

ORDINANCE NO. 20-__

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ALLOWABLE USES IN COMMERCIAL DISTRICTS; REORGANIZING, REFORMATTING, CONSOLIDATING, AND AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE”, AT ARTICLE IV. “ZONING DISTRICT REGULATIONS”, AT DIVISION 20. “BUSINESS, COMMERCIAL AND INDUSTRIAL DISTRICT MASTER LIST” PROVIDING FOR FINDINGS OF FACT, INTENT AND PURPOSE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (Pidermann)

WHEREAS, the Town of Miami Lakes (the “Town”) upon incorporation adopted Chapter 33 of the Miami –Dade County Code (2000), entitled “Zoning” as the Town of Miami Lakes Land Development Code (“the Town LDC”) by Section 8.3 of the Town Charter; and

WHEREAS, Objective 1.2 of the Town’s Comprehensive Plan states that the Town shall maintain an effective and efficient Land Development Code (LDC); and

WHEREAS, subsequent to its adoption, the Town LDC has been amended by various ordinances adopted by the Town of Miami Lakes (the “LDC Ordinances”) to better address and serve the needs of the Town; and

WHEREAS, the Town desires to reorganize, reformat, consolidate, update and streamline the portions of the Town LDC relating to commercial and industrial properties; and

WHEREAS, the Town has undertaken a comprehensive reorganization, reformatting and consolidation of the portions of the Town’s LDC relating to commercial and industrial properties; and

WHEREAS, the Town's Planning and Zoning Board, as the Local Planning Agency (LPA), found the proposed amendments to be consistent with the Town's Comprehensive Plan at a duly advertised Public Hearing on January 7, 2020; and

WHEREAS, after conducting a properly noticed public hearing and considering the recommendations of the public, the Local Planning Agency (LPA) and Town staff, the Town Council wishes to adopt the amendments to the Town LDC attached hereto as Exhibit A; and

WHEREAS, the proposed amendments are in conformance with all applicable requirements of the Town's Code of Ordinances, including the LDC; and

WHEREAS, the proposed amendments will not be in conflict with the public interest, and are consistent and in harmony with the purpose and intent of the Comprehensive Plan; and

WHEREAS, the Town Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate and advances the public interest.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, HEREBY ORDAINS AS FOLLOWS.

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. The Town Council finds, pursuant to Subsection 13-306(b) of the Town Code, that the proposed amendment is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for evaluation of an amendment to the Land Development Code found at Subsection 13-306(b) of the Town Code as provided for in the Staff Recommendation and Analysis Report.

Section 3. Approval. The Town Council hereby adopts the amendment as provided at Exhibit "A"

Section 4. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall be included in the Town Code.

Section 7. Effective date. This Ordinance shall become effective immediately upon adoption.

FIRST READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on first reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Nelson Rodriguez	_____
Councilmember Carlos O. Alvarez	_____
Councilmember Luis Collazo	_____
Councilmember Joshua Dieguez	_____
Councilmember Jeffrey Rodriguez	_____
Councilmember Marilyn Ruano	_____

Passed on first reading this _____ day of _____, 2020.

[THIS SPACE INTENTIONALLY LEFT BLANK]

SECOND READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on second reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Nelson Rodriguez	_____
Councilmember Carlos O. Alvarez	_____
Councilmember Luis Collazo	_____
Councilmember Joshua Dieguez	_____
Councilmember Jeffrey Rodriguez	_____
Councilmember Marilyn Ruano	_____

Passed and adopted on second reading this _____ day of _____, 2020.

Manny Cid
Mayor

Attest:

Gina M. Inganzo
Town Clerk

Approved as to form and legal sufficiency:

Raul Gastesi, Jr.
Gastesi & Associates, P.A.
Town Attorney

EXHIBIT A

Chapter 13 - LAND DEVELOPMENT CODE

* * *

ARTICLE IV. - ZONING DISTRICT REGULATIONS

* * *

DIVISION 20. - BUSINESS, COMMERCIAL AND INDUSTRIAL DISTRICT MASTER LIST

* * *

Sec. 13-748. - Business, Commercial and Industrial Use Master List.

Use	RO-13	RO-50	BU-1	BU-1A	BU-2	BU-3	IU-1	IU-2	IU-3	IU-C	TC	*Add'l Regs
<u>Office, executive office and medical office</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-792, § 13-793, § 13-799.2</u>
<u>Commercial and retail activities.</u>	<u>A</u>	<u>A</u>		<u>P</u>	<u>P</u>		<u>A*</u>			<u>A*</u>	<u>P</u>	<u>§ 13-777</u>
<u>Manufacture, assembly, processing or packaging of any article or matter, or the storage of relatively large quantities of such article or matter.</u>							<u>P*</u>			<u>P*</u>		<u>§ 13-794, § 13-759, § 13-781</u>
<u>Storage Yard including vehicle.</u>							<u>C</u>			<u>C</u>		<u>§ 13-759, §</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~striketrough~~.
Omitted portions of this ordinance are shown as “* * *”.

