

ORDINANCE NO. 2016-33

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF COCONUT CREEK BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," BY AMENDING SECTIONS 13-332, "A-1 AGRICULTURAL DISTRICT," 13-333, "RS-1 RESIDENTIAL SINGLE-FAMILY DETACHED DISTRICT," 13-334, "RS-3 RESIDENTIAL SINGLE-FAMILY DETACHED DISTRICT," 13-335, "RS-4 RESIDENTIAL SINGLE-FAMILY DETACHED DISTRICT," 13-336.1, "RS-5 RESIDENTIAL SINGLE FAMILY DISTRICT," 13-336.2, "RC-5 RESIDENTIAL CLUSTER DISTRICT," 13-337, "RC-8 RESIDENTIAL ATTACHED DISTRICT," 13-338, "RM-10 RESIDENTIAL MULTIPLE-FAMILY DISTRICT," 13-340, "MH-1 MOBILE HOME PARK DISTRICT," 13-354, "COMMUNITY FACILITY DISTRICT;" AND DIVISION 8, "MASTER BUSINESS LIST," SECTIONS 13-621, "MASTER BUSINESS LIST – B-2, B-3, AND B-4," 13-622, "MASTER BUSINESS LIST – IO-1, IM-1," 13-623, "MASTER BUSINESS LIST – O-2, O-3," BY AMENDING THE PERMITTED AND SPECIAL LAND USES, AND BY REPEALING SECTION 13-624, "MASTER BUSINESS LIST PUD," IN ITS ENTIRETY IN ORDER TO BE CONSISTENT WITH RECENT UPDATES TO THE CITY'S CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Coconut Creek has the authority to protect the health, safety, and welfare of its citizens; and

WHEREAS, the City of Coconut Creek has the authority to make regulations pertaining to land use and development within the City of Coconut Creek; and

WHEREAS, the City Commission desires to amend Chapter 13 of the Code of Ordinances, "Land Development Code," Article III, "Zoning Regulations," Division 3,

“Zoning District Regulations” by amending Sections 13-332 through 13-338; 13-340; 13-354; and Division 8, “Master Business List,” by amending Sections 13-621 through 13-623; and repealing Section 13-624 in order to update these zoning districts to be consistent with other updates to the City’s Code; and

WHEREAS, the Planning and Zoning Board reviewed the proposed text amendments at a public hearing held on June 8, 2016, and recommended approval of the changes; and

WHEREAS, the Planning and Zoning Board has determined that the changes are consistent with and further the goals, objectives, and policies of the Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the recitations set forth above are incorporated herein.

Section 2: That the City’s Code of Ordinances shall be amended by amending Chapter 13, “Land Development Code,” Article III, “Zoning Regulations,” Division 3, “Zoning District Regulations,” by amending Sections 13-332 through 13-338, Section 13-340, Section 13-354; and Division 8, “Master Business List,” by amending Sections 13-621 through 13-623; and by repealing Section 13-624, “Master Business List PUD,” to read as follows:

Sec. 13-332. - A-1 agricultural district.

(a) *Purpose.* It is the purpose of the A-1 agricultural district to:

- (1) Permit agricultural production and related rural activities; and
- (2) Protect undeveloped areas from premature or substandard urban development.

At such time as appropriate, lands within this zoning district shall be rezoned in accordance with the land use provisions of the comprehensive plan. Lot size provisions

of this district permit single-family homes on lots which are a minimum of two (2) acres in area.

