

1 **ORDINANCE NO. 2019 – 001B**

2 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF
3 PARKLAND, FLORIDA, AMENDING APPENDIX B, LAND
4 DEVELOPMENT CODE; ARTICLE 10 DISTRICTS; DIVISION 45
5 ENTITLED, "B-1, B-2, B-3, BCB-3 AND OP COMMERCIAL DISTRICTS"
6 BY REFORMATTING AND RENAMING THE MASTER BUSINESS LIST
7 TABLE IN ORDER TO IMPROVE READABILITY; REFORMATTING
8 THE DIMENSIONAL STANDARDS FOR THE COMMERCIAL
9 DISTRICTS BY DELETING THE PARAGRAPH FORMATTING OF
10 SECTIONS 10-4520, "HEIGHT," 10-4525, "LOT DIMENSIONS," 10-4530,
11 "SETBACKS," AND 10-4535, "LOT COVERAGE," AND CREATING
12 TABLE 10-4520.1 ENTITLED, "DIMENSIONAL REQUIREMENTS FOR
13 B-1, B-2, B-3, BCB-3 AND OP ZONING DISTRICTS" IN ORDER TO
14 IMPROVE READABILITY; AND RELOCATING PROVISIONS OF 10-
15 4510, "SUPPLEMENTAL REGULATIONS TO MASTER BUSINESS
16 LIST" TO ARTICLE 15, "DETAILED USE REGULATIONS";
17 AMENDING 10-4515 "GENERALLY APPLICABLE LIMITATIONS ON
18 USES" TO RELOCATE MASSAGE ESTABLISHMENTS HOURS OF
19 OPERATION TO ARTICLE 15, "DETAILED USE REGULATIONS";
20 AMENDMENDING ARTICLE 10, DISTRICTS OF THE LAND
21 DEVELOPMENT CODE IN THE CITY OF PARKLAND CODE OF
22 ORDINANCES, TO UPDATE THE EXISTING FORMAT OF
23 DIMENSION REGULATIONS AND THE LIST OF PERMITTED USES
24 FOR RESIDENTIAL ZONING DISTRICTS (A-1, AE-1, AE-2, BCE-1, RS-
25 1, RS-2, RS-2.5, RS-3, RS-4, BCRS-3, RM-5, RM-6, RM-7, RM-8, RM-9,
26 RM-10, AND BCRM-5); PROVIDING FOR CODIFICATION;
27 PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE
28 DATE.
29
30

31 **WHEREAS**, the City of Parkland City Commission finds that a dimensional
32 requirements table will improve the ability of residents and developers to understand the
33 development regulations within the City; and

34 **WHEREAS**, the current dimensional requirements are not available in one place, and are
35 difficult to navigate; and

36 **WHEREAS**, the City Commission shall retain its authority to regulate the character of
37 development; and,

38 **WHEREAS**, easily navigable development regulations will improve the development
39 review process by helping applicants understand the zoning district requirements; and

43 **WHEREAS**, the City of Parkland City Commission finds that the land development code
44 should be easily interpreted by city residents and developers to understand the development
45 regulations within the City; and

46 **WHEREAS**, the City of Parkland City Commission finds that the existing master
47 business list and segmented narrative for commercial dimensional requirements is not user
48 friendly, nor easily interpreted by city residents and developers; and

49 **WHEREAS**, the City of Parkland City Commission finds that the creation of a
50 dimensional requirements table will improve the ability of residents and developers to
51 understand the development regulations within the City; and

52 **WHEREAS**, the City of Parkland City Commission finds that regulations for permitted
53 uses in B-1, B-2, B-3, BCB-3 and OP commercial zoning districts should be conveyed more
54 concisely for user convenience interpretation; and

55 **WHEREAS**, the City Commission shall retain its authority to regulate the character of
56 development; and,

57 **WHEREAS**, easily navigable development regulations will improve the development
58 review process by helping applicants understand the zoning district requirements; and

59 **WHEREAS**, the Planning and Zoning Board recommended approval of the amendments
60 set forth in this ordinance on **June 13, 2019**; and

61 **WHEREAS**, the City Commission following review and public hearings accepts such
62 recommendations as set forth herein and finds them to be in the best interest of the citizens of the
63 City of Parkland; and

64 **WHEREAS**, notice and hearing requirements have been duly satisfied, as required by
65 Florida Statutes and City of Parkland Code of Ordinances; and

66 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
67 CITY OF PARKLAND, FLORIDA AS FOLLOWS:**

68 **SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as
69 being true and correct, and are hereby incorporated herein and made a part hereof.

70 **SECTION 2.** Article 10, Division 45 of the Code of Ordinances of the City of Parkland
71 is hereby amended with the following:

72 **DIVISION 45. - B-1, B-2, B-3, BCB-3, AND OP COMMERCIAL DISTRICTS**

73 **Sec. 10-4500. - Purpose of districts.**

- 86 A. *B-1 district.* The B-1 neighborhood business district is intended primarily to meet the local
87 neighborhood shopping, retail and personal service needs of a limited surrounding
88 residential area. Retail stores permitted herein are intended to include primarily specialized
89 and convenience goods, and personal services uses allowed herein are intended to meet the
90 daily needs of residents of the city's residential communities.
- 91 B. *B-2 district.* The B-2 community business district is intended primarily to meet the shopping and personal service needs of several neighborhoods or a substantial territory. B-2
92 districts may be located along traffic arteries or in concentrated shopping centers.
- 93 C. *B-3, BCB-3 districts.* The B-3 general business district and Broward County B-3 (BCB-3) general business district are intended to apply to arterial streets and trafficways where business establishments primarily not of a neighborhood or community service type may properly locate to serve large sections of the city and metropolitan area. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists. Property zoned Broward County B-3 retains its pre-annexation zoning designation only with regard to specific rights as set forth in a settlement agreement recorded in Office of Records Book 29272, Pages 1650 through 1699 of the Broward County, Florida Public Records, and are otherwise subject to the provisions of this chapter.
- 104 D. *OP district.* The OP office park district is intended to provide areas within the city for the exclusive development of professional offices, office parks and financial centers.

105 Sec. 10-4505. - Uses permitted.

106 No building or structure or any part thereof shall be erected, altered or used or land or water used, in whole or in part, for other than one (1) or more of those specified as permitted, special exception or accessory within a particular zoning district in the Table 10-4505.1, Permitted Uses and mMaster bBusiness LList table and uses accessory to the primary permitted uses. Permitted uses within the BCB-3 District are the same as the B-3 permitted uses in this sectionTable 10-4505.1, as well as the Broward County Zoning Code B-3 uses specifically authorized in a settlement agreement recorded in Office of Records Book 29272, Pages 1681 through 1699 of the Broward County, Florida Public Records.

- 115
- 116 A. It is the intent of this article to provide in tabular form a listing in (herein referred to as the Permitted Uses And Master Business List) of the uses that shall be permitted in the various B-1, B-2, BCB-3, and OP business districts.
- 117 B.A. Where an asterisk (*) the letter "P" appears on the same line as a listed use, said use
118 shall be permitted in the district as indicated by the column heading in which the letter
119 "P" asterisk (*) appears.
- 120 B.C. Where no asterisk (*) the symbol "#" appears on the same line as a listed use, said use
121 shall be prohibited in the district as indicated by the column heading in which the
122 symbol "#" appears. the same manner.
- 123 C. Where an asterisk (*) is followed by one (1) or more numbers, the listed use shall be
124 permitted subject to limitations and restrictions set forth in the corresponding

127 supplemental regulation(s) with the same number(s) in section 10-4510, supplemental
128 regulations to master business list, of this article. For example, "7" means that the
129 applicable supplemental regulation can be found in section 10-4510, supplemental
130 regulations to master business list, as supplemental regulation number 7.

131 CE. Where a listed use is followed by restrictions or limitations in parenthesis, the use shall
132 be subject to such restrictions or limitations within each district as indicated by the
133 column heading in which the letter "A" appears on the same line as a listed use, the
134 listed use is permitted only as an accessory use to a primary permitted use. appears on
135 the same line as the listed use.

136 D. Where the letters "SE" appear on the same line as a listed use, the use shall be permitted
137 only by special exception approval in the district as indicated by the column heading in
138 which the letters "SE" appears. Such approval shall only be granted after the applicant
139 has complied with the requirements for special exception uses pursuant to Article 60,
140 Special Exception Uses.

141 E. Unlisted uses.

142 F 1. The planning and zoning director may authorize as a permitted use, a use that is
143 unlisted in Table 10-4505.1 the master business list and all other lists of permitted,
144 prohibited and special exception uses in this chapter, but which is substantially
145 similar in character, impact and compatibility to a listed permitted use within the
146 applicable zoning district.

147 G 2. The planning and zoning director may authorize the processing of a special
148 exception use application for a use that is unlisted in Table 10-4505.1 the master
149 business list, but which is substantially similar in character, impact and
150 compatibility to a listed special exception use within the applicable zoning district.

151 H. 3. If a use is not listed as a permitted or special exception use in Table 10-4505.1, or
152 and is not determined by the planning and zoning director to be an accessory use or
153 a use that is substantially similar to a listed use pursuant to subsections F1. and G2.,
154 it shall be deemed a prohibited use, except as provided in paragraph 4., below.

155 I 4. Any use permitted by the city land use plan within the commercial or office park
156 land use categories not listed in the Table 10-4505.1 master business list (or the
157 supplemental regulations) as permitted, special exception or prohibited, and which
158 the planning and zoning director does not determine is not to be substantially
159 similar to a listed permitted or special exception use in any zoning district, shall be
160 considered a special exception use within the B-3 zoning district, in accordance
161 with article 60 of this chapter.