<u>boat, junk yard, or construction equipment</u>												<u>13-781</u>
<u>Places of assembly, including religious or cultural centers, auditoriums, theaters, lodges, circus, convention hall and similar uses</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	<u>§ 13-784</u>
<u>Personal services, including cosmetic, acupuncture, beauty salons, massage parlors, and barber shops and similar uses.</u>	<u>P*</u>	<u>P*</u>		<u>P</u>	<u>P</u>		<u>P*</u>			<u>P*</u>	<u>P</u>	<u>§ 13-790, § 13-799.8</u>
<u>Mortuary or Funeral home</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>		
<u>Restaurants, bars, and establishments serving food and/or liquor.</u>	<u>A</u>	<u>A</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-771, § 13-772, § 13-776, § 13-782, § 13-783, § 13-799.8</u>
<u>Billiard, pool room, bowling, arcade and similar indoor entertainment</u>				<u>P</u>	<u>P</u>						<u>P</u>	<u>§ 13-782, § 13-783, § 13-759, § 13-799.8</u>
<u>Schools and Educational institutions, including k-12,</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	<u>§ 13-785</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

<u>college and university</u>												
<u>Daycare, adult daycare, day camps and aftercare</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	
<u>Dance, music, martial arts, Yoga tutoring and other similar uses for the instruction of 10 or more individuals at once</u>				<u>C</u>	<u>C</u>						<u>C</u>	
<u>Auto, boat, truck repair</u>							<u>P</u>			<u>P</u>		
<u>Gas and service station, with or without convenience store</u>		<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-756, § 13-757</u>
<u>Power plants, substations and energy or utility facilities</u>		<u>C</u>		<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>		<u>§ 13-780</u>
<u>Acetylene, generation and storage</u>									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
<u>Acupuncture</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	
<u>Acids and derivatives</u>									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
<u>Aircraft hangars and repair shops, aircraft assembling and manufacturing</u>						<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>		<u>§ 13-781</u>
<u>Airport, Airplane crop dusting field, heliport or landing field</u>			<u>€</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>€</u>	<u>€</u>	<u>C</u>		
<u>Airport</u>			<u>€</u>	<u>€</u>	<u>€</u>	<u>P</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>		

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Alcohol, industrial									p*	p*		§ 13-794
All applications by State, County and municipal entities and agencies			€	C	C	€	C	€	€	C	C	
Aluminum, powder and paint manufacture									p*	p*		§ 13-794
Ammonia (uses involving)									p*	p*		§ 13-794
Amusement center			€	P	P	P						
Amusement rides and enterprises			€	€	€	€	€	€	€	€		
Animal reduction plants									p*	p*		§ 13-794
Antennas for amateur radio stations	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	§ 13-750
Antique shops			P	P	P	P					P	
Apparel stores			p*	p*	p*	p*					p*	§ 13-751
Archery ranges			€	€	€	€	€	€	€	€		
Armories, arsenals							P	P	P	P		
Art galleries and museums (educational and philanthropic)			€	€	€	€	€	€	€	€	P	
Art good stores, artist studios and photograph shops and galleries			P	P	P	P					P	

Additions to the text are shown in underlined; deletions from the text are shown in ~~strike through~~.
Omitted portions of this ordinance are shown as “* * *”.

Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers								P	P	P		
Asphalt or asphalt products									P*	P*		<u>§ 13</u> <u>794</u>
Attended, non-motorized donation collection vehicles			P*	P*	P*	P						<u>§ 13</u> <u>752</u>
Auction sales (not automobile related)			€	€	€		€	€	€	€		<u>§ 13</u> <u>754</u>
Auditoriums				P	P	P	P	P	P	P	P	
Automobile auction and automobile wholesale distribution										€		<u>§ 13</u> <u>753</u>
Auto, truck, machinery salvage yards			€	€	€		€	€	€	€		
Auto painting, top and body work							P	P	P	P		
Automobile and light truck sales (new and used)				€*	€*	€*	P*	P*	P*	P*		<u>§ 13</u> <u>753</u>
Automobile and truck rentals including new and/or used vehicles						P/C*	P/C*	P/C*	P/C*	P/C*		<u>§ 13</u> <u>754</u>
Automobile new parts and equipment, sales only				P	P	P						
Automobile parking garages	€*	€*	€*	€*	€*	€*	€*	€*	€*	€*	P*	<u>§ 13</u> <u>755</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~stricken through~~.

Omitted portions of this ordinance are shown as “* * *”.