(b) *Permitted uses.* Permitted uses in the A-1 agricultural district are as follows:

- (1) Agriculture uses and buildings subject to the regulations in section 13-339;
- (2) Single-family detached dwellings subject to the regulations of subsection (d) of this section;
- (3) Hunt clubs and riding stables subject to the regulations in section 13-339;
- (4) Plant and tree nurseries, excluding sales operations, subject to the regulations in section 13-339;
- (5) Public and private schools and public utilities subject to the regulations in section 13-339;
- (6) Public outdoor leisure facilities and recreation, park and conservation areas, subject to the regulations in section 13-339;
- (7) Utility facilities subject to the regulations in section 13-339;
- (8) Accessory uses and structures subject to the provisions of Division 4 of this article;
- (9) Community Residential Home;
- (10) Assisted Living Facility subject to definition of family;
- (11) Family Day Care Home;
- (12) Family Foster Home subject to definition of family;
- (13) Residential Licensed Service Provider subject to definition of family.

Sec. 13-333. - RS-1 residential single-family detached district.

(a) *Purpose.* The purpose of the RS-1 residential single-family detached district is to preserve and encourage single-family detached homes at densities no greater than one (1) dwelling unit per acre in areas designated for such densities by the comprehensive plan. The regulations of this district are designed to preserve the rural character and open space quality of the areas where it is mapped. Lot size provisions of this district permit single-family detached homes on lots which are a minimum of one (1) acre in area.

(b) *Permitted uses.* Permitted uses in the RS-1 residential single-family detached district are as follows:

- (1) Single-family detached dwellings subject to the regulations of subsection (d) of this section;
- (2) Public and private schools and public utilities subject to the regulations in section 13-339;
- (3) Public outdoor leisure facilities and recreation, park and conservation areas, subject to the regulations in section 13-339;
- (4) Utilities facilities subject to the regulations in section 13-339;
- (5) Accessory uses and structures subject to the provisions in Division 4 of this article-;
- (6) ~~Group homes facility as listed in section 13-650.~~ Community Residential Home;
- (7) Assisted Living Facility subject to definition of family;
- (8) Family Day Care Home;
- (9) Family Foster Home subject to definition of family;
- (10) Residential Licensed Service Provider subject to definition of family.

Sec. 13-334. - RS-3 residential single-family detached district.

- (a) *Purpose.* The purpose of the RS-3 residential single-family detached district is to preserve and encourage single-family detached dwellings at densities no greater than three (3.0) dwelling units per acre in areas designated for such densities by the comprehensive plan. Lot size provisions of this district permit single-family detached homes on lots which are a minimum of ten thousand (10,000) square feet in area.
- (b) *Permitted uses.* Permitted uses in the RS-3 residential single-family detached district are as follows:
 - (1) Single-family detached dwellings subject to the regulations of subsection (c) of this section;
 - (2) Accessory uses and structures subject to the provisions of Division 4 of this article;
 - (3) Any other uses permitted in the RS-1 district, subject to the regulations of such district.
- (c) ~~Special land uses.~~ Reserved.
 - (1) ~~Group home facility as listed in section 13-650.~~

Sec. 13-335. - RS-4 residential single-family detached district.

- (a) *Purpose.* The purpose of the RS-4 residential single-family detached district is to preserve and encourage single-family detached dwellings at densities no greater than four (4) dwelling units per acre in areas designated by the comprehensive plan for densities up to five (5) dwelling units per acre. The lot size provisions of this district permit single-family homes on lots which are a minimum of seven thousand five hundred (7,500) square feet in area.
- (b) *Permitted uses.* Permitted uses in the RS-4 residential single-family detached district are as follows:
 - (1) Single-family detached dwellings subject to the regulations of subsection (d) of this section;
 - (2) Any other use permitted in an RS-1 district, subject to the regulations of such district;
 - (3) Accessory uses and structures subject to the provisions of Division 4 of this article.
- (c) ~~Special land uses.~~ Reserved.
 - (1) ~~Group home facility as listed in section 13-650.~~

Sec. 13-336.1. - RS-5 residential single family district.