Table 10-4505.1, PERMITTED USES AND MASTER BUSINESS LIST TABLE
 (Refer to subsections B through E above for explanation of table notations)

P = Permitted Use

SE = Special Exception, subject to procedures of Article 60, Special Exception Uses

A = Permitted only as an accessory use to a primary permitted use

= Use is Prohibited

Business Uses	B-1	B-2	B-3, BCB-3	OP
Air-conditioning equipment, retail, repairs	±	±	* 7 SE	±
Alcoholic beverages, retail sales (package stores ONLY)	±	* 7 SE	* 7 SE	±
Alcoholic beverages, retail sales	±	±	±	±
Ambulance service, commercial	* 7 SE	* 7 SE	* 7 SE	±
Amusements/recreation enterprises (outdoor and indoor)	±	* 7 SE	* 7 SE	±
Animal clinics (shall be conducted within a completely enclosed, soundproof and air-conditioned building)	±	* 7, 6 SE	* 7, 6 SE	±
Animal grooming (shall be conducted within a completely enclosed, soundproof and air-conditioned building)	* P 4,6	* P 4,6	* P 4,6	±
Apartments	* 2	* 2	* 2	
Art galleries	* P	* P	* P	±
Art schools	* P	* P	* P	±
Artists' studios	* P	* P	* P	±
Assisted living facilities subject to section 15-2010, development standards for certain group homes		* A, 7	* A, 7	
Antique shops	* P	* P	* P	±
Auction houses	±	* P	* P	±
Automotive repair and service	±	±	* 7 SE	±
Automobile sales, new/used	±	±	* 7 SE	±
Automobile service station (subject to Sec. 15-4510)	±	* 7 SE	* 7 SE	±
Automobile tires, new, retail	±	* 7 SE	* 7 SE	±
Banks (without drive-in facilities)	* P	* P	* P	* P
Banks (with drive-through facilities)	±	* 7 SE	* 7 SE	* 7 SE
Bingo parlors	±	±	* 7 SE	±

<u>Business Uses (Continued)</u>	B-1	B-2	B-3, BCB-3	OP
<u>Billiard rooms, poolrooms</u>	✗	* 7 SE	* 7 SE	✗
<u>Boat and marine motor sales and service</u>	✗	✗	* 7 SE	✗
<u>Boat rental</u>	✗	✗	* P	✗
<u>Bowling alleys</u>	✗	✗	* 7 SE	✗
<u>Building supplies, retail (from building only; must be completely enclosed in a soundproof, air-conditioned building)</u>	✗	✗	* A, 1 P	✗
<u>Campers, mobile homes; storage and sales</u>	✗	-	* 7 SE ¹	✗
<u>Car wash</u>	✗	* 7 SE ¹	* 7 SE ¹	✗
<u>Carpets or rug cleaning establishment</u>	✗	-	* 7 SE ¹	✗
<u>Catering hall</u>		* P	* P	✗
<u>Catering services establishment (off-site)</u>	* P	* P	* P	✗
<u>Charter boats</u>	✗	✗	* P	✗
<u>Check cashing store</u>	✗	✗	✗	✗
<u>Church, Synagogue, Temple</u>	(see "Place of Worship" below)			
<u>Cigar bar</u>	✗	* 7 SE	* 7 SE	✗
<u>Clubs, civic, private, noncommercial</u>	✗	* P	* P	✗
<u>Conservatories (art and music) soundproofed for music</u>	* P	* P	* P	✗
<u>Consignment store under 4,500 s.f., as defined in section 5-3530</u>	P	P	P	✗
<u>Consignment store over 4,500 s.f., as defined in section 5-3530</u>	SE	SE	SE	SE
<u>Convenience store</u>	* 7 SE	* 7 SE	* 7 SE	✗
<u>Construction and Sales Trailers</u>	(see "Temporary Structures and Uses" below)			
<u>Costumers, rental</u>	* 7 SE	* P	* P	✗
<u>Dance academies (must be completely enclosed in a soundproof, air-conditioned building)</u>	✗	* P 4	* P 4	✗
<u>Day care centers</u>	* 7 SE	* 7 SE	* 7 SE	* 7 SE

<u>Dental clinic</u>	* P	* P	* P	* P
<u>Business Uses (Continued)</u>	B-1	B-2	B-3, BCB-3	OP
<u>Dental lab</u>	* P	* P	* P	≠
<u>Department store</u>	* 7SE	* P	* P	≠
<u>Dry cleaning and pressing, pickup and delivery of garments only, (not including dry cleaning plants) (Subject to Sec. 15-310)</u>	* P	* P	* P	* P
<u>Dry cleaning and pressing, pickup and delivery of garments only, (not including dry cleaning plants) with drive-through facility not including dry cleaning plants (Subject to Sec. 15-310)</u>	* 7 SE	* 7 SE	* 7 SE	* 7 SE
<u>Dry-cleaning plants, traditional (Subject to Sec. 15-310)</u>	≠	≠	* P 3	≠
<u>Dry-cleaning plants, environmentally friendly (Subject to Sec. 15-310)</u>	≠	3, * 7 SE	* P 3	≠
<u>Educational or vocational institutions</u>	≠	* 7 SE	* 7 SE	≠
<u>Electrical, general contractors, plumbing and air conditioning shops (shall be conducted within a completely enclosed, soundproof building)</u>	≠	≠	* P 6	≠
<u>Employment agencies</u>	≠	* P	* P	* P
<u>Essential services</u>	* P	* P	* P	* P
<u>Fertilizer stores, retail</u>	≠	* P	* P	≠
<u>Funeral homes (exclusive of crematories)</u>	≠	* 7 SE	* 7 SE	≠
<u>Golf courses (miniature)</u>	≠		* 7 SE	≠
<u>Guns, retail</u>	≠	* 7 SE	* 7 SE	≠
<u>Gym, health club</u>	≠	* 7 SE	* 7 SE	≠
<u>Hotels (minimum floor area of each rental sleeping room shall be two hundred [200] square feet)</u>	≠	* 7, 8 SE	* 7, 8 SE	≠
<u>Laundromat, self-service</u>	≠	≠	≠	≠
<u>Loan agencies (other than pawnbrokers or payday loan businesses)</u>	* 7 SE	* P	* P	* P

<u>Manufacturing, light; fabrication and assembly of materials consistent with the commercial land use category of the city land use plan</u>	✗	✗	*7 SE	✗
<u>Business Uses (Continued)</u>	B-1	B-2	B-3, BCB-3	OP
<u>Massage therapy establishment, licensed (Subject to Sec. 15-410) Pursuant to Section 10-4515. Generally applicable limitations on uses)</u>	*7 SE	*7 SE	*7 SE	*7 SE
<u>Mechanical repair, enclosed (shall be conducted within a completely enclosed, soundproof building)</u>	✗	*6 P	*6 P	✗
<u>Medical Marijuana Dispensaries.</u>	≠	≠	≠	≠
<u>Medical office (excluding "pain management clinic" and dispensing of controlled substances identified in Schedule II, III, or IV in F.S. § 893.03, 893.035, or 893.0355)</u>	* A P	* A P	* A P	* A P
<u>Motorhome and camping trailer sales, service, repair, new and used</u>	✗	✗	*7 SE	✗
<u>Movie theater; auditorium; concert hall</u>	✗	*P	*P	✗
<u>Museum</u>	✗	*P	*P	✗
<u>Nicotine vaporizer, sale of, including vending machines</u>	✗	✗	✗	✗
<u>Office buildings</u>	* P	* P	* P	* P
<u>Pain management clinic and any other medical office uses that are not associated with hospitals, which dispense controlled substances identified in Schedule II, III, or IV in F.S. § 893.03, 893.035, or 893.0355, Subject to Section Sec. 15-6510. requirements and restrictions</u>	✗	✗	A *7 SE	✗
<u>Parking, commercial (enclosed or outdoor)</u>	✗	✗	* P	✗
<u>Pawnshops</u>	✗	✗	*7 SE	✗
<u>Personal service establishment In OP, also subject to director's finding that the use will support the district intent.</u>	* P	* P	* P	* 10 A
<u>Pet boarding</u>	✗	✗	*7 SE	✗
<u>Pet shops</u>	*7 SE	* P	* P	✗
<u>Pharmacy</u>	*7 SE	*7 SE	*7 SE	*7 SE

<u>Place of worship</u>	✗	* P	* P	✗
<u>Plant nursery and sales as accessory to a permitted use</u> (plants and related materials shall be within opaquely screened area only)	✗	* A	* A	✗
<u>Pool equipment and chemicals - no manufacturing</u> (shall be completely enclosed in a soundproof, air-conditioned building)	✗	* P A, +	* P A, +	✗
<u>Business Uses (Continued)</u>	B-1	B-2	B-3, BCB-3	OP
<u>Professional offices</u>	* P	* P	* P	* P
<u>Public and private utilities</u>	* 7 SE	* 7 SE	* 7 SE	* 7 SE
<u>Radio, television studios</u>	✗	* P	* P	✗
<u>Repair shops, electronics</u> (shall be completely enclosed in a soundproof, air-conditioned building)	* P +	* P +	* P +	✗
<u>Restaurants, full service</u>	* P	* P	* P	✗
<u>Restaurant, fast food (without drive-in facilities)</u>	* 7 SE	* 7 SE	* 7 SE	✗
<u>Restaurant, fast food (with drive-in facilities)</u>	✗	* 7 SE	* 7 SE	✗
<u>Retail establishment, general, with floor area < 25,000 s.f. In OP, also subject to director's finding that the use will support the district intent.</u>	* P	* P	* P	* 10 A
<u>Retail establishment, general, with floor area 25,000 s.f. – 50,000 s.f. (Subject to Sec. 15-210)</u>	✗	SE * 11	SE * 11	✗
<u>Retail establishment, general, with floor area exceeding 50,000 s.f. (Subject to Sec. 15-210)</u>	≠	≠	≠	≠
<u>Schools, driving</u>	✗	* P	* P	✗
<u>Schools, modeling</u>	✗	* 7 SE	* 7 SE	✗
<u>Schools, public</u>	✗	✗	✗	✗
<u>Schools, trade and vocational</u>	✗	* 7 SE	* 7 SE	✗
<u>Shooting range</u> (shall be conducted within a completely enclosed, soundproof building)	✗	≠	* 7 SE 6	✗

<u>Sidewalk Café without Alcoholic Beverage Service</u> (Subject to Article 15, Division 5)	A	A	A	A
<u>Sidewalk Café with Alcoholic Beverage Service</u> (Subject to Article 15, Division 5)	≠	A	A	A
<u>Skating rinks, skateboard parks, water slide and other outdoor amusements</u>	≠	* 7 SE	* 7 SE	≠
<u>Taxi service establishment</u>	≠	≠	* 7 SE	≠
<u>Tutoring services</u>	* P	* P	* P	≠
<u>All uses permitted in an OS District</u>	* P	* P	* P	* P
<u>Residential Uses</u>	B-1	B-2	B-3, BCB-3	OP
<u>Apartments</u>		P	P	≠
<u>Assisted living facilities</u> (Subject to Sec. 15-2010, development standards for certain group homes)	≠	* A, 7 SE	* A, 7 SE	≠
<u>Temporary Structures and Uses</u>	B-1	B-2	B-3, BCB-3	OP
<u>Construction and Sales Trailers</u> (Subject to Article 15, Division 10)	A	A	A	A
<u>Portable/Temporary Storage Units</u> (Subject to Article 15, Division 15, Section 15-1510)	≠	≠	≠	≠
<u>Special Events (including seasonal)</u>	A	A	A	A
	<u>Special Approval & Permit is required pursuant to Article 65, Special Events Permit Procedure</u>			

164

165 Sec. 10-4510. Supplemental regulations to master business list.

166 The following are the supplemental regulations to the master business list which are
167 designated by the numbers on the list:

168 1. Must be completely enclosed in a soundproof, air-conditioned building.

169 2. The following regulations shall apply where a lot in a nonresidential district is utilized
170 for a permitted residential use:

171 a. Such residential use shall not exceed fifty (50) percent of the gross floor area of any
172 structure.