Automobile self-service gas stations				<u>p*</u>	<u>p*</u>	<u>p*</u>						<u>§ 13-756</u>
Automobile service stations				<u>p*</u>	<u>p*</u>	<u>p*</u>						<u>§ 13-757</u>
Automobile storage within a building				<u>p</u>	<u>p</u>	<u>p</u>						
Automobile tires, batteries and accessories (new) retail only installation permitted				<u>p</u>	<u>p</u>	<u>p</u>						
Automobile washing (mobile)	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>§ 13-799.1</u>
Automobile washing (stationary)				<u>p/A*</u>	<u>p/A*</u>	<u>p/A*</u>						<u>§ 13-799.1</u>
Bait and tackle shops				<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Bakeries, retail only (baking permitted on premises)			<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Bakeries—wholesale only with incidental retail uses						<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	
Banks, excluding drive-in teller service			<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Banks, including drive-in teller service				<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p/C*</u>	<u>§ 13-879</u>
Barber shops	<u>C*</u>	<u>C*</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>				<u>C*</u>	<u>p</u>	<u>§ 13-790</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~struckthrough~~.
Omitted portions of this ordinance are shown as “* * *”.

Bars, pubs and cabarets	A*	A*		C*	p*	p*					p*	§ 13-758 § 13-782 § 13-783
Barbeque stands or barbeque pits provided that establishments using wood burning for cooking are permitted as a conditional use				<u>C</u>			C			C	C	
Bathing beach			€	€	€	€	€	€	€	€		
Beauty parlors, Manicurists	C*	C*	P	P	P	P				C*	P	§ 13-790
Bicycle sales, rentals and repairs (nonmotorized)			P	P	P	P					P	
Billiard rooms and pool rooms				P	P	P					P	§ 13-782 § 13-783
Blacksmith, gas steam fitting shops							P	P	P	P		
Blast furnace									p*	p*		§ 13-794
Bleaching products									p*	p*		§ 13-794
Blooming mill									p*	p*		§ 13-794
Boat or yacht repairing or overhauling, or boat building							p*	p*	p*	p*		§ 13-781
Boat salvage			€	€	€	€	€	€	€	€		

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Boat slips used for the tying up of boats for the purpose of overhauling or repairing							P	P	P	P		
Boats carrying passengers on excursion, sightseeing, pleasure or fishing trips				P	P	P						
Boiler manufacture (other than welded)									P*	P*		<u>§ 13-794</u>
Bombing field			€	€	€	€	€	€	€	€		
Bottling plants						P	P	P	P	P		
Bowling alleys				P*	P*	P*					P*	<u>§ 13-759</u>
Box lunches, distribution			€	€	€	€	€	€	€	€		
Brass and bronze foundries									P*	P*		<u>§ 13-794</u>
Brewery			A*	A*	A*	A*	P	P	P	P	A*	<u>§ 13-796</u>
Business or commercial establishments	A*	A*										<u>§ 13-758</u>
Cabanas	A*	A*										<u>§ 13-761</u>
Cabinet shops						P*	P*	P*	P*	P*		<u>§ 13-781</u>
Calcium carbide									P*	P*		<u>§ 13-794</u>

Call center										P* C	P* C	<u>§ 13-787</u>
Canal excavation, where not a part of C. & S.F.F.C.D and County secondary canal system			€	€	€	€	€	€	€	€		
Canning factories							P*	P*	P*	P*		<u>§ 13-781</u>
Carnivals, circuses			€	€	€	€	€	€	€	€	€	
Carpentry shops						P						
Carpet cleaning							P	P	P	P		
Casein									P*	P*		<u>§ 13-794</u>
Caterers					A*	A*	P	P	P	P	A*	<u>§ 13-788</u>
Caustic soda									P*	P*		<u>§ 13-794</u>
Celluloid									P*	P*		<u>§ 13-794</u>
Cellulose products									P*	P*		<u>§ 13-794</u>
Cement and clay products, such as concrete blocks, pipe, etc.								P	P	P		
Cement, lime, gypsum or plaster of Paris									P*	P*		<u>§ 13-794</u>
Charcoal pulverizing									P*	P*		<u>§ 13-794</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~strickthrough~~.
Omitted portions of this ordinance are shown as “* * *”.

Charcoal, lampblack or fuel briquettes									p*	p*		§ 13-794
Check-cashing store						p						
Chlorine									p*	p*		§ 13-794
Cider and vinegar									p*	p*		§ 13-794
Cleaning and polishing preparation: dressings and blackings									p*	p*		§ 13-794
Coal tar product									p*	p*		§ 13-794
Cocktail lounge- bars (accessory to restaurant use)				A*	A*		A*	A*	A*	A*	A*	§ 13-762
Coke oven products (including fuel gas) and coke oven product storage									p*	p*		§ 13-794
Coffee shop (no food preparation)			p	p	p	p					p	
Cold storage warehouses and precooling plants						p	p	p	p	p		
Commercial chicken hatcheries							p*	p*	p*	p*		§ 13-781
Community Homes	p	p									P/C	§ 13-764.1
Commuter Colleges	C*				p*	p*	p*	C*	C*	C*	p*	§ 13-785