- (a) *Purpose.* The purpose of the RS-5 residential single family district is to preserve and encourage single family detached dwellings at densities no greater than five (5) dwelling units per acre in areas designated for such densities in the comprehensive plan.
- (b) *Permitted uses.* Permitted uses in the RS-5 residential single family detached district are as follows:
 - (1) Single-family detached dwellings subject to the regulations of subsection (c) of this section;
 - (2) Any other use permitted in RS-1 district, subject to the regulations of such district;
 - (3) Accessory uses and structures subject to the provisions of Division 4 of this article.
 - (4) ~~Group home facility as listed in section 13-650.~~

Sec. 13-336.2. - RC-5 residential cluster district.

- (a) *Purpose.* The purpose of the RC-5 residential cluster district is to provide for a variety of moderate density housing types, including single-family detached dwellings, single-family detached dwellings in a cluster configuration, zero lot line dwellings, semidetached dwellings and attached dwellings. Such dwellings are permitted at densities no greater than five (5) dwelling units per acre in areas designated for such densities in the comprehensive plan.
- (b) *Permitted uses.* Permitted uses in the RC-5 residential cluster district are as follows:
 - (1) Single-family detached dwellings subject to the regulations of subsection (c) of this section;
 - (2) Single-family cluster developments, as regulated in Subdivision VI of Division 4 of this section;
 - (3) Semidetached dwellings subject to the regulations of subsection (c) of this section;
 - (4) Attached dwellings subject to the regulations of subsection (c) of this section;
 - (5) Zero lot line dwellings subject to the regulations of subsection (c) of this section;
 - (6) Any other use permitted in RS-1 district, subject to the regulations of such district;
 - (7) Accessory uses and structures subject to the provisions of Division 4 of this article.
 - (8) ~~Group home facility as listed in section 13-650.~~

Sec. 13-337. - RC-8 residential attached district.

- (a) *Purpose.* The purpose of the RC-8 residential attached district is to provide areas where single-family attached and multiple-family residential structures can be combined in larger scale developments at moderate densities. The architectural scale of the dwelling unit types permitted within this district are suitable for transitional zones between single-family detached dwellings and other uses. Concentration of densities and preservation of open areas is encouraged to accommodate pressures for growth while fostering properly coordinated open space systems, recreational areas, flood control criteria, existing wooded areas, natural features, and an optimum street network within the utilitarian rationale of an overall development design.

(b) *Permitted uses.* Permitted uses in the RC-8 residential attached district are as follows:

- (1) Single-family attached dwellings subject to the regulations of subsection (d) of this section;
- (2) Townhouses subject to the regulations of subsection (d) of this section;
- (3) Multiple-family dwellings subject to the regulations of subsection (d) of this section, provided that such dwellings are located in developments containing at least five (5) acres of land and provided further that such dwellings do not exceed thirty (30) percent of the total number of dwellings within the development in which they are located;
- (4) Any uses permitted in an RC-5 district, subject to the regulations of such district;
- (5) Accessory uses and structures subject to the provisions of Division 4 of this article;
- (6) Minimum distance between buildings and parking; vehicular circulation areas be the greater of eight (8) feet or five (5) feet per story;
- ~~(7) Group home facility as listed in section 13-650.~~
- ~~(8) Community residential facility as listed in section 13-651.~~

(c) *Special land uses.*

- ~~(1) High intensity residential care facility as listed in section 13-652.~~ Community Residential Facility;
- (2) Child Care Facility;
- (3) Family Foster Home;
- (4) Extended Congregate Care Facility.

Sec. 13-338. - RM-10 residential multiple-family district.

(a) *Purpose.* The purpose of the RM-10 residential multiple-family district is to provide areas for medium density residential growth including townhomes and multiple-family apartments. Townhomes developed in accordance with this section may be conveyed along with the land underneath the particular unit and its associated lot provided that all of the land upon which the townhouse itself and its accessory appurtenances are constructed is conveyed in unity with the townhouse, and provided further that all land other than the individual townhouse site is conveyed in common to all of the individual owners or to a duly constituted property owner's

association. RM-10 districts are intended to be located near arterial roadways and commercial facilities.

