

ARTICLE I. ZONING DISTRICTS AND MAP

Sec. 23-1. Districts established.

In order to regulate and limit the height and bulk of buildings hereafter erected or altered; to aid in implementing the City land use plan; to regulate and limit the density of dwelling units and population; to regulate and determine the area of yards and other open spaces; to regulate and restrict the location of trades and industries; and the location of buildings erected and altered for specific uses in accordance with the City land use plan, the City is hereby divided into the following classifications or districts:

A-1, Agricultural district
E-3, Agricultural estate district
E-2, Rural estate district
E-1, Estate district
R-1-A, Single-family (12,500 s.f. lot) district
R-1-B, Single-Family (8,000 s.f. lot) district
R-1-C, Single-family (7,500 s.f. lot) district
R-1-D, Single-family (6,000 s.f. lot) district
TH-1, Townhouse district
R-2, Duplex district
R-3, Multi-family (low density) district
R-4, Multi-family (moderate density) district
OP, Office park district
B-1, Planned neighborhood business district
B-2, Planned community business center district
B-3, General business district
C-1, Service station district C-2, Vehicle service district
I-1, Light industry district
P-1, Park and recreational district M/I, Medical/Institutional district
X-1, Civic district
U-1, Public utilities district
PRD, Planned residential development district
PMUD, Planned mixed-use development district
PCD, Planned commercial development district
PID, Planned industrial development district
SRL, Special residential lifestyle overlay district
CS, Community Services district

Sec. 23-2. Conversion of existing districts.

<i>Subdivision Name</i>	<i>Current Zoning</i>	<i>Consistent Zoning District Based on Setbacks & Lot Size</i>
Cooper City Park	R-1-A	R-1-C
Cooper Colony Estates		
Section One	R-1-A	R-1-C
Section Two	R-1-A	R-1-C
Section Two A	R-1-A & R-1-B	R-1-C
Section Two B	R-1-A	R-1-C

Section Two C	R-1-A	R-1-C
Cooper Estates - Section		
One & Two	R-1-B & R-1-C	R-1-C
Country Address	R-1-B	R-1-C
Country, The	R-1-A	R-1-C
Sec. 1 & 2	R-1-A	R-1-C
Country, III	R-1-A	R-1-C
Flamingo Gardens	R-1-A	R-1-C
Black Olive, Jacaranda Live Oak, Poinciana Tamarind		
Flaming Gardens, Phase II	R-1-B	R-1-C
Gateland Estates	R-1-A	R-1-C
Guardian Estates	R-1-A	R-1-C
Pine Lake	R-1-A	R-1-C
Stirling Springs	R-1-A	R-1-C
Timberlake, 1st, 2nd, & 3rd additions	R-1-A	R-1-C

Sec. 23-3. Zoning map established.

(a) The districts aforesaid and the boundaries of such districts as shown on the zoning map, which is on file in the office of the city clerk and designated as the zoning map of the city, are hereby adopted and made a part of this chapter. The zoning map and all notations, references, and other information shown thereon shall be as much a part of this chapter as if such matters and information set forth on the map were all fully described and set out thereon.

(b) If, because of error or omission in the zoning map, any property in the city or that has been annexed into the city is not shown as being in a zoning district, the classification of such property shall be A-1, unless the A-1 district is not permitted according to the comprehensive plan, in which case compatible zoning will be enacted by amendment to this chapter.

Sec. 23-4. Interpretation of district boundaries.

Where uncertainty exists as to boundaries of any district shown on the official zoning map, the following rules shall apply:

(a) Where such district boundaries are indicated as approximately following street lines, alley lines, lot lines, or land use plan lines, such lines shall be construed to be boundaries.

(b) In unsubdivided property, or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the map.

(c) Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

(d) Where a district boundary line divides a lot in a single ownership on April 2, 1962, the city commission may, in its discretion, permit a use authorized in either portion of such lot to extend to the entire lot.

Sec. 23-5. Supplemental nature of district regulations.

The provisions of this chapter shall be supplemental and not in lieu of all existing ordinances and regulations existing in the city, as specifically, the provisions of the official charter of the city.

Sec. 23-6--23-7. Reserved.

Sec. 23-8. Applicability.