173 b. Such residential use shall conform to the minimum floor area requirements of the
174 RM 10 district regulations.

175 c. No residential use shall be located on the first floor or ground floor other than a lobby
176 or foyer serving a residential use, and accessory uses such as storage areas, garages
177 and other similar facilities.

178 d. No building permit shall be issued for any uses involving residential uses until such
179 time as the city commission determines that the residential use is consistent with
180 the comprehensive plan and the allocation of the necessary residential reserve or
181 flexibility units has been approved by the city commission.

182 3. Dry cleaning establishments for direct service to customers subject to the following
183 limitations and requirements:

184 a. Not more than two (2) cleaning units shall be used in any traditional dry cleaning
185 establishment, neither of which shall have a rated capacity in excess of forty (40)
186 pounds.

187 b. Not more than two (2) cleaning units shall be used in environmentally friendly dry
188 cleaning establishment, neither of which shall have a rated capacity in excess of
189 eighty (80) pounds.

190 c. The entire cleaning and drying process shall be carried on within completely
191 enclosed solvent reclaiming units or closed loop system that recycles solvents.

192 d. All solvents used in the cleaning process and vapors therefrom shall be
193 nonexplosive and noninflammable up to a temperature of one hundred sixty (160)
194 degrees.

195 4. Reserved.

196 5. Reserved.

197 6. All uses shall be conducted within a completely enclosed, soundproof building.

198 7. Special exception uses: Uses designated with the number "7" shall comply with the
199 requirements for special exception uses within Article XI of this chapter.

200 8. Where permitted by the city commission as a special exception use, the minimum floor
201 area of each rental sleeping room shall be two hundred (200) square feet.

202 9. The following supplemental regulations shall apply to "consignment store", as is
203 defined in section 5-3530, terms defined. A consignment store under four thousand five
204 hundred (4,500) square feet shall be deemed a permitted use. A consignment store over
205 four thousand five hundred (4,500) square feet is deemed a special exception use and
206 shall comply with the criteria set forth in article 60 of this chapter. A pawnshop is not a
207 consignment store hereunder.

208 10. Retail and personal service uses are permitted in an OP district provided that such uses
209 are accessory to a primary office use and consistent with the intent of this article, as
210 determined by the planning and zoning director.

211 11. A big box retail establishment shall be located only on a lot which exceeds twenty (20)
212 acres in area, and only as a special exception. In no event shall a big box retail

213 establishment in excess of fifty thousand (50,000) square feet be permitted on any lot of
214 any size. In addition to the special exception requirements set forth in article 60, the
215 following additional requirements shall be satisfied as a prerequisite to the granting of a
216 special exception for a big box retail establishment:

- 217 a. Landscaping shall be of such a nature and design that the big box retail
218 establishment shall not be visible from a public right of way, except from a
219 position on the side of the right of way (abutting the lot in question) within fifty
220 (50) feet of either side of the entrance to the lot on which it is located; and
- 221 b. All sides of the big box retail establishment shall contain architectural detail
222 comparable in appearance and complexity to the front of the big box retail
223 establishment; and
- 224 c. The building shall not have a length (front elevation) in excess of two hundred
225 (200) feet.

226 Section 10-4515. - Generally applicable limitations on uses.

- 227 A. *Outdoor activities restricted.* All activities of nonresidential permitted uses, including, but
228 not limited to, sale, display preparation and storage, shall be conducted entirely within an
229 enclosed building except for automobile parking lots, loading zones, drive-through
230 windows, garden centers, accessory outdoor dining, outdoor playgrounds or recreation,
231 service stations, and any principal or accessory use permitted in this chapter that the
232 planning and zoning director determines inherently requires a portion of its activity to take
233 place outdoors.
- 234 B. *Secondhand merchandise.* No secondhand or used merchandise shall be offered for sale,
235 displayed or stored except as specifically permitted herein.
- 236 C. *Hours of operation.* Operation of a health spa, or massage establishment as defined in
237 section 5-3530, between the hours of 8:00 p.m. and 8:00 a.m. is prohibited unless the city
238 commission first grants a special exception permit to allow a business to remain open to a
239 later time. This restriction shall not apply to the operations of a gymnasium provided said
240 gymnasium does not offer massage services between the hours of 8:00 p.m. and 8:00 a.m.
241 The hours of operation shall apply to all massage establishments except as may be otherwise
242 provided in state law. Operation of any other business after 11:00 p.m. and before 7:00 a.m.
243 is prohibited unless the city commission first grants a special exception permit to allow a
244 business to operate later. For all businesses, any such special exception permit shall be
245 specific to the owner and operator of the business that are the subject of the permit
246 application, and not transferable.

247 Sec. 10-4520. Height. Site Development Standards and Dimensional Requirements for B-1, B-
248 2, B-3, BCB-3 and OP Zoning Districts.

249 Table 10-4520.1 provides the dimensional requirements regarding lot width and depth, lot
250 coverage, building setbacks and building height for the B-1, B-2, B-3, BCB-3 and OP Zoning
251 Districts.

**Table 10-4520.1, Dimensional Requirements for
B-1, B-2, B-3, BCB-3 and OP Zoning Districts**

Minimum Lot Dimensions	B-1	B-2	B-3	BCB-3	OP
<u>Lot Width (min.)^{1,2}</u>	<u>200 ft.</u>	<u>200 ft.</u>	<u>200 ft.</u>	<u>200 ft.</u>	<u>200 ft.</u>
<u>Lot Depth (min.)^{1,2}</u>	<u>200 ft.</u>	<u>200 ft.</u>	<u>200 ft.</u>	<u>200 ft.</u>	<u>200 ft.</u>
Building Height	B-1	B-2	B-3	BCB-3	OP
<u>Maximum Height</u>	<u>2 stories or 30 ft</u>	<u>3 stories or 45 ft</u>	<u>4 stories or 50 ft</u>	<u>4 stories or 50 ft</u>	<u>4 stories or 50 ft</u>
Minimum Lot Coverage:	B-1	B-2	B-3	BCB-3	OP
<u>One-story building²</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>
<u>Two-story building²</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>
<u>Three-story building²</u>	<u>-</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>
<u>Four-story building²</u>	<u>-</u>	<u>-</u>	<u>33%</u>	<u>33%</u>	<u>33%</u>
<u>Pervious Open Space²</u>	<u>35%</u>	<u>30%</u>	<u>30%</u>	<u>30%</u>	<u>30%</u>
<u>Minimum Floor Area^{2,3}</u>	<u>See Sec. 10-4510. - supplemental regulations and table 10-4505.1, permitted uses and master business list.</u>				
Minimum Setbacks^{2,4,5}	B-1	B-2	B-3	BCB-3	OP
A <u>Adjacent to Streets</u>	<u>Adjacent to any trafficway as depicted on the Broward County Trafficway Plan as amended from time to time: One hundred (100) feet.</u>				
	<u>Adjacent to any non-trafficway street: Forty (40) feet.</u>				
B <u>Adjacent to any Residential use or</u>	<u>Sixty (60) feet, plus a distance equivalent to one and one-half (1½) times that portion of the building height above twenty (20) feet in height.</u>				
C <u>Rear Yard</u>	<u>Twenty-five (25) feet for a single-story structure up to twenty (20) feet in height plus five (5) feet for each additional ten (10) feet of height or fraction thereof.</u>				
D <u>Side Yard</u>	<u>Fifteen (15) feet for a single story structure up to twenty (20) feet in height plus five (5) feet for each additional ten (10) feet of building or structure height or fraction thereof when abutting a</u>				
E <u>All Yards: Accessory Structures</u>	<u>Setbacks for Accessory Structures, see Article 15, Division 55. - Accessory Uses and Structures.</u>				

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Footnotes:

1. Where a lot of record existed at the effective date of September 20, 1989 (Ord. 89-19), which has less than the required width or depth, said lot may be developed as otherwise provided in this chapter.
2. Subject to Sec. 10-4545. - Unified control, and Section 10-4555. - Outparcels.
3. Where permitted, residential uses shall not exceed fifty (50) percent of the gross floor area of

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254 No building or structure shall be erected or altered to a height that exceeds either of the
255 following number of stories or number of feet:

- 256 A. ~~B-1 district~~: Two (2) stories or thirty (30) feet.
- 257 B. ~~B-2 district~~: Three (3) stories or forty-five (45) feet.
- 258 C. ~~B-3, BCB-3 district~~: Four (4) stories or fifty (50) feet.
- 259 D. ~~OP district~~: Four (4) stories or fifty (50) feet.

260 Sec. 10-4525. Lot dimensions.

261 ~~No lot in a B-1, B-2, B-3, BCB-3, or OP district shall be less than two hundred (200) feet in width nor less than two hundred (200) feet in depth; provided, however, where a lot of record existed at the effective date of this chapter which has less than the required width or depth, said lot may be developed as otherwise provided in this chapter.~~

265 Sec. 10-4530. Setbacks.

266 Buildings and structures in the ~~B-1, B-2, B-3, BCB-3 and OP districts~~ shall have the
267 following minimum setbacks:

- 268 A. Adjacent to any traffieway as depicted on the Broward County Traffieway Plan as amended from time to time: One hundred (100) feet.
- 270 B. Adjacent to any non-traffieway street: Forty (40) feet.
- 271 C. Rear yard: Twenty-five (25) feet for a single-story structure up to twenty (20) feet in height plus five (5) feet for each additional ten (10) feet of height or fraction thereof.
- 273 D. Side yard: Fifteen (15) feet for a single-story structure up to twenty (20) feet in height plus five (5) feet for each additional ten (10) feet of building or structure height or fraction thereof when abutting a nonresidential district;
- 276 E. When a setback is required in this section, such setback shall not apply to walkways, nor any of the yard encroachments authorized under section 20-30, yard encroachments, provided that parking of vehicles shall be permitted only in rear yards of greater than twenty-five (25) feet in width.
- 280 F. Adjacent to any residential use or district, the minimum setback requirement is sixty (60) feet, plus a distance equivalent to one and one-half (1½) times that portion of the building height above twenty (20) feet in height.

283 Sec. 10-4535. Lot coverage.

284 Lot coverage shall not exceed the following:

Height of Building	Maximum Lot Coverage
--------------------	----------------------

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One story	35 percent
Two story	35 percent
Three story	35 percent
Four story	33 percent

285

286 Sec. 10-4540. ~~Open space.~~

287 ~~Each lot to be developed shall contain the following amounts of pervious open space:~~

288 A. ~~In a B-1 district: Thirty-five (35) percent of lot area.~~

289 B. ~~In a B-2, B-3, BCB-3 or OP district: Thirty (30) percent of lot area.~~

290 **SECTION 3.** Article 15, Detailed Use Regulations, of the Code of Ordinances of the
291 City of Parkland is hereby amended with the following:
292

293 Division 1. - Residential Permitted Uses located within Non-Residential Districts.

294 Section 15-110. - Residential Permitted Uses located within Non-Residential Districts. The
295 following regulations shall apply where a lot in a nonresidential district is utilized for a
296 permitted residential use:

- 297 A. Such residential use shall not exceed fifty (50) percent of the gross floor area of
298 any structure.
- 299 B. Such residential use shall conform to the minimum floor area requirements of
300 the RM-10 district regulations.
- 301 C. No residential use shall be located on the first floor or ground floor other than a
302 lobby or foyer serving a residential use, and accessory uses such as storage
303 areas, garages and other similar facilities.
- 304 D. No building permit shall be issued for any uses involving residential uses until
305 such time as the city commission determines that the residential use is consistent
306 with the comprehensive plan and the allocation of the necessary residential
307 reserve or flexibility units has been approved by the city commission.