Concrete, clay or ceramic products, hand-manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter							P	P	P	P		
Confectionery, ice cream stores and dairy stores			P	P	P	P					P	
Conservatories and music and dance schools			<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>					<u>P*</u>	<u>§ 13-759</u>
Contractors' offices and yards							P	P	P	P		
Contractor's plants and storage yards						P						
Convalescent homes	€	€	€	€	€	€	€	€	€	€	€	
Convention halls				P	P	P					P	
Cotton wadding									<u>P*</u>	<u>P*</u>		<u>§ 13-794</u>
Cottonseed oil, refining									<u>P*</u>	<u>P*</u>		<u>§ 13-794</u>
Creosote									<u>P*</u>	<u>P*</u>		<u>§ 13-794</u>
Cultural arts			€	€	€	€	€	€	€	€	P	
Dancing halls or dancing academies				<u>P*</u>	<u>P*</u>	<u>P*</u>					<u>P*</u>	<u>§ 13-759</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~stricken through~~.

Omitted portions of this ordinance are shown as “* * *”.

in air conditioned buildings												
Day camp			C	C	C	C	C	C	C	C		
Day nursery, kindergarten and after school care	C*	C*					p*	p*	p*	p*	p*	<u>§ 13-785</u>
Department stores					p	p					p	
Dentist	p*	p*	p*	p*	p*	p*	p*			p*	p*	<u>§ 13-1610</u>
Distillation, manufacture or refining of coal, tar, asphalt, wood, bones									p*	p*		<u>§ 13-794</u>
Distillery (alcoholic), breweries and alcoholic spirits									p*	p*		<u>§ 13-794</u>
Dog kennel, dog day care			C*	C*	C*	C*	C*	C*	C*	C*		<u>§ 13-789</u>
Donated goods centers			p*	p*	p*	p*						<u>§ 13-763</u>
Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt							p*	p*	p*	p*		<u>§ 13-781</u>
Drugstores, pharmacies and pain management centers			p*	PC*	PC*	p*					PC*	<u>§ 13-791</u> <u>§ 13-1610</u>
Dry cleaning and dyeing plants						p	p	p	p	p		

Additions to the text are shown in underlined; deletions from the text are shown in ~~strickthrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Dry cleaning establishments				<u>p*</u>	<u>p*</u>	<u>p*</u>					<u>p*</u>	<u>§ 13-799</u>
Dyestuff									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Dynamite storage								<u>€*</u>	<u>€*</u>	<u>C*</u>		<u>§ 13-794</u>
Educational and child-care facilities, non-public	<u>€*</u>	<u>€*</u>	<u>p*</u>	<u>PC*</u>	<u>PC*</u>	<u>€*</u>	<u>€*</u>	<u>€*</u>	<u>€*</u>	<u>€*</u>	<u>PC*</u>	<u>§ 13-785</u>
Electric power plant			<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>		
Electric substation			<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>		
Electrical appliance and fixtures stores including related repair shops				<u>p</u>	<u>p</u>	<u>p</u>						
Electrolysis (by appointment only—walk in)	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Electrolysis (including retail sales and walk in)			<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Eleemosynary and philanthropic institutions	<u>€</u>	<u>€</u>									<u>p</u>	
Employment agencies				<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Engine sales and service, gas, oil, steam, etc.						<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>		
Excelsior									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Executive office center (no retail sales)	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>					<u>p*</u>	<u>p*</u>	<u>§ 13-799.2</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~struckthrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Explosives									C*	C*		<u>§ 13-794</u>
Farmers Market			C	C	C	C	C	C	C	C	C	
Fat rendering									p*	p*		<u>§ 13-794</u>
Feed, hay and other livestock supplies						P						
Fertilizer storage							P	P	P	P		
Fertilizer, organic or inorganic, manufacture									p*	p*		<u>§ 13-794</u>
Film, photographic									p*	p*		<u>§ 13-794</u>
Fireworks									p*	p*		<u>§ 13-794</u>
Fish cannery or curing									p*	p*		<u>§ 13-794</u>
Fish oils, meal and by products									p*	p*		<u>§ 13-794</u>
Florist shops			P	P	P	P					P	
Flour, feed and grain milling									p*	p*		<u>§ 13-794</u>
Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables							P	P	P	P		
Forge plant, pneumatic drop and forging hammering									p*	p*		<u>§ 13-794</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~strickthrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Foundries									p*	p*		§ 13-794
Fraternities and sororities	€	€										
Frog farm			€	€	€	€	€	€	€	€		
Fruit packing and fruit preserving							p*	p*	p*	p*		§ 13-781
Furniture manufacturing							p*	p*	p*	p*		§ 13-781
Furniture refinishing							p	p	p	p		
Furniture stores, retail of new merchandise only				p	p	p					p	
Garage or mechanical service. (All outdoor paging or speaker systems are expressly prohibited.)						p						
Garbage and waste dumps			C	C	C	C	C	C	C	C		§ 13-799.4
Gas distribution system and plant			€	€	€	€	€	€	€	€		
Gelatin products									p*	p*		§ 13-794
Glass installations						p	p	p	p	p		
Glue, gelatin (animal) or glue and size (vegetable)									p*	p*		§ 13-794
Golf course, driving range, Baseball Batting Cages, Miscellaneous			C	C	C	C	C	C	C	C		

