

155.203 DEFINITIONS

Abrasive Products: A material used for the shaping or finishing of ceramics, wood, and other previously prepared materials.

Accent Plants: Singular plant material that enhances landscape value that might include, but not limited, to colorful flowers, colorful vegetation, and distinctive form.

Accessory Building: A building or structure on the same lot as a principal or primary building including roofed structures such as gazebos, pergolas, sheds, Chickee Huts and the like.

Accessory Structure: A non-habitable structure incidental to the primary building on a lot.

Accessory Dwelling Unit: ~~A secondary living unit to a single family dwelling which shall have separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot as the principal unit. For purposes of determining maximum density, this shall be considered to be a half dwelling unit.~~ An ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. Accessory dwelling units are commonly referred to as granny or mother-in law flats and are also sometimes referred to as accessory apartments, garage apartments, carriage houses, and backyard cottages.

Accessory Use: A use that is located on the same lot as the principal use; contributes to the comfort, convenience, or necessity of the principal use.

Addition: Any walled or roofed extension that increases the floor area, number of stories or height of a building or structure.

Administrative Review: The process by which staff of the Planning and Economic Development Department consider modifications to an existing site development plan.

Adult Daycare: A use in which non-medical care, supervision, planned activities, and guidance is provided on a regular basis in a non- institutionalized setting for part of the 24-hour day to three or more adults 18 years or older, not related to the owner or caregiver who require specialized activities and attention.

Adult Entertainment Establishment: Without limitation, any place of business which advertises or conducts activities for compensation that is designated or intended to establish a sexual or social communication, engagement or relationship, whether on or off the premises, between its adult clients and its employees.

Adult Material: Without limitation on media and technologies, new or used books, magazines, periodicals, or other printed matter, photographs, films, motion pictures, video cassettes, slides, or other visual representations; recordings, other audio matter; and novelties or devices that have, as their primary or dominant theme, subject matter depicting, exhibiting, illustrating, describing, or relating to specified sexual activities or specified anatomical areas. It may also be Instruments, novelties, devices, or paraphernalia which are designed for use in connection with specified sexual activities; or live exhibitions or performances that have as their primary or dominant theme the display of specified sexual activities or specified anatomical areas.

Advertising: Any form of public announcement intended to aid, directly or indirectly, in the sale, use, or promotion of product, commodity, service, activity, or entertainment.

Aerial Roots: Any root structure growing in a vertical arrangement towards the soil, extending downward from any above ground portion of a tree, especially found on ficus species. Used for support and assistance in maintaining stability during strong winds.

Affected Person: A person or persons, natural or corporate, who is a member of the city commission or who is the owner of the subject property or who owns property within 500 feet of the subject property as listed in the records of the county property appraiser.

Alcohol, Barrel: A container holding 10 gallons of alcohol which may be made of wood or other material.

Alcohol, Case: Package(s) of wine containing up to 12 bottles of wine with each bottle containing 750mL or packages of beer containing up to 24 bottles with each bottle containing up to 385 mL.

Alcohol, Package Store: A place where alcoholic beverages are dispensed or sold in container for consumption off of the premises.

Alcohol, Small Scale Production: Beer that is produced in an amount no greater than 15,000 barrels per year and wine that is produced in an amount no greater than 3,000 cases per year.

Alley: A right-of-way providing a secondary means of access and service to abutting property.

Alteration: Any construction or renovation to an existing structure other than a repair or addition.

American's with Disabilities Act (ADA): ADA became law in 1990 and has been amended from time to time. The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The purpose of the law is to make sure that people with disabilities have the same rights and opportunities as everyone else.

Annexation: Addition of real property to the boundaries of an incorporated municipality.

Antenna: A transmitting and/ or receiving device used for wireless services that radiates or captures electromagnetic waves, including directional antennas, such as a panel and microwave dish antennas, and Omni- directional antennas, such as whips, excluding radar antennas, amateur radio antennas, and satellite earth stations.

Applicant: The owner of land, or the authorized representative of the landowner who is applying for a development application or landscape permit within the City.

Architectural Compatibility: The design of a building or structure utilizing similar elements including colors or materials that are similar to the principal building or structure on a particular site.

Assisted Living Facility: A state licensed building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.

Automotive Dealership: Facility that specializes in the sale of automobiles and vehicles, service and repair of automobiles and vehicles, and the retail sales of related goods and parts.