308

309 Division 2. - Big Box Retail Establishments.

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310 Section 15-210. - Big box retail establishments minimum lot size and special exception
311 required. A big box retail establishment shall be located only on a lot which exceeds twenty
312 (20) acres in area, and only as a special exception. In no event shall a big box retail
313 establishment in excess of fifty thousand (50,000) square feet be permitted on any lot of any
314 size. In addition to the special exception requirements set forth in article 60, the following
315 additional requirements shall be satisfied as a prerequisite to the granting of a special exception
316 for a big box retail establishment:

- 317 A. Landscaping shall be of such a nature and design that the big box retail
318 establishment shall not be visible from a public right-of-way, except from a
319 position on the side of the right-of-way (abutting the lot in question) within fifty
320 (50) feet of either side of the entrance to the lot on which it is located; and
- 321 B. All sides of the big box retail establishment shall contain architectural detail
322 comparable in appearance and complexity to the front of the big box retail
323 establishment; and
- 324 C. The building shall not have a length (front elevation) in excess of two hundred
325 (200) feet.

326

327 Division 3. - Dry cleaning establishments.

328 Section 15-310. - Dry cleaning establishments for direct service to customers subject to the
329 following limitations and requirements:

- 330 A. Not more than two (2) cleaning units shall be used in any traditional dry
331 cleaning establishment, neither of which shall have a rated capacity in excess of
332 forty (40) pounds.
- 333 B. Not more than two (2) cleaning units shall be used in environmentally friendly
334 dry cleaning establishment, neither of which shall have a rated capacity in
335 excess of eighty (80) pounds.
- 336 C. The entire cleaning and drying process shall be carried on within completely
337 enclosed solvent-reclaiming units or closed loop system that recycles solvents.
- 338 D. All solvents used in the cleaning process and vapors therefrom shall be
339 nonexplosive and noninflammable up to a temperature of one hundred sixty
340 (160) degrees.

341

342 Division 4. - Health Spa or Massage Establishments.

343 Section 15-410. - Health spas or massage establishments hours of operation.

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- 344 A. Operation of a health spa, or massage establishment as defined in section 5-3530, between
345 the hours of 8:00 p.m. and 8:00 a.m. is prohibited unless the city commission first grants a
346 special exception permit to allow a business to remain open to a later time.
- 347 B. This restriction shall not apply to the operations of a gymnasium provided said gymnasium
348 does not offer massage services between the hours of 8:00 p.m. and 8:00 a.m.
- 349 C. The hours of operation shall apply to all massage establishments except as may be
350 otherwise provided in state law.

351 **SECTION 4.** Article 10, Districts; Division 5 of the Code of Ordinances of the City of
352 Parkland is hereby amended with the following:

353 **Article 10. Districts –**

355 **DIVISION 5. - A-1 AGRICULTURAL DISTRICT**

357 Sec. 10-510. - Applicability.

358 The regulations of this division apply to the City of Parkland A-1 District. Areas within the
359 city that still retain pre-annexation Broward County A-1 (BCA-1) zoning are subject to the A-1
360 District provisions of the Broward County Zoning Code, as may be amended from time to time.

362 Sec. 10-520. - Purpose of district.

363 The A-1 agricultural district is intended to apply to those areas of the city where the future
364 proper development is uncertain, and for which a more restrictive use would be premature and
365 unreasonable.

369
370 Sec. 10-530. - Uses permitted. The list of permitted uses for the A-1 district is provided in Table
371 10-1, Permitted Uses, Residential Districts.

372 The following uses are permitted in the A-1 agricultural district:

- 373 A. Single family detached dwellings which are accessory to other permitted uses listed
374 below.
- 375 B. Grove, produce farm, truck garden, horticultural farming, botanical garden,
floriculture, nursery, sod farm, crop raising, hydroponic garden, greenhouse, slat house,
forestry, beekeeping.

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376 C. Cattle or stock raising and grazing other than feed lots, and dairy farm, dude ranch,
377 riding stable, livery stable, boarding stable.

378 D. Wayside stands for display or sale limited to farm products produced on the premises.

379 E. Home occupations in accordance with article 15, division 40, home occupations.

380 F. Guest house and other accessory uses and structures, subject to article 15, division 55.

381 G. All uses permitted in an OS district.

382 H. Essential services.

383 I. The following special exception uses (see article 60, special exception uses):

384 1. All uses permitted in a CR district.

385 2. All uses permitted in a U district.

386 3. Parks and open spaces.

387 4. Educational or vocational institutions.

388 5. Libraries.

389 6. Government administration, services and maintenance facilities.

390 7. Police and fire protection facilities.

391 8. Public and private utilities.

392 9. Day care centers.

393 10. Excavation of fill material for use off site.

394 11. Veterinary and veterinary clinics.

395 12. Fish hatcheries, reptile raising.

396 13. Poultry and bird farming.

397 Sec. 10-540. —Height Dimensional Use Requirements. The dimensional regulations for the A-1
398 district is provided in Table 10-2, Dimensional Use Requirements, Residential Districts.

399 No building or structure or part thereof shall be erected to a height exceeding two (2) stories
400 or thirty-five (35) feet.

401 Sec. 10-550. Lot coverage.

402 The lot coverage shall not exceed twenty-five (25) percent.

403 Sec. 10-560. Minimum lot area and width.

404 The minimum lot area shall be two (2) acres with a minimum lot width of two hundred (200)
405 feet.

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406 Sec. 10-570. - Setbacks.

407 Minimum required setbacks for front, side, and rear yards shall be as follows, except as
408 provided in article 15, division 55, accessory uses and structures for certain accessory structures,
409 and section 20-30, yard encroachments, for permissible yard encroachments:

410 A. Front yard, and adjacent to any street: Seventy five (75) feet from the street centerline,
411 and at least fifty (50) feet from a property line abutting a street.

412 B. Side yard: Fifty (50) feet.

413 C. Rear yard: Fifty (50) feet.

414 Sec. 10-580. - Animal enclosures.

415 Structures for the raising, boarding or housing of animals, except hogs, such as barns and
416 stables, pens and coops, shall not be located within twenty-five (25) feet of any side or rear lot
417 line nor within seventy-five (75) feet of any front lot line.

418 **SECTION 5.** Article 10, Districts; Division 10 of the Code of Ordinances of the City of
419 Parkland is hereby amended with the following:

420

421 DIVISION 10. - AE-1 AGRICULTURAL ESTATES DISTRICT

422 Sec. 10-1010. - Purpose of district.

423 The AE-1 zoning classification is intended to apply to areas designated for single-family
424 detached dwellings on lots of at least two and one-half (2½) acres in size. The classification is
425 also intended to allow the limited agricultural use of property within its boundaries. All land now
426 or hereafter included in the city is hereby zoned and designated AE-1 for single-family use
427 unless otherwise specifically zoned (see also section 5-1020, regulation of unzoned property.).

428

429 Sec. 10-1020. - Uses permitted. The list of permitted uses for the AE-1 district is provided in
430 Table 10-1, Permitted Uses, Residential Districts.

431 No building or structure or part thereof shall be erected, altered or used, or land or water used, in
432 all or in part, for other than one (1) or more of the following specified uses:

433 A. Single family dwellings of a minimum of one thousand five hundred (1,500) square
434 feet in area, together with such outbuildings as may be required for residential or
435 agricultural use, on a lot of at least two and one-half (2½) acres in area. No outbuilding
436 or other accessory building shall be constructed until commencement of the residence
437 which it serves as an outbuilding.

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438 B. Home occupation and office of a doctor, dentist, lawyer, architect, engineer or similar
439 professional office utilizing not over twenty-five (25) percent of the floor space of a
440 single-family dwelling occupied by the operator of the home occupation. Section 15-
441 4010, home occupations, is not applicable within the AE-1 district.

442 C. Publicly owned or operated buildings and uses, including community buildings, public
443 parks, playgrounds and beaches, but excluding dumps, sanitary fills or incinerators.

444 D. Grove, produce farm, truck garden, horticultural farming, botanical garden,
445 floriculture, nursery, corn raising, hydroponic garden, greenhouse, slathouse, forestry
446 and beekeeping.

447 E. Cattle or stock raising, boarding stable, raising of poultry or sheep.

448 F. Raising of fish.

449 G. Uses accessory to any of the above uses when located on the same lot, including a
450 guest house for gratuitous guests and servants' quarters. Section 15-5550, guest houses,
451 is not applicable within the AE-1 district.

452 Sec. 10-1030. - Size of lot Dimensional Use Requirements. The dimensional regulations for the
453 AE-1 district is provided in Table 10-2, Dimensional Use Requirements, Residential Districts.

454 Every lot shall be not less than two and one-half (2½) acres in area.

455 Sec. 10-1040. - Lot coverage.

456 The lot coverage shall not exceed twenty (20) percent.

457 Sec. 10-1050. - Building restrictions.

458 No building, fence, wall, pole or other structure shall be erected, placed or permitted to
459 remain on any building or lot until the building plans and specifications meet the following
460 criteria: Solid fence shall be limited to five (5) feet in height within ten (10) feet of property lines
461 and shall not be over seven (7) feet in height within twenty (20) feet of the property lines.
462 Shrubbery and living fences shall also comply with these provisions. Trees shall be permitted on
463 the property lines provided that there is sufficient space between the trees to permit the free flow
464 of air. Any person who constructs a culvert on any canal must construct a culvert not less than
465 forty-eight (48) inches on the side canals and sixty (60) inches on the main canal. The main canal
466 is defined as that canal detailed on the map attached to the ordinance from which this chapter is
467 derived and on file in the office of the city clerk.

468 Sec. 10-1060. - Setbacks requirements.

469 All buildings or shelters of any kind, exclusive of walls and fences, shall be set back at least
470 fifty (50) feet from the front and rear property line and seventy-five (75) feet from the side line
471 of any residential property unless the structure is a garage or other outbuilding located at least
472 fifty (50) feet from the front line of said property; in which event, such structure may be placed
473 within but not nearer than twenty-five (25) feet to the side or rear of said property.

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474 Sec. 10-1070. - Prohibited uses.

