by the city as special uses for those certain properties as described above, and they shall be permitted for up to one hundred twenty (120) days in any calendar year, subject to the following conditions:
 - (1) Prior written approval by the city manager and the community development director is required, if the length of time any one (1) use will be in operation will exceed fourteen (14) days.
 - (2) For uses, excluding barges, which will be in operation for fourteen (14) days or less, written notice shall be provided to the community development department indicating the location and duration of the operation.

- (3) Prior written approval for barges shall be required regardless of duration.
- (4) Barges shall not exceed one hundred ninety (190) feet in length.
- (5) No more than two (2) barges are permitted at any one (1) time within the confines of the area described above.
- (6) The city commission may grant waivers of the above conditions based upon an applicant's demonstration of unique circumstances, practical hardship, or both, that are not generally applicable to other such uses.

37 *Conditions of use:* outdoor assembly and repair of boats shall not be located within a required yard abutting a street and shall not be located within one hundred (100) feet of any limited access trafficway.

38 *Conditions of use:* must be located within a fully enclosed shopping center containing in excess of one hundred thousand (100,000) square feet of gross floor area.

39 *Conditions of use:* permitted accessory to a sporting goods store.

40 *Conditions of use:* the development shall comply with the county land use plan provision that restricts land devoted to nonindustrial use to no more than twenty (20) percent of the acreage within an industrially designated flexibility zone.

[41—44 are reserved]

45 *Conditions of use:* must be located within a freestanding building.

46 *Conditions of use:* the following uses in the listed zoning districts are permitted only upon demonstration that vehicular traffic generated by the proposed use will not have an adverse effect upon, be detrimental to, nor interfere with, the surrounding land uses, the ability of the local and regional transportation network to operate at or above level of service "D", or the orderly and appropriate development of the area in accordance with the future land use plan.

47 *Conditions of use:* permitted only upon a city commission determination that the land upon which the use is proposed is not best reserved for future industrial uses.

48 *Conditions of use:* must be accessory to a bar or restaurant.

49 *Conditions of use:* must be designed in such a manner as to preserve, perpetuate and improve the natural environmental character of the proposed site and surrounding area.

50 *Conditions of use:* must be located at least one thousand five hundred (1,500) feet from any property with a "residential" land use plan designation.

51 *Conditions of use:* distribution is a permitted accessory use to the following principal uses.

52 *Conditions of use:* the lot coverage comprised of fully enclosed air conditioned space shall be a minimum of twenty-five (25) percent.

53 *Conditions of use:* must be separated from similar uses by at least one thousand (1,000) feet, measured between property lines.

54 *Conditions of use:* must be separated from parks, day care centers, academic schools, and residentially zoned or used land by at least one thousand (1,000) feet, measured between property lines.

Conditions of use: must be separated from arterial or collector roadways by at least one thousand (1,000) feet, measured from property line to street line.

60 *Conditions of use:* must be separated from similar uses, parks, schools, residentially zoned or used land, and from arterial and collector roadways—measured property line to street line—by at least one thousand (1,000) feet, and from limited access facilities as described in the transportation element of the Dania Beach Comprehensive Plan by at least five hundred (500) feet, measured property line to street line.

Day labor or temporary employment office: IROM, IROM-AA.

61 *Conditions of use:* U.S. Border Patrol facilities in the IRO district shall be permitted when located east of U.S. 1, north of the Dania Cut-Off Canal, directly abutting Port Everglades, and at least three thousand (3,000) feet from any property with a City of Dania Beach "residential" or "commercial" land use plan designation. These facilities shall not be open to the general public for any purpose other than border patrol matters. The following are permitted uses when accessory and incidental to permitted U.S. Border Patrol facilities:

- a. Outdoor storage, loading and limited repair of boats and other similar watercraft.
- b. Dog kennel.
- c. Temporary holding cells within fully enclosed, air-conditioned building, not to exceed three thousand five hundred (3,500) square feet in floor area.
- d. Temporary secure storage of illegal items, contraband or both (excluding explosives other than weapons and ammunition), seized by government authorities when stored entirely within an enclosed building.
- e. Automobile storage, service, and limited repair facilities.
- f. Limited storage and distribution of fuel.
- g. Storage of weapons and ammunition generally associated with U.S. Border Patrol operations, not to exceed five hundred (500) square feet in floor area.
- h. Communications towers up to ninety (90) feet in height, subject to FAA requirements.

62 *Conditions of use:* Must be hidden/screened from public view and/or residential properties.

63 *Conditions of use:* fast food restaurants in the IROM, IROM-AA and IROC districts must be physically attached by a common wall to a shopping center containing in excess of fifty thousand (50,000) square feet of gross floor area, with no drive-in or drive-through facility.

64 *Conditions of use:* fish smoking, curing and canning in the IROC district is permitted only incidental and accessory to a restaurant.

65 *Conditions of use:* the following uses must be clearly incidental and accessory to an established marina.
Passenger terminal: IROM, IROM-AA.

66 *Conditions of use:* city commission may require provision of boat sanitary waste pump-out facilities in conjunction with the fuel facilities.

Conditions of use: permitted college and specialty schools in the PEDD district are business schools, colleges, private schools, and commercial schools (art, music, theatrical, business, technical).

68 *Conditions of use:* The display of outdoor recreational merchandise shall be accessory to a permitted retail or wholesale use and items permitted within such displays shall be limited to assembled children's play structures including climbing equipment, platforms, slides, swings, and playhouses designed for playground and residential yard use. Outdoor sales displays of fully assembled outdoor recreational merchandise shall be subject to the following standards:

- a. The display shall be located in a contiguous area which shall not exceed seven hundred fifty (750) square feet in total display area per licensed business. The total maximum display area shall be calculated by measuring the perimeter of the display area and calculating the square footage within such area.
- b. The display shall not encroach into parking spaces or aisles, and assembled recreational items within the display shall be set back at least four (4) feet from a property line, sidewalk, or parking lot.
- c. The items contained within the display shall not exceed twenty (20) feet in height.