Additions to the text are shown in underlined; deletions from the text are shown in ~~striketrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Sports facilities, fields and incidental uses												
Graphite									p*	p*		<u>§ 13</u> <u>794</u>
Grinding shops							p*	p*	p*	p*		<u>§ 13</u> <u>781</u>
Grocery stores			p*	p*	p*	p*					p*	<u>§ 13</u> <u>791</u>
Group home (subject to the requirements of F.S. ch. 419.001, as amended)	p*	p*										<u>§ 13</u> <u>764</u>
Guncotton (explosive)									p*	p*		<u>§ 13</u> <u>794</u>
Gun shops						p						
Gypsy camp			€	€	€	€	€	€	€	€		
Hair, felt or feathers, washing, curing and dyeing									p*	p*		<u>§ 13</u> <u>794</u>
Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage									p*	p*		<u>§ 13</u> <u>794</u>
Handcrafted-products shop				p	p	p					p	
Hardware stores			p	p	p	p					p	
Health and exercise clubs, including bath and massage parlors	A	A		p	p	p					p	
Heliports			€	€	€	€	€	€	€	€		

Additions to the text are shown in underlined; deletions from the text are shown in ~~stricken through~~.
Omitted portions of this ordinance are shown as “* * *”.

Homes for dependent children			€	€	€	€	€	€	€	€		
Hospitals (not animal hospital)	C*	C*					C*	€*	€*	C*		§ 13-765 § 13-795
Hotels, motels and apartment hotels	P	P					P*	p*	p*	P*	P	§ 13-766, § 13-761, § 13-768, § 13-758
Hydrogen and oxygen manufacturing									p*	P*		§ 13-794
Ice manufacturing							p*	p*	p*	p*		§ 13-781
Incinerators			€	€	€	€	€	€	€	€		
Indian village			€	€	€	€	€	€	€	€		
Infirmary, commissary, or any one (1) or combination of such related incidental facilities			€	€	€	€	€	€	€	€	€	
Information booth, gate house and security station			p*	p*	p*	p*						§ 13-767
Ink manufacture from primary raw materials (including colors and pigments)									p*	P*		§ 13-794
Insecticide, mixing, packaging and storage							p*	p*	p*	p*		§ 13-781

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used)									p*	p*		<u>§ 13-794</u>
Institutions for handicapped persons, including but not limited to incidental related facilities such as workshops, sales of products fabricated therein, residential quarters, educational training facilities			€	€	€	€	€	€	€	€	€	
Interior design shops, office and display only			P	P	P	P					P	
Jewelry stores, including incidental sales and purchases of used jewelry			P	P	P	P					P	
Junior department stores				P	P	P					P	
Junkyard			€	€	€	€	€	€	€	€		
Jute, hemp and sisal products									p*	p*		<u>§ 13-794</u>
Laboratories, material testing							P	P	P	P		
Lake excavation and asphalt plant, concrete batching plant, concrete block plant, prestressed and			C	C	C	C	C	C	C	C		

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

precast concrete products plant, rock crushing and screening plant ancillary thereto or in connection therewith												
Lampblack, carbonblack and boneblack									p*	p*		<u>§ 13-794</u>
Landing field			€	€	€	€	€	€	€	€		
Lawn mowers, retail, sales and service				p	p	p						
Lead oxide									p*	p*		<u>§ 13-794</u>
Leather goods and luggage shops			p	p	p	p					p	
Leather goods manufacturing, excluding tanning						p	p	p	p	p		
Linoleum and other similar hard surface floor coverings (other than wood)									p*	p*		<u>§ 13-794</u>
Liquor package stores	A*	A*			p*	p*					p*	<u>§ 13-768</u> <u>§ 13-782</u> <u>§ 13-783</u>
Live/work units											p*	<u>§ 13-775</u>
Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred							p	p	p	p		

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

(300) feet to an RU District												
Locksmiths (including sharpening and grinding shops in the BU-3)						P	P	P	P	P	P	
Locomotive and railroad car building and repair									P*	P*		§ 13-794
Lodges	E	E										
Lumberyards						P*	P*	P*	P*	P*		§ 13-781
Machine shops							P	P	P	P		
Mail order offices, without storage of products sold			P	P	P	P					P	
Marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage, for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips					P	P						
Marine warehouses							P	P	P	P		
Mast	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		§ 13-769
Match manufacture and storage									P*	P*		§ 13-794