- 475 A. ~~No mobile home, being defined as a vehicle which would bear an MH series tag if licensed, shall be permitted on any lot; and no recreational vehicle or trailer shall be occupied at any time nor used for sleeping, eating or other living purposes within the city at any time, except that, upon registration with the building department and payment of a fee to said department, temporary occupancy of a recreational vehicle may be permitted for no longer than two (2) weeks out of any year. No temporary structure of any kind whatsoever shall be used as a residence, temporary or otherwise.~~
- 482 B. ~~No grazing or obnoxious animals, such as hogs, goats, etc., (other than for personal consumption) are permitted.~~
- 484 C. ~~Any business, commercial or industrial use not specifically permitted under those uses listed under section 10-1020, uses permitted.~~

486 Sec. 10-1080. - Nonconforming uses.

487 All uses not in conformance with this division, except mobile homes, are hereby declared to be nonconforming uses and may continue for a period of five (5) years or until the present owner of the property transfers the same; whereupon, the nonconforming use shall cease forthwith, and provided, further, that no use which violates the deed restrictions of the city shall be deemed a lawful nonconforming use.

492 Sec. 10-1090. - Variances.

493 Variances, for a limited term to be set in each case by the city commission, may be granted by a four-fifths (4/5) majority of the commission only upon application and a clear showing that the public health, safety, welfare and morals are served thereby in the sole discretion of the commission, whose decision shall be final.

497

498 **SECTION 6.** Article 10, Districts; Division 15 of the Code of Ordinances of the City of Parkland is hereby amended with the following:

500 **DIVISION 15. - AE-2 AGRICULTURAL ESTATES AND BCE-1 ESTATE DISTRICTS**

501 Sec. 10-1510. - Purpose of districts.

502 The AE-2 and Broward County E-1 zoning classifications are intended to apply to areas to be used for single-family detached dwellings on lots of at least one (1) acre in size. Areas zoned BCE-1 retain their pre-annexation zoning designation, the district regulations of which are incorporated herein. The classifications are also intended to allow the limited agricultural use of property within their boundaries.

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507 Sec. 10-1520. - Uses permitted. The list of permitted uses for the AE-2 and BCE-1 districts are
508 provided in Table 10-1, Permitted Uses, Residential Districts.

509

510 ~~No building or structure or part thereof shall be erected, altered or used, or land or water~~
511 ~~used, in all or in part, for other than single family dwellings of a minimum of one thousand two~~
512 ~~hundred fifty (1,250) square feet together with such outbuildings as may be required for~~
513 ~~residential or agricultural use, on a lot of at least one (1) acre in area. Division 55, accessory uses~~
514 ~~and structures, and section 15-4010, home occupations, are not applicable in the AE-2 and BCE-~~
515 ~~1 districts.~~

516 Sec. 10-1530. - Size of lot Dimensional Use Requirements. The dimensional regulations for
517 the AE-2 and BCE-1 districts are provided in Table 10-2, Dimensional Use Requirements,
518 Residential Districts.

519 ~~Every building lot shall be of a minimum size of one (1) acre except for those lots originally~~
520 ~~laid out in the unrecorded plat of Pine Tree Estates which consist of less than one (1) acre.~~

521 Sec. 10-1540. - Lot coverage.

522 ~~Lot coverage shall not exceed twenty (20) percent.~~

523 Sec. 10-1550. - AE-2 building restrictions.

- 524 A. Within the AE-2 district, no building, fence, wall, pole or other structure shall be erected,
525 placed or permitted to remain on any building, lot until the following building plans and
526 specifications are met: Solid fences shall be limited to five (5) feet in height within ten (10)
527 feet of property lines and shall not be over seven (7) feet in height within twenty (20) feet of
528 property lines. Shrubbery and living fences shall also comply with these provisions. Trees
529 shall be permitted on the property lines provided that there is sufficient space between the
530 trees to permit the free flow of air.
- 531 B. No structure other than one (1) single-family residence and private garage and such
532 outbuilding as may be required for residential or permitted agricultural use shall be erected,
533 placed or permitted to remain on the property. In determining the square-footage of the
534 dwelling, porches, carports, garages, areas not covered by a roof and areas covered only by
535 screen shall be excluded.

536 Sec. 10-1560. - Setbacks.

537 ~~All buildings or shelters of any kind or other structures, exclusive of walls and fences, shall~~
538 ~~be set back at least seventy-five (75) feet from the front boundary of each plot; and all buildings~~
539 ~~or shelters of any kind, exclusive of walls and fences, shall be set back at least twenty-five (25)~~
540 ~~feet from every other property line.~~

541 Sec. 10-1570. - AE-2 district prohibited uses supplemental use regulations.

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- 542 A. No trailer (except boat trailers, horse trailers, utility trailers and recreational vehicles
543 bearing an RV license tag) shall be permitted on any lot. No temporary structure or trailer
544 shall be occupied for living purposes, temporarily or otherwise; except that for one (1)
545 continuous period of time not exceeding six (6) continuous months' duration and upon the
546 grant of a permit by the city, the owner of any lot may occupy a trailer located on said lot
547 during the actual construction of a permanent residence thereon pursuant to a valid building
548 permit issued by the city.
- 549 B. No sod, top soil, rocks or earth shall be removed from the land without the permission of
550 the city.
- 551 C. All pets and animals must be confined to the premises of the owner. All livestock will be
552 restricted to those animals generally considered as not obnoxious: Cattle, horses, dogs, cats
553 and other commonly accepted animals. Commercial raising of obnoxious animals, such as
554 hogs, goats, etc., is specifically prohibited. Commercial activities with any animals are
555 specifically prohibited, except that this will not preclude the sale of agricultural products
556 raised as a secondary activity to normal country living.
- 557 D. Any business, commercial or industrial use not specifically permitted under those uses
558 permitted in section 10-1520, uses permitted, or by other ordinances of the city, is not
559 permitted.

560 Sec. 10-1580. - AE-2 district nonconforming uses.

561 All uses not in conformance with this division except trailers pursuant to section 10-1570,
562 AE-2 district prohibited uses, are hereby declared to be nonconforming uses and may continue
563 for a period of five (5) years from the date of the ordinance from which this division was derived
564 or until the present owner of the property transfers the same, whereupon the nonconforming use
565 shall terminate, and provided, further, that no use which violates the deed restrictions in the Pine
566 Tree Estates shall be deemed a lawful nonconforming use.

567 See. 10-1585. Height.

- 568 A. ~~In the BCE-1 district, no building or structure, or part thereof, shall exceed forty (40) feet
569 in height.~~
- 570 B. In the AE-2 district, there is no specified height limit except as provided herein for fences
571 and shrubs.

572 Sec. 10-1590. - AE-2 district variances.

573 Variances, for a limited term to be specified in each case by the city commission, may be
574 granted by a four-fifths (4/5) majority of the commission only upon application and a clear
575 showing that the public health, safety, welfare and morals are served thereby in the sole
576 discretion of the commission, whose decision shall be final.

577 Sec. 10-1595. - Pine Tree Estates.

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permanently deleted; text with double underline indicates the location of text that was
moved; and, underlined text is added.

578 The lands known as Pine Tree Estates, according to the legal description attached to the
579 ordinance from which this division was derived, are hereby zoned AE-2 in accordance with the
580 terms of this division.

581 **Editor's note**— The legal description referred to in this section is not included herein but is on
582 file in the office of the city clerk.

583 **SECTION 7.** Article 10, Districts; Division 20 of the Code of Ordinances of the City of
584 Parkland is hereby amended with the following:

585 **DIVISION 20. - RS-1, RS-2, RS-2.5, RS-3, BCRS-3, AND RS-4 LOW-DENSITY SINGLE-
586 FAMILY DISTRICTS**

587 Sec. 10-2010. - Purpose of districts.

588 The RS-1, RS-2, RS-2.5, RS-3, Broward County RS-3, and RS-4 zoning districts are
589 established to provide for a variety of low-density single-family dwelling units. Areas zoned
590 BCRS-3 retain their pre-annexation county zoning designation, the district regulations of which
591 are incorporated herein. ~~The following regulations shall apply to all RS-1, RS-2, RS-2.5, RS-3,
592 and RS-4 zoning districts~~

593

594 Sec. 10-2020. - Uses permitted. The permitted uses for the RS-1, RS-2, RS-2.5, RS-3, BCRS-3,
595 and RS-4 low-density zoning districts are provided in Table 10-1, Permitted Uses, Residential
596 Districts.

597

598 No building or structure or part thereof shall be erected, altered or used whole or in part for
599 other than one (1) or more of the following specified uses:

- 600 A. Single family detached dwellings.
- 601 B. Accessory uses and structures, subject to the detailed use regulations of article 15,
602 division 55, accessory uses and structures.
- 603 C. Agricultural uses until converted to an urban use.
- 604 D. All uses permitted in an OS district.
- 605 E. Home occupations in conformance with section 15-4010, home occupations.
- 606 F. Community residential homes, Type 1, in accordance with F.S. § 419.001, as amended
607 from time to time.
- 608 G. Essential services.

Formatting key: text with ~~double strikethrough~~ has been moved; stricken text is permanently deleted; text with double underline indicates the location of text that was moved; and, underlined text is added.

609 H. The following special exception uses (see article 60 of this chapter, special exception
610 uses):

- 611 1. All uses permitted in a CR district.
- 612 2. All uses permitted in a U district.
- 613 3. Parks and open spaces.
- 614 4. Educational or vocational institutions.
- 615 5. Libraries.
- 616 6. Government administration, services and maintenance facilities.
- 617 7. Police and fire protection facilities.
- 618 8. Public and private utilities.
- 619 9. Day care centers.

620 Sec. 10-2030. —Height Dimensional Use Requirements. The dimensional regulations for
621 the RS-1, RS-2, RS-2.5, RS-3, BCRS-3, and RS-4 low-density zoning districts are provided in
622 Table 10-2, Dimensional Use Requirements, Residential Districts.

623 No building or structure or part thereof shall be erected to a height exceeding two (2) stories
624 and thirty-five (35) feet.

625 Sec. 10-2040. Lot coverage.

626 Maximum allowable lot coverage shall be as follows:

District	Maximum allowable lot coverage
RS-1	25 percent
RS-2	30 percent
RS-2.5	35 percent
RS-3	35 percent
BCRS-3*	40 percent
RS-4	35 percent

627 *Broward County RS-3

628 Sec. 10-2050. Lot area and width.

629 Minimum required lot area and lot width shall be as follows:

District	Minimum required lot area	Minimum required lot width
----------	---------------------------	----------------------------

Formatting key: text with ~~double strikethrough~~ has been moved; stricken text is permanently deleted; text with double underline indicates the location of text that was moved; and, underlined text is added.