(b) *Permitted uses.* Permitted uses in the RM-10 residential multiple-family district are as follows:

- (1) Multiple-family apartment dwellings subject to the regulations of subsection (d) of this section;
- (2) Townhouses subject to the regulations of subsection (d) of this section;
- (3) Accessory uses and structures subject to the provisions of Division 4 of this article;
- (4) No townhouse unit shall be located closer than twenty-five (25) feet to a street, nor closer than ten (10) feet to any parking lot or drive aisle, nor closer than twenty-five (25) feet to any overall project boundary;
- (5) ~~Group home facility as listed in section 13-650;~~ Family Day Care Home;
- (6) ~~Community residential facility as listed in section 13-651;~~ Community Residential Home;
- (7) ~~High intensity residential care facility as listed in section 13-652;~~ Assisted Living Facility subject to definition of family;
- (8) Family Foster Home subject to definition of family;
- (9) Residential Licensed Service Provider subject to definition of family.

(c) Special land use.

- (1) ~~Nursing and personal care facilities as listed in section 13-653;~~ Community Residential Facility;
- (2) Child Care Facility;
- (3) Family Foster Home;
- (4) Extended Congregate Care Facility.

Sec. 13-340. - MH-1 mobile home park district.

(a) *Purpose.* The MH-1 mobile home park district is intended to apply to areas to be used for the parking or placement of mobile homes for occupancy as living quarters. Existing mobile home parks shall follow the zoning regulations in force at the time of site plan approval.

(b) *Permitted uses.* Permitted uses in the MH-1 mobile home park district are as follows:

- (1) Mobile home parks for occupancy by mobile homes as living quarters subject to the regulations of subsection (c) of this section;
- (2) The sale of new or used mobile homes by licensed owners or dealers on occupied or unoccupied sites;
- (3) Storage or parking of mobile homes on sites between periods of occupancy;
- (4) Accessory uses and structures subject to the provisions of Division 4 of this article;
- (5) ~~Group home facility as listed in section 13-650.~~ Community Residential Home;
- (6) Assisted Living Facility subject to definition of family;
- (7) Family Day Care Home;
- (8) Family Foster Home subject to definition of family;
- (9) Residential Licensed Service Provider subject to definition of family.

Sec. 13-354. - CF community facility district.

- (a) *Purpose.* The purpose of the CF community facility district is to provide for governmental, institutional and cultural facilities utilizing at least five (5) acres of land.
- (b) *Permitted uses.* Permitted uses in the CF community facility district are as follows:
 - (1) Uses permitted by right:
 - a. Public, elementary, middle and high schools;
 - b. Libraries;
 - c. Museums and art galleries;
 - d. Public auditoriums, amphitheaters and band shells;
 - e. Cultural, civic and community centers;
 - f. Governmental buildings;
 - g. Governmental water and wastewater treatment facilities;
 - h. Uses generally accessory to the above principal uses;
 - i. Child care facility.
 - (2) Uses permitted as special land uses:
 - a. Colleges, universities or other schools which award degrees;

- b. Private schools, including business schools;
- c. Private water and wastewater treatment facilities;
- d. Private fraternal, civic, charitable, professional or educational clubs;
- e. Cemeteries, crematories, or mausoleums;
- f. Houses of worship;
- g. Uses generally accessory to the above principal uses;
- h. Community ~~r~~Residential ~~f~~Facilities; ~~as listed in section 13-651;~~
- j. Educational facility related to diet and nutrition. ~~High intensity residential care facility as listed in section 13-652;~~
- j. ~~Nursing and personal care facilities as listed in section 13-653;~~
- k. ~~Health care facilities as listed in section 13-654;~~
- l. ~~Low intensity outpatient care facilities as listed in section 13-655;~~
- m. ~~High intensity outpatient care facilities as listed in section 13-656;~~
- n. ~~Institutional care facilities as listed in section 13-657.~~

Sec. 13-621. - Master business list—B-2, B-3, and B-4.