Additions to the text are shown in underlined; deletions from the text are shown in ~~striketrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Mattress manufacturing and renovating							P	P	P	P		
Medical office or clinic	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	<u>§ 13</u> <u>1610</u>
Metal and metal ores, reduction, refining, smelting and alloying									P*	P*		<u>§ 13</u> <u>794</u>
Metalizing processes							P	P	P	P		
Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made							P	P	P	P		
Millwork shops							P*	P*	P*	P*		<u>§ 13</u> <u>781</u>
Molasses									P*	P*		<u>§ 13</u> <u>794</u>
Mortuaries or funeral homes				P	P	P	<u>€</u>			<u>€</u>		
Motion picture, television and radio production studios										P	<u>P</u>	
Motoreycles sales and repair				P	P	P						
Multiple family apartment buildings (standalone)	P	P									P	
Municipal recreation building (owned and operated by a municipality,	P	P									P	

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

County, State or the United States Government)												
Museum			P	P	P	P					P	
Natatoriums				P	P	P					P	
Newsstand			P	P	P	P					P	
Night Clubs, Cabarets and other entertainment establishments	A*	A*			C*	C*				C*	C*	<u>§ 13-758, § 13-770</u> <u>§ 13-782</u> <u>§ 13-783, § 13-799.8</u>
Nitrate (manufactured and natural) of an explosive nature; and storage									P*	P*		<u>§ 13-794</u>
Nitroleng of cotton or other materials									P*	P*		<u>§ 13-794</u>
Novelty works							P*	P*	P*	P*		<u>§ 13-781</u>
Nurseries-horticultural												
Nursing homes, assisted living facilities (ALF), Memory Care and Long Term Acute Care Facilities and institutions for disabled individuals.	C*	C*	€	C	C	€	C	€	€	C	C	<u>§ 13-764, § 13-764.1, § 13-795</u>
Nylon									P*	P*		<u>§ 13-794</u>

Office buildings containing uses otherwise allowed in the district			<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>§ 13-792</u> <u>§ 13-793</u>
Office parks					<u>p*</u>	<u>p*</u>						<u>§ 13-792</u> <u>§ 13-793</u>
Oil and gas well drilling and essential, incidental uses thereto, such as minimum storage facilities			€	€	€	€	€	€	€	€		
Oil cloth, oil-treated products and artificial leather									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Oil refinery									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Oil wells									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Oils, shortening and fats (edible)									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Open-air theaters				<u>p</u>	<u>p</u>	<u>p</u>	€	€	€	€	<u>p</u>	
Optical stores			<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Ore pumps and elevators									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Ornamental metal workshops							<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>		<u>§ 13-781</u>
Outdoor dining			<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>P/A*</u>	<u>§ 13-771</u>
Outdoor display			€	€	€	€	€	€	€	€	<u>p</u>	
Outdoor paint testing laboratory			€	€	€	€	€	€	€	€		

Outdoor storage of non-hazardous materials							<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>		<u>§ 13-799.4</u>
Outside walk-up window service			<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>					<u>A*</u>	<u>§ 13-772</u>
Oxygen storage and filling of cylinders							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Package stores in shopping centers				<u>P*</u>	<u>P*</u>	<u>P*</u>					<u>P*</u>	<u>§ 13-782</u> <u>§ 13-783</u>
Pain management clinics	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>§ 13-1610</u>
Paint and wallpaper stores			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					<u>P</u>	
Paint manufacture, depending upon materials and quantities used									<u>P*</u>	<u>P*</u>		<u>§ 13-794</u>
Palmist and psychic readers			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	
Paper and paperboard (from paper machine only)									<u>P*</u>	<u>P*</u>		<u>§ 13-794</u>
Paper and pulp mills									<u>P*</u>	<u>P*</u>		<u>§ 13-794</u>
Parking (noncommercial parking in zones more restrictive than in which the use it serves is located)			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Parking lots and storage of vehicles as a main use (not	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>		<u>C-P</u>	<u>P</u>	<u>P</u>	<u>C-P</u>	<u>C</u>	<u>§ 13-755</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~struckthrough~~.