RS-1	35,000 square feet	150 feet
RS-2	17,500 square feet	100 feet
RS-2.5	12,000 square feet	90 feet.
RS-3	10,000 square feet	80 feet
BCRS-3*	10,000 square feet	60 feet
RS-4	7,500 square feet	75 feet

630 *Broward County RS-3

631 Sec. 10-2060. Setbacks.

632 This section establishes minimum setback requirements for all buildings and structures
 633 except for yard encroachments authorized under section 20-30, yard encroachments, and special
 634 setbacks for accessory swimming pools, spas, screen enclosures, porches, decks, and terraces
 635 provided in article 15, division 55, accessory uses and structures.

636 A. Front: The minimum required front setback shall be as follows:

District	Minimum required front setback
RS-1	35 feet
RS-2	30 feet
RS-2.5	25 feet
RS-3	25 feet
BCRS-3*	25 feet
RS-4	25 feet

637 *Broward County RS-3

638 B. Side: The minimum required side setback shall be as follows:

District	Minimum required side setback
RS-1	25 feet
RS-2	20 feet
RS-2.5	15 feet
RS-3	12.5 feet
BCRS-3*	7.5 feet

Formatting key: text with ~~double strikethrough~~ has been moved; stricken text is permanently deleted; text with double underline indicates the location of text that was moved; and, underlined text is added.

RS-4	10 feet
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639 *Broward County RS-3

640 C. Rear: The minimum required rear setback shall be as follows:

District	Minimum required rear setback
RS-1	35 feet
RS-2	25 feet
RS-2.5	20 feet
RS-3	15 feet
BCRS-3*	15 feet
RS-4	15 feet

641 *Broward County RS-3

642 D. Notwithstanding anything to the contrary contained herein, a minimum setback of fifty (50) feet is required from the street line of any trafficway.

643 E. Corner lots in an RS-3 zoning district and platted prior to September 20, 1989, shall provide one (1) front setback of twenty-five (25) feet and the second front setback of fifteen (15) feet.

644 F. All lots in the RS-2, RS-2.5, RS-3, RS-4 zoning districts contained in a plat approved by the city prior to September 1, 2000, shall maintain the side yard setback requirements that were in effect at the time of plat approval.

645 Sec. 10-2070. Floor area.

646 Minimum required floor area shall be as follows:

District	Minimum required floor area
RS-1	2,000 square feet
RS-2	1,800 square feet

Formatting key: text with double strikethrough has been moved; stricken text is permanently deleted; text with double underline indicates the location of text that was moved; and, underlined text is added.

RS-2.5	1,650 square feet
RS-3	1,500 square feet
BCRS-3*	1,500 square feet
RS-4	1,300 square feet

652 -*Broward County RS-3

653 Sec. 10-2080. - Density.

654 The maximum density shall not exceed the following or the density permitted by the
 655 effective city land use plan for the area, whichever is less:

District	Maximum permitted density
RS-1	1 dwelling unit/acre
RS-2	2 dwelling units/acre
RS-2.5	2.5 dwelling units/acre
RS-3	3 dwelling units/acre
BCRS-3*	3 dwelling units/acre
RS-4	4 dwelling units/acre

656 -*Broward County RS-3

657 **SECTION 8.** Article 10, Districts; Division 25 of the Code of Ordinances of the City of
 658 Parkland is hereby amended with the following:

659 DIVISION 25. - RS-6 SPECIAL SINGLE-FAMILY DISTRICT

660 Sec. 10-2510. - Purpose.

661 The purpose of the RS-6 special single-family district is to permit variation in lot size,
 662 shape, width, depth and building setbacks for single-family developments in order to provide
 663 savings in installation costs, land resources and energy use, to preserve areas for common open
 664 space and to provide an incentive for the development of innovative and creative alternatives to
 665 the traditional single-family home while ensuring to the greatest extent possible compatibility
 666 with adjacent developments and existing neighborhoods.

667 Sec. 10-2520. - Uses permitted. The permitted uses for the RS-6 district is provided in Table 10-
 668 1, Permitted Uses, Residential Districts.

Formatting key: text with double strikethrough has been moved; stricken text is permanently deleted; text with double underline indicates the location of text that was moved; and, underlined text is added.

669 No building or structure or part thereof shall be erected, altered or used in whole or in part
670 for other than one (1) or more of the following specified uses:

- 671 A. Single family attached and detached dwellings.
- 672 B. Uses accessory to the above.
- 673 C. All uses permitted in an OS district.
- 674 D. Home occupations in conformance with section 15-4010, home occupations.
- 675 E. Community residential homes, Type 1, in accordance with F.S. § 419.001, as amended
676 from time to time.
- 677 F. Essential services.

678 Sec. 10-2530. - Land area required for subdivision. Dimensional Use Requirements.-The
679 dimensional regulations for the RS-6 district are provided in Table 10-2, Dimensional Use
680 Requirements, Residential Districts.

681 The minimum required land area for development of a subdivision in the RS-6 district is five
682 (5) acres.

683 Sec. 10-2540. - Lot size.

684 Every lot upon which a permitted residential use is erected or placed shall not be less than
685 five thousand (5,000) square feet in area.

686 Sec. 10-2550. - Lot coverage.

687 Lot coverage shall not exceed forty (40) percent.

688 Sec. 10-2560. - Height.

689 No building or structure or part thereof shall be erected or altered to a height exceeding two
690 (2) stories and thirty (30) feet.

691 Sec. 10-2570. - Density.

692 The density shall not exceed six (6) dwelling units per acre or the maximum density allowed
693 by the city land use plan, whichever is less.

694 Sec. 10-2580. - Floor area.

695 The minimum floor area of a dwelling unit shall be one thousand one hundred fifty (1,150)
696 square feet.

697 Sec. 10-2590. - Setbacks.

698 All buildings and structures shall provide at least the minimum setbacks required in this
699 section, except for encroachments authorized under section 20-30, yard encroachments, and

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700 swimming pools, spas, screen enclosures, porches, decks, and terraces as provided in article 15,
701 division 55, accessory uses and structures.

702 A. Street yards:

- 703 1. Front: Ten (10) feet except that front-loaded garages shall be set back at least
704 twenty (20) feet.
- 705 2. Corner side: Twenty (20) feet.
- 706 3. Abutting a traffeway: Fifty (50) feet, notwithstanding the other street yard
707 provisions of this subsection.

708 B. Interior side: A minimum distance of ten (10) feet between single-family detached
709 dwellings, and between each grouping of single-family attached dwellings.

710 C. Rear: Fifteen (15) feet.

711 **SECTION 9.** Article 10, Districts; Division 30 of the Code of Ordinances of the City of
712 Parkland is hereby amended with the following:

713 **DIVISION 30. - RM-5 TO RM-10, and BCRM-5 LOW-MEDIUM-DENSITY DISTRICTS**

714 Sec. 10-3010. - Purpose of districts.

715 The RM-5, Broward County RM-5, RM-6, RM-7, RM-8, RM-9 and RM-10 zoning districts
716 are established for low-medium-density residential units consistent with the low-medium-density
717 residential land use category. Areas zoned BCRM-5 retain their pre-annexation county zoning
718 designation, the district regulations of which are incorporated herein. The following regulations
719 shall apply in all RM zoning districts.

720 Sec. 10-3020. - Uses permitted. The permitted uses for the RM-5 to RM-10, and BCRM-5
721 zoning districts are provided in Table 10-1, Permitted Uses, Residential Districts.

722 No building or structure or part thereof shall be erected, altered or used in whole or in part
723 for other than one (1) or more of the following specified uses:

- 724 A. Single-family detached dwellings are permitted in the Broward County RM-5 District
725 only.
- 726 B. Two-family dwellings.
- 727 C. Townhouses.
- 728 D. Multiple family dwellings limited to four (4) dwelling units per building, except in the
729 BCRM-5 district.
- 730 E. All uses permitted in an OS district.
- 731 F. Accessory uses, including home occupations pursuant to section 15-4010, home
732 occupations.

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permanently deleted; text with double underline indicates the location of text that was
moved; and, underlined text is added.

733 G. Community residential homes, Type 1 and Type 2, in accordance with F.S. § 419.001,
734 as amended from time to time.

735 H. Essential services.

736 I. The following uses if first approved as a special exception use (see article 60, special
737 exception uses):

738 1. All uses permitted in a CR district.

739 2. All uses permitted in a U district.

740 3. Parks and open spaces.

741 4. Educational or vocational institutions.

742 5. Libraries.

743 6. Government administration, services and maintenance facilities.

744 7. Police and fire protection facilities.

745 8. Public and private utilities.

746 9. Day care centers.

747 Sec. 10-3030. - Height. Dimensional Use Requirements. The dimensional regulations for the
748 RM-5 to RM-10, and BCRM-5 zoning districts are provided in Table 10-2, Dimensional Use
749 Requirements, Residential Districts.

750 No building or structure, or part thereof, shall be erected to a height exceeding two (2) stories
751 and thirty-five (35) feet unless a special exception is granted pursuant to article 60, in which case
752 a building of no more than three (3) stories and forty (40) feet may be approved. Any building
753 exceeding two (2) stories or thirty-five (35) feet in height shall be a minimum of three hundred
754 (300) feet from any property line and any property zoned A-1, AE-1, AE-2, or RS-1 through
755 RS-6 zoning districts, and shall provide a minimum of fifty (50) percent pervious open space on
756 the lot upon which located.

757 Sec. 10-3040. Lot coverage; building length.

758 A. Lot coverage shall not exceed forty (40) percent for any townhouse, two-family or
759 multiple family lot.

760 B. Lot coverage shall not exceed fifty (50) percent for any single family lot in the BCRM-5
761 district.

762 C. Groups of attached townhouse dwellings and multiple family buildings shall not exceed
763 two hundred (200) feet in length.

764 Sec. 10-3050. Lot size and dimensions.

Formatting key: text with ~~double strikethrough~~ has been moved; stricken text is
permanently deleted; text with double underline indicates the location of text that was
moved; and, underlined text is added.

765 For developments in which each dwelling unit is located on its own lot of record, there shall
766 be a minimum lot size as follows:

- 767 A. *Single-family dwellings in the BCRM-5 district.* Lots shall be a minimum of sixty (60)
768 feet in width and six thousand (6,000) square feet in area.
- 769 B. *Two-family dwellings.* Lots shall be a minimum of eighty (80) feet in width and eight
770 thousand (8,000) square feet in area. If each unit occupies its own lot, each such lot
771 shall be a minimum of forty (40) feet in width and one hundred (100) feet in length,
772 with each lot having a minimum four thousand (4,000) square feet in area.
- 773 C. *Townhouses.* Lots shall be a minimum of twenty (20) feet in width and eighty (80) feet
774 in length, with a minimum lot area of one thousand six hundred (1,600) square feet.