Master Business List	B-2	B-3	B-4
<u>Adult Day Care Center</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Ambulatory Surgical Center</u>		<u>P</u>	<u>P</u>
Amusement centers (indoor only)			S
Animal boarding services		S ⁽³⁾	S ⁽³⁾
Animal grooming (no overnight boarding)		P ⁽³⁾	P ⁽³⁾
Apparel and accessory stores	P	P	P
Arts, crafts and drafting supplies	P	P	P
<u>Assisted Living Facility</u>	<u>S</u>	<u>S</u>	<u>S</u>
Auctioneers			P
Automobile dealerships		S	S
Automobile parts (no service or installation)		P ⁽²⁾	P ⁽²⁾
Automobile and truck rental agency (office only)		P	P

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Automobile and truck rental agency		S ⁽⁶⁾	S ⁽⁶⁾
Automobile service (no fuel sales)		S	S
Automobile tag agency		P	P
Bake shop and delicatessen	P	P	P
Ballrooms and dance halls			S
Barbershops, beauty/nail salons and tanning salons	P	P	P
<u>Birth Center</u>	<u>P</u>	<u>P</u>	<u>P</u>
"Big box" retail over 75,000 sq. ft.			S
Boat sales and service		S	S
Bowling alleys		S	S
Building materials		P ⁽²⁾⁽⁵⁾	P ⁽²⁾⁽⁵⁾
Business services	P	P	P
Catering and meeting halls		S	S
Child daycare <u>Care Facility</u> and nursery schools		S	S
<u>Clinic</u>	<u>P</u>	<u>P</u>	<u>P</u>
Coin operated Laundromats		S	S
Convenience stores with or without fuel sales		S	S
Dance, musical instruction and martial art studios	P	P	P
Detective and security agencies	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾
Drug stores and pharmacies	P ^(1,2)	P ^(1,2)	P ^(1,2)
Dry cleaners	P ^(1,2)	P ^(1,2)	P ^(1,2)
Employment agencies	P	P	P
Financial institutions, mortgage and stockbrokers	P ^(1,2)	P ^(1,2)	P ^(1,2)
Florists	P	P	P
Funeral homes		S	S
General retail not otherwise specified	P	P	P
Government offices	P	P	P
Gyms and exercise clubs	P	P	P
Hardware stores		P ⁽⁵⁾	P ⁽⁵⁾

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Hotels/motels		S	S
Household equipment rental		P ⁽⁵⁾	P ⁽⁵⁾
Indoor tennis, racket ball, handball and similar court sports		S	S
Indoor theaters		S	S
Jewelry shops with repair (no smelting)		P	P
Lawn and garden supplies and equipment		P ^(2,5)	P ^(2,5)
Liquor stores		S	S
Maid, valet and janitorial services		P	P
Massage therapist		<u>PS</u> ⁽⁷⁾	<u>PS</u> ⁽⁷⁾
Medical Laboratories		<u>PS</u>	<u>PS</u>
Medical o Offices and clinics	<u>P</u>	P	P
Motor fuel sales (no service bays)	S		
Motorcycle and recreation vehicles sales and service		S	S
News stands	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾
Pain clinics		S ⁽⁸⁾	S ⁽⁸⁾
Pet stores		P ⁽³⁾	P ⁽³⁾
Photographic and artist studios		P	P
Printing, lithograph and reproduction	P	P	P
Private clubs and lodges		S	S
Professional offices not otherwise specified	P	P	P
Real estate office	P	P	P
Repair shops for small household appliances and locksmiths	P ⁽²⁾⁽⁵⁾	P ⁽²⁾⁽⁵⁾	P ⁽²⁾⁽⁵⁾
Restaurants, carry-out snack shops, etc.	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾
Retail electronic-cigarette/vaporizer store	S	S	S
Secretarial, data processing and temporary staffing services	P	P	P
Shoe repair	P	P	P
Skating rinks			S
Smoking lounge, cigar bar, hookah bar, vapor bar, vapor lounge	S	S	S
Special facilities (see sections 13-300 to 13-303)			