69 *Conditions of use:* showrooms may display furniture, lighting, home furnishings, electrical, mechanical and plumbing equipment, large appliances, carpeting, tile, cabinets, marine equipment, and similar items as determined by the community development director.

70 *Conditions of use:* fast food restaurants, full-service restaurants, takeout restaurants and catering businesses are permitted in the IG district accessory to a wet marina.

71 *Conditions of use:* Whenever application is made for a building permit to erect any building or improvement upon any site in the PEDD [district] in which the premises may be or are contemplated to be used for industries or uses involving any processes, substance or mixture of substances which is toxic, corrosive, an irritant, a strong sensitizer, or which generates pressure through decomposition, heat or other means, if such substances or mixture of substances may cause substantial personal injury or substantial illness during, or as a proximate result of, any customary or reasonably foreseeable handling or use, or which is identified as hazardous by state or federal legislation, the use may be approved only by special exception pursuant to the procedures and requirements of [article 630](#). Furthermore, the city commission shall not approve the special exception use until it has received a written report by the city and port fire departments and any other governmental agency having jurisdiction. In determining whether to approve such use, the city commission shall consider its compatibility with other uses in the vicinity and the potentially harmful or dangerous effects of such use on persons and property.

72 *Conditions of use:* hotels shall comply with the following conditions:

- (1) Guestroom access shall be via interior corridors.
- (2) Individual wall- or window-mounted air conditioners (if used) shall not project beyond any exterior wall of the building.
- (3) A minimum of one hundred (100) rooms are required. For the purpose of [article 625](#), the minimum number of hotel rooms shall be deemed a development standard.

Applies to the following uses and districts:

- 73 *Conditions of use:* garage doors not permitted to face a public right-of-way.
- 74 *Conditions of use:* on-site parking and storage of vehicles shall not be visible from the public right-of-way.
- 75 *Conditions of use:* Provided the area is secured and screened by an opaque fence or wall (chain link with slat not permitted) with a ten (10)-foot wide landscape buffer with a continuous hedge and a tree planted every forty (40) linear feet and is separated from adjacent roadways or rights-of-way by landscaping pursuant to the requirements of [article 275](#), landscaping requirements. The fence or wall must be located on the inside of the landscape buffer area.
- 76 Properties larger than fifteen (15) acres must be secured and the area must be screened by providing an opaque fence or wall (chain link with slat not permitted) with a fifteen-foot wide landscape buffer with a two and one-half-foot high berm along the front property line and a minimum of seven and one-half-foot wide landscape buffer areas along the side and rear property lines. The landscape buffer areas shall also have a continuous hedge screen with a minimum height of three (3) feet and provide trees planted every forty (40) linear feet. The opaque fence or wall must be located on the inside of the landscape buffer area. Properties less than fifteen (15) net acres shall provide a ten-foot wide landscape buffer along the front property line and a five-foot wide landscape buffer on the side and rear with required linear trees and hedges.
- 77 A fifteen-foot wide landscape buffer with a two and one-half-foot high meandering or winding berm and an opaque fence or wall (chain link with slat not permitted) equaling eight (8) feet total height is required adjacent to residentially zoned or used land. The fence or wall must be located on the inside of the landscape buffer area.
- 78 a. Use shall not be permitted within the community redevelopment area.
- b. A five (5)-foot wide perimeter landscaped buffer shall be required on all sides of the property.
- c. Use must be separated from any arterial roadway by a minimum of five hundred (500) feet.
- d. Outdoor activities and movement of vehicles shall be permitted only between the hours from 7:00 a.m. to 7:00 p.m.
- 79 *Conditions of use:* Use must be fully enclosed with no outdoor storage of vehicles.
- 80 Use cannot be located on a parcel located immediately adjacent to residentially zoned or residentially used land, and must provide a solid wall of a minimum of six (6) feet in height surrounding the storage area. Where adjacent to a public right-of-way, a landscaped buffer area of a minimum of seven (7) feet in width must be provided, with a continuous hedge and trees planted 1 every thirty (30) feet.
- 81 Notwithstanding the requirements of [article 265](#) and [article 320](#) to the contrary, a parking facility which stores automobiles for customers, or provides attendants to receive, park, and deliver the automobiles to customers may be permitted subject to the following requirements:
- A. Parking, stacking, driveway aisle, drop-off and delivery areas, and stall dimensions shall be shown on the circulation plan for the automobile storage parking facility.
- B. Stacking rows for vehicles may be permitted. Stacking rows shall provide a minimum eight and one-half (8½) feet in width and a maximum of 140 feet in depth.

C. Overnight storage of automobiles may be permitted in the designated automobile storage area.

(Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2010-025, § 3, 11-23-10; Ord. No. 2011-001, § 2, 1-11-11; Ord. No. 2011-024, § 5, 8-9-11; Ord. No. 2012-008, § 5, 5-8-12; Ord. No. 2013-001, § 3, 2-26-13; Ord. No. 2013-004, § 3, 6-25-13; Ord. No. 2014-004, § 4, 5-27-14; Ord. No. 2014-012, § 3, 9-23-14; Ord. No. 2015-024, § 3, 10-27-15; Ord. No. 2016-006, § 2, 3-22-16; Ord. No. 2017-028, § 2, 9-12-17; Ord. No. 2018-018, § 2, 9-25-18; Ord. No. 2023-006, § 4, 4-25-23)