775 Sec. 10-3060. Setbacks.

776 All buildings and structures shall provide at least the minimum setbacks requirements as
777 follows, except as provided in section 20-30, yard encroachments, and as provided for swimming
778 pools, spas, screen enclosures, porches, decks, and terraces in article 15, division 55, accessory
779 uses and structures:

- 780 A. *Front:* Twenty-five (25) feet in the BCRM-5 district and twenty-two (22) feet in all
781 other districts.
- 782 B. *Side:* Ten (10) feet from any lot line not shared with an attached dwelling unit.
- 783 C. *Rear:* Fifteen (15) feet.
- 784 D. *Perimeter setback:* Twenty-five (25) feet.
- 785 E. *Traffieways.* Notwithstanding anything to the contrary contained herein, a setback of at
786 least fifty (50) feet is required from the street line of any traffieway.

787 Sec. 10-3070. Minimum floor area.

788 The minimum required floor area shall be one thousand one hundred fifty (1,150) square
789 feet for single family detached dwellings in the BCRM-5 district, and for all dwelling types shall
790 be seven hundred fifty (750) square feet for a one-bedroom dwelling unit, plus two hundred
791 (200) square feet for each additional bedroom.

792 Sec. 10-3080. Density.

793 The density shall not exceed the following or the density permitted by the effective city land
794 use plan, whichever is less:

RM-5	5 dwelling units/acre
BCRM-5*	5 dwelling units/acre
RM-6	6 dwelling units/acre
RM-7	7 dwelling units/acre

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RM-8	8 dwelling units/acre
RM-9	9 dwelling units/acre
RM-10	10 dwelling units/acre

795 *Broward County RM-5 District

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Table 10-1: Permitted Use Table, Residential Districts^{1,2,3}

Key: <u>P</u> = Permitted <u>SE</u> = Special Exception ⁴ <u>≠</u> = Prohibited ⁵ <u>A</u> = Permitted as an Accessory Use (subject to Article 15, Division 40)	RESIDENTIAL USES																	
<u>RESIDENTIAL</u> ^{1,2,3}	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1	RS-2	RS-2.5	RS-3	RS-4	BCRS-3	RM-5	RM-6	RM-7	RM-8	RM-9	RM-10	BCR M-5	
Mobile Homes (a vehicle which would bear an MH series tag if licensed).	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	P	≠	≠	≠	
Multi-family dwellings.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	P	≠	≠	≠	
Multiple-family dwellings limited to four (4) dwelling units per building.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	P	≠	≠	≠	≠	
Recreational vehicle or trailer for permanent residential occupation.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	
Single-family dwellings, attached.	≠	≠	≠	≠	≠	≠	≠	P	≠	P	≠	≠	P	≠	≠	≠	≠	
Single-family dwellings, detached.	≠	≠	≠	≠	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single-family detached dwellings, together with such outbuildings as may be required for residential or agricultural use. No outbuilding or other accessory building shall be constructed until the commencement of the residence which it serves as an outbuilding.	A	P	P	P	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	
Temporary (Occupancy of) Recreational Vehicle. Limited to two weeks per year. Building Department fee and registration required.	≠	P	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	
Temporary structure.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	
Two-family dwellings.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	P	P	P	P	P	P	
Townhouses.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	P	P	P	P	P	P	P	
<u>SPECIAL RESIDENTIAL</u> (See Division 20. – Group Homes) ^{1,2,3}	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1	RS-2	RS-2.5	RS-3	RS-4	BCRS-3	RM-5	RM-6	RM-7	RM-8	RM-9	RM-10	BCR M-5	
Community residential homes, Type 1, in accordance with F.S. 419.001, as amended from time to time.	≠	≠	≠	≠	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community residential homes, Type 2, in accordance with F.S. 419.001, as amended from time to time.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	P	P	P	P	P	P	P	
ACCESSORY USES																		
<u>ACCESSORY USES</u> ^{1,2,3}	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1	RS-2	RS-2.5	RS-3	RS-4	BCRS-3	RM-5	RM-6	RM-7	RM-8	RM-9	RM-10	BCR M-5	
Decks.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Dockage Space/Docks and Wharves (for non-commercial watercraft). ²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Family Day Care Home. ²	≠	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Game Courts.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Guest House-for single family detached. (Sec. 15-5550, guest houses, is not applicable within the AE≠1 district.)	A	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home Occupations (see Article 15, Division 4010). ⁸	A	P ⁸	P ⁸	P ⁸	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home occupation and office of a doctor, dentist, lawyer, architect, engineer or similar professional office. ^{7,8}	≠	P ^{7,8}	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	
Outbuildings for agricultural use.	≠	≠	P	P	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	
Porches and Terraces. ²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Screen Enclosures. ²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Swimming pools. ⁶	A ⁶	A ⁶	A ⁶	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Uses accessory to single-family attached or detached dwellings.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Uses accessory to any of the permitted uses when located on the same lot, including a guest house for gratuitous guests and servants' quarters.	≠	A	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	
AGRICULTURAL USES																		
<u>AGRICULTURE AND FARMING</u> ^{1,2,3}	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1	RS-2	RS-2.5	RS-3	RS-4	BCRS-3	RM-5	RM-6	RM-7	RM-8	RM-9	RM-10	BCR M-5	

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						RS-2	RS-2.5	RS-3	RS-4	BCRS-3	RM-7	RM-8	RM-9	RM-10
Agricultural uses until converted to an urban use.	≠	≠	≠	≠	P	≠	≠	≠	≠					
Animal enclosures (pursuant to Section 10-580).	A		≠	≠	≠	≠	≠	≠	≠	≠				
Beekeeping.	P	P	≠	≠	≠	≠	≠	≠	≠	≠				
Cattle or stock raising and grazing other than feed lots, and dairy farm, dude ranch, riding stable, livery stable, boarding stable.	P	≠	≠	≠	≠	≠	≠	≠	≠	≠				
Cattle or stock raising, boarding stable, raising of poultry or sheep.	≠	P	≠	≠	≠	≠	≠	≠	≠	≠				
Fish hatcheries, reptile raising.	SE ⁴	≠	≠	≠	≠	≠	≠	≠	≠	≠				
Fish raising.	≠	P	≠	≠	≠	≠	≠	≠	≠	≠				
Garden: truck garden, botanical garden, floriculture, nursery, hydroponic garden.	P	P	≠	≠	≠	≠	≠	≠	≠	≠				
Grazing.			≠	≠	≠	≠	≠	≠	≠	≠				
Greenhouse, slat house, forestry.	P	P	≠	≠	≠	≠	≠	≠	≠	≠				
Grove, produce farm, horticultural farming, sod farm, crop raising.	P	P	≠	≠	≠	≠	≠	≠	≠	≠				
Obnoxious animals, such as hogs, goats, etc., (other than for personal consumption).	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠				
Poultry and bird farming.	SE ⁴	≠	≠	≠	≠	≠	≠	≠	≠	≠				

CIVIC USES

CIVIC USES ^{1,2,3}	A-1	AE-1	AE-2⁵	BCE-1	RS-1	RS-2	RS-2.5	RS-3	RS-4	BCRS-3	RM-5	RM-6	RM-7	RM-8	RM-9	BCR M-5
Community Buildings.	≠	P	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠
Dumps.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠
Educational or vocational institutions.	SE ⁴	≠	≠	≠	≠	SE ⁴										
Government administration, services, and maintenance facilities.	SE ⁴	≠	≠	≠	SE ⁴											
Incinerators.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠
Libraries.	SE ⁴	≠	≠	≠	≠	SE ⁴										
Police and fire-protection facilities.	SE ⁴	≠	≠	≠	≠	SE ⁴										
Publicly owned or operated buildings and uses.	≠	P	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠
Sanitary Fills.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠

COMMERCE

BUSINESS ^{1,2,3}	A-1	AE-1	AE-2⁵	BCE-1	RS-1	RS-2	RS-2.5	RS-3	RS-4	BCRS-3	RM-5	RM-6	RM-7	RM-8	RM-9	BCR M-5
Day care centers.	SE ⁴	≠	≠	≠	SE ⁴	≠	SE ⁴	≠	SE ⁴	≠	SE ⁴	≠	SE ⁴	≠	SE ⁴	≠
Home Occupations.																(see Accessory Uses)
Medical Marijuana Dispensaries.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠
Pain Management Clinics.	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠
Veterinary and veterinary clinics.	SE ⁴	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠
Wayside stands for display or sale; limited to farm products produced on the premises.	P	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠	≠

RECREATIONAL USES

COMMERCIAL RECREATION USES ^{1,2,3}	A-1	AE-1	AE-2⁵	BCE-1	RS-1	RS-2	RS-2.5	RS-3	RS-4	BCRS-3	RM-5	RM-6	RM-7	RM-8	RM-9	BCR M-5
All uses permitted in CR.	SE ⁴	≠	≠	≠	SE ⁴	≠	SE ⁴	≠	SE ⁴	≠	SE ⁴	≠	SE ⁴	≠	SE ⁴	≠

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	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1 RS-2 RS-2.5 RS-3 RS-4 BCRS-3	RS-6	RM-5 RM-6 RM-7 RM-8 RM-9 RM-10	BCR M-5
PRIVATE RECREATION								
Clubhouses.	≠	≠	≠	≠	A	A	A	A
Golf courses.	≠	≠	≠	≠	A	A	A	A
Linear Parks/Open spaces.	≠	≠	≠	≠	A	A	A	A
Surface parking (accessory to private recreation uses).	≠	≠	≠	≠	A	A	A	A
Tennis courts.	≠	≠	≠	≠	A	A	A	A
PUBLIC PARKS AND OPEN SPACE (OS)^{1,2,3}	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1 RS-2 RS-2.5 RS-3 RS-4 BCRS-3	RS-6	RM-5 RM-6 RM-7 RM-8 RM-9 RM-10	BCR M-5
Parks and open spaces.	SE ⁴	P	≠		SE ⁴	≠	SE ⁴	
All uses permitted in OS District.	P	≠	≠		P	P	≠	
MISCELLANEOUS USES								
MISCELLANEOUS^{1,2,3}	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1 RS-2 RS-2.5 RS-3 RS-4 BCRS-3	RS-6	RM-5 RM-6 RM-7 RM-8 RM-9 RM-10	BCR M-5
Excavation of fill material for use off site.	SE ⁴	≠	≠		≠	≠	≠	
Helistop Landing Area (see Division 50, Section 15-5020 to 15-5050).	SE ⁴	SE ⁴	SE ⁴	SE ⁴	SE ⁴	SE ⁴	SE ⁴	SE ⁴
TEMPORARY USES								
TEMPORARY STRUCTURES AND USES	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1 RS-2 RS-2.5 RS-3 RS-4 BCRS-3	RS-6	RM-5 RM-6 RM-7 RM-8 RM-9 RM-10	BCR M-5
Construction and Sales Trailers (pursuant to Article 15, Division 10).	A	A	A	A	A	A	A	A
Portable/Temporary Storage Units (pursuant to Article 15, Division 15, Section 15-1510).	≠	≠	≠	≠	≠	≠	≠	≠
Special Events (including seasonal).	Special Approval & Permit is required, pursuant to Article 65, Special Events Permit Procedure							
UTILITY USES								
UTILITIES^{1,2,3}	A-1	AE-1	AE-2 ⁵	BCE-1	RS-1 RS-2 RS-2.5 RS-3 RS-4 BCRS-3	RS-6	RM-5 RM-6 RM-7 RM-8 RM-9 RM-10	BCR M-5
All uses permitted in a U district.	SE ⁴	≠	≠		SE ⁴	≠	SE ⁴	
Antennas, Towers, Masts, and Satellite Dishes (see Section 15-3510).	P	P	P	P	P	P	P	P
Public and private utilities.	SE ⁴	≠	≠		SE ⁴	≠	SE ⁴	
Wireless (Communication) Facilities.	See Article 150. - Telecommunication Towers & Antennas							
Footnotes:								
1. <u>Subject to Article 15, Detailed Use Regulations.</u>								
2. <u>Subject to Article 15, Division 55, Accessory Uses and Structures</u>								
3. <u>Subject to Article 25, Non-Conforming Uses and Structures.</u>								
4. <u>Subject to Article 60, Special Exception Uses.</u>								
5. <u>See Sec. 10-1570 for AE-2 district supplemental use regulations.</u>								
6. <u>Pools located in A-1, AE-1, and AE-2 zoning districts shall be exempt from the application of Section 15-5530 E., but shall comply with the pool enclosure requirements of the Florida Building Code.</u>								
7. <u>The floor space of a single-family dwelling occupied by the operator of the home occupation shall not exceed over twenty-five</u>								

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(25) percent.