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Trade, technical and business schools		P ⁽⁴⁾	P ⁽⁴⁾
Travel agencies	P	P	P
<u>Urgent Care Center</u>	<u>S</u>	<u>P</u>	<u>P</u>
Veterinary clinics (no boarding services)		P ⁽³⁾	P ⁽³⁾
Video stores		P	P

- *P* - Indicates permitted use.
- *S* - Indicates special land use (see section 13-35).
- ⁽¹⁾Facilities with drive-thrus are special land uses.
- ⁽²⁾Permitted use when occupying an in-line bay. Free-standing units are special land uses.
- ⁽³⁾Must conduct business wholly within a building, but limited outside dog walking is permitted.
- ⁽⁴⁾No motor vehicle or marine repair.
- ⁽⁵⁾No outside storage or display of equipment or supplies.
- ⁽⁶⁾Parking spaces for business vehicles must be provided in excess of the required number for the use.
- ⁽⁷⁾Must be licensed by the department of professional regulation.
 - ⁽⁸⁾~~To provide adequate protection to the community and establish the legitimacy of the facility, the special land use application submission for pain clinics, must, in addition to the criteria set forth in section 13-35, address the following:~~
 - a. ~~No business approved as a special land use under this section shall limit the form of payment for services or prescriptions to cash only.~~
 - b. ~~In the event the business applying for approval under this section does not accept insurance reimbursement, it must state the reason for such policy in its application and the failure of any business to accept insurance, Medicare or Medicaid reimbursements shall be considered by the planning and zoning board in making its decision as to the appropriateness of granting a special land use permit.~~
 - c. ~~The application for special land use shall disclose in detail the owners and operators of the facility, and shall be required to update the owner/operator information annually at the time of application for business tax receipts for the business, or at any time that there is a change of owner/operator.~~

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- ~~d. No business operating under a special land use permit under this section shall be owned, either in whole, or in part, or have any contractual relationship, whether through employment or by independent contract, with a physician who, within the five-year period prior to the date of application for a special land use or at any time after application for a special land use under this section, has been denied the privilege of prescribing, dispensing, administering, supplying or selling any controlled substance or who has, within the five-year period prior to the date of application for a special land use under this section or at any time after application for a special land use under this section, had any state medical board action taken against his or her medical license as a result of dependency on drugs or alcohol.~~
- ~~e. The business shall be operated by a medical director who is a Florida-licensed physician.~~
- ~~f. The business shall not be owned in whole or in part by any person who has been convicted of or who has pled guilty or nolo contendere to any felony in this state or in any other state within the five-year period prior to the date of application for a special land use. However, in no event shall the business be owned in whole or in part by any person who has been convicted of or who has pled guilty or nolo contendere at any time to an offense constituting a felony in this state or in any other state involving the prescribing, dispensing, supplying or selling of any controlled substance.~~
- ~~g. The application for special land use shall include an affidavit by the medical director attesting to the fact that no employees of the facility have been convicted of a drug-related felony within the five-year period prior to the date of application and that the business shall not employ any such convicted felons thereafter.~~
- ~~h. Any business approved as a special land use under this section shall maintain the appropriate diagnostic equipment to diagnose and treat patients complaining of chronic pain.~~
- ~~i. Any business seeking approval as a special land use under this section shall be required to file with its application a natural disaster management plan.~~
- ~~j. Any business seeking approval as a special land use under this section shall be required to file with its application a floor plan showing the location and adequate security for protection of any controlled substance to be dispensed in the course of business, including such security measures as impact resistant glass, exterior lighting, video recorders, and alarm systems.~~
- ~~k. Any business or facility seeking approval as a special land use under this section, which business or facility is required to register with the State of Florida pursuant to F.S. § 458.3265 or § 459.0137, as amended from time to time, shall provide copies of such registration at the time of application for special land use hereunder and annually thereafter upon application for a business tax receipt for any approved special land use.~~
- ~~l. Any business or facility seeking approval as a special land use under this section shall be required to submit with its application its plans to address, mitigate, or eliminate~~

potential adverse effects of its business operation upon the public including plans for crowd control, parking compliance, noise attenuation, neighborhood compatibility, and crime prevention.