Omitted portions of this ordinance are shown as “* * *”.

accessory)— commercial and noncommercial												
Parks	P	P	P	P	P	P	P	P	P	P	P	
Passenger and freight—stations and terminals— boats, trucks, buses, and railroads							P	P	P	P		
Pawnbrokers						€						
Pet shops and dog beauty parlors (Pet Grooming) in air- conditioned buildings				P	P	P					P	
Petroleum products storage tank								P/C*	P/C*	P/C*		<u>§ 13-798</u>
Petroleum, gasoline and lubricating oil—refining and wholesale storage									P*	P*		<u>§ 13-794</u>
Pharmacy	€*	€*	€*	€*	€*	€*	€*	€*	€*	€*	€*	<u>§ 13-1610</u>
Pharmaceutical storage							P*	P*	P*	P*		<u>§ 13-781</u>
Phenol									P*	P*		<u>§ 13-794</u>
Photograph galleries			P	P	P	P					P	
Pickles, vegetable relish and sauces, sauerkraut									P*	P*		<u>§ 13-794</u>
Pistol, rifle, skeet, archery ranges and accessory munition.			€	C	C	€	C	€	€	C		<u>§ 13-759, §</u>

firearm, and equipment sales.												13- 781
Plant nursery				P	P	P						§ 13- 797
Plastic material and synthetic resins									P*	P*		§ 13- 794
Playground (owned and operated by a municipality, County, State or the United States Government)	P	P									P	
Police and fire stations							P	P	P	P	P	
Pony rings			€	€	€	€	€	€	€	€		
Post office stations and branches; including self- service centers			P	P	P	P					P	
Postal mail processing centers (which may include ancillary post office services)							P	P	P	P		
Potash									P*	P*		§ 13- 794
Pottery shops			P	P	P	P					P	
Poultry markets and commercial fishing hatcheries						P*						§ 13- 781
Poultry slaughtering and packing (wholesale)									P*	P*		§ 13- 794
Power or steam laundries							P*	P*	P*	P*		§ 13- 781

Additions to the text are shown in underlined; deletions from the text are shown in ~~striethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Printing shops				P	P	P	P	P	P	P	P	
Private clubs	€	€		P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	§ 13 799.3
Private playgrounds and recreational area and private recreation buildings	P*	P*	€	€	€	€	€	€	€	€	P*	§ 13 773
Proxylin									P*	P*		§ 13 794
Public and private utility facilities			€*	€*	€*	€*	€*	€*	€*	€*	€*	§ 13 780
Public art galleries	€	€									P	
Public libraries	€	€									P	
Public museums	€	€									P	
Pyroxylin									P	P		
Race tracks			€	€	€	€	€	€	€	€		
Radio production studios	€	€			€	P	P	P	P	P		
Radio and TV transmitting stations			€	€	€	P	P	P	P	P		
Radioactive waste handling									€*	€*		§ 13 794
Railroad motor truck and water freight and passenger stations						P						
Railroad shops								P	P	P		
Rayon and rayon yarns									P*	P*		§ 13 794

Additions to the text are shown in underlined; deletions from the text are shown in ~~striketrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Refractories (coal fired)									p*	p*		§ 13-794
Refuse disposal									p*	p*		§ 13-794
Regional shopping centers					p*	p*						§ 13-783 § 13-784
Religious facilities/institutions	€	€	p	p	p	p	p	p	p	p	p	
Rendering and storage of dead animals, offal, garbage and waste products									p*	p*		§ 13-794
Rentals of trucks other than light trucks				A*	A*	A*						§ 13-774
Repairs—automobiles, trucks, buses, heavy equipment, etc.							p*	p*	p*	p*		§ 13-781
Residential uses	p*	p*	p*	p*	p*		A*	A*	A*	A*	p*	§ 13-775
Restaurants	A*	A*	p*	p*	p*	p*	p*	p*	p*	p*	p	§ 13-758, § 13-762, § 13-771, § 13-772, § 13-776
Retirement villages, including as an accessory use commercial			€	€	€		€	€	€	€		

facilities of the BU-1 type												
Rifle range			C	C	C	C	C	C	C	C		
Rock and sand yards								P	P	P		
Rock quarries			C	C	C	C	C	C	C	C		
Rocks pits (filling of)			C	C	C	C	C	C	C	C		
Rooftop commercial activity (use otherwise allowed)											C*	<u>§ 13-799.5</u>
Rubber—natural or synthetic, including tires, tubes, or similar products, gutta percha, chicle and valata processing									P*	P*		<u>§ 13-794</u>
Salesrooms and showrooms							P*	P*	P*	P*		<u>§ 13-777</u>
Salesrooms and storage showrooms—wholesale						P	P	P	P	P		
Sawmill								P	P*	P*		<u>§ 13-794</u>
Schools	C*	C*	P*	<u>CP*</u>	<u>CP*</u>		C	C*	C*	C*	<u>CP*</u>	<u>§ 13-785</u>
School—technical trade schools, such as, but not limited to aviation, electronic, mechanics; also physical training schools, such as, but not limited to							P	P	P	P		

Additions to the text are shown in underlined; deletions from the text are shown in ~~striketrough~~.