8. Section 15-4010, home occupations, is not applicable in the AE-1, AE-2 and BCE-1 districts.

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Table 10-2: Dimensional Use Regulations, Residential Districts

Zoning District	Max. Density (or density permitted by city LUP, whichever is less)	Minimum Lot Area	Minimum Lot Width	Lot Coverage	Max. Structure Height ¹	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard & Other Setback	Minimum Floor Area (per unit)	Citywide Special Setbacks
<u>A-1²</u>	<u>1 du/2 ac</u>	<u>2 acres</u>	<u>200 ft.</u>	<u>NTE 25%</u>	<u>2 stories or 35 ft.¹</u>	<u>Seventy-five (75) feet from the street centerline, and at least fifty (50) feet from a property line abutting a street²</u>	<u>50 ft.²</u>	<u>50 ft.²</u>	<u>-</u>	<p><i>Trafficways:</i> Notwithstanding anything to the contrary contained herein, a minimum setback of fifty (50) feet is required from the street line of any trafficway.</p>
<u>AE-1^{2,4}</u>	<u>1 du/2.5 ac</u>	<u>2.5 acres</u>	<u>-</u>	<u>NTE 20%</u>	<u>-¹</u>	<u>50 ft.</u>	<u>50 ft.⁴</u>	<u>75 ft.⁴</u>	<u>1,500 SF</u>	
<u>AE-2³</u>	<u>1 du/ac</u>	<u>1 acre³</u>	<u>-</u>	<u>NTE 20%</u>	<u>-¹</u>	<u>75 ft.</u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>1,250 SF</u>	
<u>BCE-1</u>	<u>1 du/ac</u>	<u>1 acre</u>	<u>-</u>	<u>NTE 20%</u>	<u>NTE 40 ft.¹</u>	<u>75 ft.</u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>1,250 SF</u>	
<u>RS-1</u>	<u>1 du/ac</u>	<u>35,000 SF</u>	<u>150 ft.</u>	<u>NTE 25%</u>	<u>2 stories or 35 ft.¹</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>25 ft.</u>	<u>2,000 SF</u>	
<u>RS-2⁴</u>	<u>2 du/ac</u>	<u>17,500 SF</u>	<u>100 ft.</u>	<u>NTE 30%</u>	<u>2 stories or 35 ft.¹</u>	<u>30 ft.</u>	<u>25 ft.</u>	<u>20 ft.⁴</u>	<u>1,800 SF</u>	
<u>RS-2.5⁴</u>	<u>2.5 du/ac</u>	<u>12,000 SF</u>	<u>90 ft.</u>	<u>NTE 35%</u>	<u>2 stories or 35 ft.¹</u>	<u>25 ft.</u>	<u>20 ft.</u>	<u>15 ft.⁴</u>	<u>1,650 SF</u>	<p><i>Encroachments:</i></p> <p>See special setbacks as provided in section 20-30, yard encroachments.</p>
<u>RS-3^{7,4}</u>	<u>3 du/ac</u>	<u>10,000 SF</u>	<u>80 ft.</u>	<u>NTE 35%</u>	<u>2 stories or 35 ft.¹</u>	<u>25 ft.</u>	<u>15 ft.</u>	<u>12.5 ft._{4,7}</u>	<u>1,500 SF</u>	
<u>BCRS-3 (Broward County RS#3)</u>	<u>3 du/ac</u>	<u>10,000 SF</u>	<u>60 ft.</u>	<u>NTE 40%</u>	<u>2 stories or 35 ft.¹</u>	<u>25 ft.</u>	<u>15 ft.</u>	<u>7.5 ft.</u>	<u>1,500 SF</u>	
<u>RS-4⁴</u>	<u>4 du/ac</u>	<u>7,500 SF</u>	<u>75 ft.</u>	<u>NTE 35%</u>	<u>2 stories or 35 ft.¹</u>	<u>25 ft.</u>	<u>15 ft.</u>	<u>10 ft.⁴</u>	<u>1,300 SF</u>	<p><i>Accessory uses and structures:</i></p> <p>Special setbacks are applicable - as provided in article 15, division 55, accessory uses and structures.</p>
<u>RS-6</u>	<u>6 du/ac</u>	<u>5,000 SF</u>	<u>Min. for Subdivision: 5 acres</u>	<u>NTE 40%</u>	<u>2 stories or 30 ft.¹</u>	<u>10 ft.</u>	<u>(Front loaded garages: 20 ft.)</u>	<u>15 ft.</u>	<u>Corner side: 20 ft. Abutting a trafficway: 50 ft. Interior side: 10</u>	<u>1,150 SF</u>

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							<u>ft.</u>	
<u>RM-5</u>	<u>RM-5: 5 du/ac</u>	<u>Two-family dwellings</u>		<u>Townhouse, two-family or multiple-family</u>				
<u>RM-6</u>	<u>RM-6: 6 du/ac</u>	<u>8,000 SF</u>	<u>Two-family dwellings: 80 ft.</u>	<u>lot: NTE 40%</u>	<u>2 stories or 35 ft. ^{1,11}</u>		<u>Any lot line not shared with an attached dwelling unit (side): 10 ft.</u>	
<u>RM-7</u>								<u>1-First bedroom: 750 SF, plus 200 SF per for each additional BR</u>
<u>RM-8</u>								
<u>RM-9</u>								
<u>RM-10</u>								
and	<u>RM-8: 8 du/ac</u>	<u>occupying its own lot:</u>	<u>own lot: 40 ft. (length - 100 ft.)</u>	<u>Attached Groups of townhouses e dwellings and multiple-family buildings</u>	<u>(With SE approval: NTE 3 stories or 40 feet) ^{1,5}</u>	<u>22 ft.</u>	<u>15 ft.</u>	<u>Perimeter setback: 25 ft.</u>
<u>BCRM-5</u> <u>Two-family & Townhomes</u>	<u>RM-9: 9 du/ac</u>	<u>4,000 SF</u>	<u>Townhouses: 20 ft. (length - 80 ft.)</u>					
	<u>RM-10: 10 du/ac</u>	<u>Townhouses: 1,600 SF</u>						
<u>BCRM-5</u> <u>Single Family Only</u> <u>(Broward County RM#5)</u>	<u>5 du/ac</u>	<u>6,000 SF</u>	<u>60 ft.</u>	<u>NTE 50%</u>	<u>2 stories or 35 ft. ^{1,5}</u> <u>(With SE approval: NTE 3 stories or 40 feet) ^{1,5}</u>	<u>25 ft.</u>	<u>15 ft.</u>	<u>1,150 SF</u>

Footnotes:

1. See Section 15-5510 for maximum height requirements of accessory uses and structures.
2. Animal enclosures in A-1 zoning district: Structures for the raising, boarding or housing of animals, except hogs, such as barns and stables, pens and coops, shall not be located within twenty-five (25) feet of any side or rear lot line nor within seventy-five (75) feet of any front lot line.
3. Except for those lots originally laid out in the unrecorded plat of Pine Tree Estates which consist of less than one (1) acre.
4. All lots in the RS-2, RS-2.5, RS-3, RS-4 zoning districts contained in a plat approved by the city prior to September 1, 2000, shall maintain the side yard setback requirements that were in effect at the time of plat approval.
5. Any building exceeding 2 stories or 35 feet shall be a minimum of 300 feet from any property line and any property zoned A-1, AE-1, AE-2, or RS-1 through RS-6, and shall provide a minimum of 50% pervious open space on the lot.

KEY: du/ac = dwelling units per acre ft. = feet SF = square feet Min. = Minimum Max. = Maximum
BR = bedroom NTE = not to exceed

803 **SECTION 10.** If any word, phrase, clause, sentence of this Ordinance if for any reason
804 held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any
805 remaining portions of this Ordinance.

806 **SECTION 11.** The City Clerk is hereby directed to submit this Ordinance for
807 codification at the next scheduled codification interval.

808 **SECTION 12.** All other Ordinances in conflict herewith are repealed to the extent of
809 such conflict.

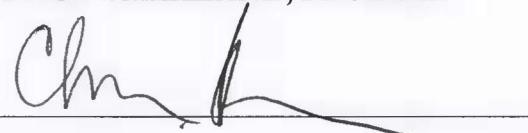
810 **SECTION 13.** If any word, phrase, clause, sentence, or section of this ordinance is for
811 any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of
812 any remaining portions of this ordinance.

813 **SECTION 14.** This Ordinance shall be effective immediately upon the adoption by the
814 City Commission.

815 **PASSED ON FIRST READING THIS 21st DAY OF AUGUST, 2019.**

816 **PASSED AND ADOPTED ON SECOND READING THIS 25th DAY OF**
817 **SEPTEMBER, 2019.**

818 **CITY OF PARKLAND, FLORIDA**



819 CHRISTINE HUNSCHOFSKY, MAYOR
820

821 ATTEST:



822 JENNIFER JOHNSON, C.M.C., CITY CLERK
823



824 APPROVED AS TO FORM AND LEGALITY:

825 ANDREW S. MAURODIS, ESQUIRE, CITY ATTORNEY
826

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RECORD OF COMMISSION VOTE

Commissioner Kagan	<u>Yes</u>
Commissioner Mayersohn	<u>Yes</u>
Mayor Hunschofsky	<u>Ye</u>
Commissioner Walker	<u>Yes</u>
Vice Mayor Cutler	<u>Yes</u>