Auto Repair, Major: General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers; collision service including body, frame, or fender straightening or repair; overall painting or paint shop; vehicle steam cleaning.

Auto Repair, Minor: Incidental body or fender work, other minor repairs and maintenance such as painting and upholstering, replacement of parts, oil changes, and motor services to passenger cars and trucks not exceeding one- half tons capacity.

Awning: An architectural projection that provides weather protection, identity or decoration and is partially or wholly supported by the building to which it is attached. It is comprised of a lightweight frame structure of which a covering is attached. It may be cantilevered, fixed, moveable, retractable, or otherwise entirely supported from a building.

Balcony: An exterior platform at an opening in a building façade which is enclosed by a railing, balustrade, or parapet. It may project from the building façade and may or may not be covered or it may be inset into the volume of the building.

Banquet Hall: An establishment that consists of an enclosed building, or portion of a building, available for the purpose of holding banquets, dinners, entertainment, luncheons, sports events or other similar social events.

Bar or Lounge: An establishment having as its principal or predominant use the serving of alcoholic beverages (e.g., beer, wine, or liquor) for consumption on the premises, and which sets a minimum age requirement for entrance, consistent with all applicable state laws. The primary source of revenue for such use is derived from alcoholic beverage sales, and the secondary source from the serving of food.

Bicycle Parking Facility: A roofed or unroofed structure for the keeping of bicycles.

Board of Adjustment (BOA): A quasi-judicial board tasked with hearing and interpreting regulation of the Land Development Code including but not limited to appeals and residential variances.

Boat: Any watercraft used or capable of being used as a means of transportation on water.

Body Art Studio: A use that is accessory to a personal care service or medical and health care facility; involves the practice of tattooing, permanent make-up, micro blading and micropigmentation and the like which most frequently features custom, fine art design and "by appointment" services only.

Bollards: Low, single posts typically composed of stone or concrete to prevent vehicles from entering an area.

Boulevard Strip: Landscaped area between a curbed roadway and a sidewalk that is usually contoured to insure surface water runoff with little water collection and is less than five feet wide.

Brewpub: An establishment where food, beer and malt beverages are dually licensed to be made on the premises where beer and malt beverages are produced on site and sold and/ or consumed on site.

Broward County: Political subdivision of the State of Florida.

Broward County Land Use Plan: The future land use plan element for all Broward County, Florida adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Community Planning Act.

Bufferyard: A unit of land, together with a specified type and amount of planting thereof, and any structure, as defined in this section, which may be required between land uses to eliminate or minimize conflicts between them.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Bulb or Lamp: The component of a luminaire that produces the actual light.

Canopy: A permanent fixture made of metal or glass that is attached to a structure and is not intended to provide shade.

Canopy Tree: ~~Also called shade trees, are~~ trees with thick canopies or foliage coverings. Typical to having a single ~~stem or~~ trunk growing to a considerable height and bearing lateral branches at some distance from the ground. Canopy trees may also be referred to as hardwood or shade trees.

Car Gallery: Retail facility that specializes in the direct-to-consumer sale of new cars; car galleries shall not have on-site inventory.

Carports: A covered private garage not completely enclosed by walls and doors.

Certificate of Occupancy: A document issued by the Building Official pursuant to the Building Code that allows the occupancy and use of the building(s) and structure(s) and certifying that said building(s) and structure(s) and use(s) have been constructed and will be used in compliance with all applicable municipal codes.

City: The City of Pembroke Pines

City Commission or Commission: The governing body for the City of Pembroke Pines.

Club, Night: A place of entertainment with a restaurant, bar, or other similar establishment providing food or refreshments, wherein floor shows or other forms of entertainment by persons are provided for guests.

Club, Private: Associations and Organizations of a fraternal or social character, not operated or maintained for profit. This shall not include casinos, night clubs, or other institutions operated as a business.

Commercial Vehicles: Any vehicle designed, intended, or used for the transportation of people, goods, or things other than private passenger vehicles and trailers for private nonprofit transport of goods and boats; and as defined further by the State Division of Motor Vehicles as any vehicle which exceeds Class 32 for licensing purposes.

Common Area: Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development.

Complementary Amenities: Roadways, parking areas, pedestrian connections and bicycle facilities used in connection with the operations of the development which it is located.