m. Any business or facility approved by the city commission as a special land use under this section shall update and resubmit to the city the documentation supporting its original application annually at the time of application for business tax receipt for the business, or at any time that there is a change of owner/operator, and in the event such information is not submitted or fails to evidence compliance with the conditions set for approval, the city commission may, after public hearing, revoke any previously approved special land use granted to such business or facility.

Sec. 13-622. - Master business list—IO-1, IM-1.

<i>Master business list</i>	IO-1	IM-1
Building trades	P	P
Electric utility substation		S
Financial institutions	P	P
Flex space	P	P
General office	P	P
Home appliance repair	P	P
Light manufacturing	P	P
Machine shops	P	P
<u>Medical Research and Development</u>	<u>P</u>	<u>P</u>
<u>Medical Office</u>	<u>P</u>	
Motor freight transportation		S
Office/showrooms	P	P
Outdoor commercial recreation		S
Research and development facilities	P	P
Self-storage facilities	S	S
Special facilities (see sections 13-300 to 13-303)		
Veterinary and kennels		S
Wholesale trade	P	P

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P - Indicates permitted use

S - Indicates special land use

Sec. 13-623. - Master business list—O-2, O-3.

<i>Master business list</i>	O-2	O-3
<u>Adult Day Care Center</u>	<u>S</u>	<u>S</u>
<u>Ambulatory Surgical Center</u>	<u>P</u>	<u>P</u>
Auto insurance claim center		S
<u>Clinic</u>	<u>P</u>	<u>P</u>
Drive-thru uses	S	S
Drug stores		P
Financial institution <u>e</u>	P	P
Hotels	S	S
Medical and surgical hHospital	S	S
<u>Laboratory</u>		<u>S</u>
<u>Medical Research and Development</u>		<u>S</u>
Medical e <u>Offices</u>	P	P
Miscellaneous office bBusiness services	P	P
Nursing homes	<u>P</u>	<u>P</u>
Professional offices	P	P
Research and d <u>Development</u>		S
Restaurants	P	P
Special facilities (see sections 13-300 to 13-303)		

P - Indicates permitted use

S - Indicates special land use

Sec. 13-624. - Master business list PUD. Reserved.

<i>Master business list</i>	P
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Drugstores and pharmacies	P
Financial institutions	P
Miscellaneous office type business services	P
Professional offices	P
Travel agencies	P

P – Indicates permitted use.

Section 3: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: Severability. That should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 5: Codification. That the provisions of this Ordinance shall be codified within the Code of Ordinances of the City of Coconut Creek, Florida, and any paragraph or section may be renumbered to conform with the Code of Ordinances.

Section 6: Effective Date. That this Ordinance shall become effective immediately upon its passage on second and final reading.

PASSED FIRST READING THIS ____ DAY OF _____, 2016.

PASSED SECOND READING THIS ____ DAY OF _____, 2016.

Mikkie Belvedere, Mayor

CODING: Words in *struck through* type are deletions from existing text.
 Words in underscored type are additions to existing text.
 A line of *** indicates existing text not shown.

Attest:

Leslie Wallace May, MMC
City Clerk

	<u>1st</u>	<u>2nd</u>
Belvedere	_____	_____
Rydell	_____	_____
Sarbone	_____	_____
Tooley	_____	_____
Welch	_____	_____

EML
O:\Documents\ORDINANCES\LAND DEVELOPMENT ORDINANCES\Special Facilities_ Zoning In Progress\Final for Commission Meeting\ORD_Amend Permitted Uses_FINAL.docx
7/11/16

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