Omitted portions of this ordinance are shown as “* * *”.

gymnastics and karate												
Scrap metal reduction									P*	P*		§ 13-794
Secondhand stores for the disposal of furniture, fixtures and tools						P						
Self-service storage facility						P*	P*			P*		§ 13-786
Ship chandlers							P	P	P	P		
Shipyards and dry docks							P	P	P	P		
Shoddy									P*	P*		§ 13-794
Shoe stores and shoe repair shops			P	P	P	P					P	
Sign painting shops							P	P	P	P		
Single-family residences	P*	P*										§ 13-775
Skating rinks				P	P	P						§ 13-759
Skeet range			€	€	€	€	€	€	€	€		
Slaughterhouse									P*	P*		§ 13-794
Sleep testing centers for medical observation or other medical observation facilities (including overnight)							C			C	C	

Small-scale public facilities and utilities	€	€										
Smelting									p*	p*		§ 13 794
Soap manufacturing, vegetable byproducts, only								p	p	p		
Soaps (other than from vegetable by-products) or detergents, including fat rendering									p*	p*		§ 13 794
Solvent extraction									p*	p*		§ 13 794
Spa (day spa) including massage, skin treatments, manicurists	€*	€*	p	p	p					€*	p	§ 13 790
Sporting goods stores			p	p	p	p					p	
Standpipe	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	§ 13 769
Starch manufacture									p*	p*		§ 13 794
Steel fabrication							p*	p*	p*	p*		§ 13 781
Steel works and rolling (ferrous)									p*	p*		§ 13 794
Stockyards									p*	p*		§ 13 794
Storage batteries, wet cell									p*	p*		§ 13 794

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Storage warehouse for food, fodder, etc.							P	P	P	P		
Sugar refining									P*	P*		§ 13-794
Tailor shops			P	P	P	P					P	
Tanning salon			P	P	P	P					P	
Taxidermy (use will be permitted only within a fully enclosed, air-conditioned building)							P*	P*	P*	P*		§ 13-781
Telephone exchange				P	P	P	P	P	P	P		
Telephone service unit yards							P	P	P	P		
Testing laboratory or plant			€	C	C	€	C	€	€	C		§ 13-799.7
Testing — jet engines and rockets									P*	P*		§ 13-794
Textile, hosiery and weaving mills							P*	P*	P*	P*		§ 13-759
Textiles bleaching									P*	P*		§ 13-794
Theaters for live stage production and motion pictures				P	P	P					P	
Tire vulcanizing and retreading or sale of used tires						P*						§ 13-781
Tobacco shops			P	P	P	P					P	
Tourist attractions			€	€	€	€	€	€	€	€	€	

Additions to the text are shown in underlined; deletions from the text are shown in ~~strickthrough~~.
Omitted portions of this ordinance are shown as “* * *”.

Tower	p *	p *	p *	p *	p *	p *	p *	p *	p *	p *		§ 13-769
Townhouses	p	p									p	§ 13-775
Trailers or tourist camp			e	e	e	e	e	e	e	e		
Trap range			e	e	e	e	e	e	e	e		
Truck storage, only within an enclosed building or an area enclosed by a CBS wall						p						
Turpentine and resin									p *	p *		§ 13-794
Upholstery shops (including furniture repair in the BU-3)						p	p	p	p	p		
Utility facilities, public and private			e *	e *	e *	e *	e *	e *	e *	e *	e *	§ 13-780
Utility work centers—power and telephone, etc.							p	p	p	p		
Variety stores			p *	p *	p *	p *					p *	§ 13-791
Vending machine sales and service							p	p	p	p		
Veterinarian, animal hospital and pet emergency				p *	p *	p *	p *	p *	p *	p *	p *	§ 13-789
Vulcanizing							p *	p *	p *	p *		§ 13-781
Wallboard and plaster, building insulation									p *	p *		§ 13-794

Additions to the text are shown in underlined; deletions from the text are shown in ~~struckthrough~~.

Omitted portions of this ordinance are shown as “* * *”.

Warehouses for storage or products in the form sold in a BU District							p	p	p	p		
Warehouse, membership					C*	C*	p*	p*	p*	p*		<u>§ 13-778</u>
Water tank and tower			C	C	C	C	C	C	C	C		
Water tower	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*		<u>§ 13-769</u>
Water treatment plant			C	C	C	C	C	C	C	C		
Water use facilities			C	C	C	C	C	C	C	C	C	
Welding shops							p*	p*	p*	p*		<u>§ 13-781</u>
Welding supplies							p	p	p	p		
Windmill	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*		<u>§ 13-769</u>
Wire ropes and cable									p*	p*		<u>§ 13-794</u>
Wireless-supported service facilities	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	C*	<u>§ 13-779</u>
Wood and coal yards							p	p	p	p		
Wood-burning barbeque (commercial)			C	C	C	C	C	C	C	C		
Wood-preserving treatment									p*	p*		<u>§ 13-794</u>
Wool-pulling or scouring									p*	p*		<u>§ 13-794</u>

Yeast									p*	p*		§ 13-794
Zoo			€	€	€	€	€	€	€	€		
<u>All other uses not specifically listed in this table shall be considered to be non-permitted uses unless expressly granted by the Town as a Conditional Use.</u>	<u>C</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>	