Complete: The determination on whether the information required for development application submission is sufficient enough to allow further processing and evaluation.

Completely Enclosed Buildings: A building separated on all sides from adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

Comprehensive Plan: The principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.

Comprehensive Plan Amendment: A text or map amendment to the future land use element of the city's comprehensive plan which includes Land Use Plan Amendments.

Construction: Any improvement, development, or change of the land from its present state, or building, repairing, relocating, demolishing a structure.

Construction Fence: A temporary artificial freestanding barrier used to enclose, restrict or prevent access to, conceal or screen a construction area with an active building permit.

Content Neutral: Expression without the regard to the substance or message of expression.

Cornice: Projecting ornamental molding along the top of a building or a wall.

Correlated Color Temperature (CCT): Defines the color appearance of a white LED, it is defined in degrees of kelvin (K).

Corridor: Any land area designated by the state, county or municipality which is used or suitable for the movement of people and goods by one or more modes of transportation.

Coverage: The percentage of lot area covered or occupied by buildings or roofed portions of structures.

Crime Prevention Through Environmental Design (CPTED): The use of design and the built environment as a means to reduce incidence and fear of crime.

Crown of Road: A surface shape that allows water to travel downward toward both sides of the road from a highpoint at the road center.

Deck: A structure constructed of concrete, pavers, tile, wood, composite materials and the like upland of the mean water's edge which is not considered a building.

Deck, Patio: A structure including pavers, concrete, stone, or other composite material.

Delegation Request: The official consideration of amendments to a restrictive note or condition on a recorded plat.

Density: An objective measurement of the number of people or residential units allowed per unit of land, such as residents per acre as defined in F.S. 163.

Design Guidelines: Guidelines for a planned development which include but are not limited to buffers, landscaping, lighting, required yards, setbacks, signage or other guidelines as established herein.

Designated Uses: A use identified as either permitted, accessory, or prohibited within the land development code.

Developer: Any person, including a governmental agency, undertaking land development.

Development: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and other acts as defined in F.S. 380.04.

Development Agreement: An agreement entered into by a developer, the city, or other relevant parties, pursuant to F.S. 163.

Development of Regional Impact (DRI): any development that, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county, pursuant to F.S. 163.

Development Order (DO): Any order granting, denying, or granting with conditions an application for a development permit as defined in F.S. 163.

Development Permit: includes any building permit, engineering permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development as defined in F.S. 163.

Development Review Committee (DRC): An advisory group of City staff members and outside agencies (as necessary) who meet to review and comment on development applications.

Diameter Breast Height (DBH): The diameter of the trunk of a tree measured at breast height approximately four and one-half feet. The DBH of trees with multiple trunks shall be the sum of the individual trunk diameters at breast height. Trees with less than four and one-half feet of clear trunk shall be measured at the diameter of the largest vertical branch or leader at breast height.

Dimmer: Reduces the input power requirements and the rated lumen output levels of lights.

Director: The Director of the Planning and Economic Development Department.

District: A portion of the territory of the city which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this code.

Dock: A structure, floating or fixed, constructed beyond the mean water's edge.

Domesticated Livestock: Grazing animals such as cattle, horses, sheep, goats, pigs and hogs.

Domesticated Poultry: Any chickens, turkeys, ducks, geese, or other domestic fowl.

Drip Line: The area defined by the outermost circumference of a tree canopy where water drips from and onto the ground.

Drive Aisle: Areas that provide circulation, ingress, and egress for vehicular and pedestrian traffic.

Drive-thru Facilities: the use of land, buildings, and structures, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant, window, or automated machine, to persons remaining in motorized vehicles that are in a designated stacking lane.

Driveway: A private drive aisle providing access between a street and origin and destination points within an adjacent property.

Driveway, Residential: A private vehicular access way to a dwelling unit which is primarily utilized to park motor vehicles. Driveways may be constructed of asphalt, concrete, pavers, or like material.

Dwelling, Single-family: A building containing only one dwelling unit designed for or occupied exclusively by one family.

Dwelling, Two-family: A building containing two dwelling units, each designed for or occupied exclusively by one family.

Dwelling, Multi-family: A building containing three or more dwelling units, each unit design for or occupied exclusively by one family.

Dwelling: A building used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for sleeping, eating, cooking and sanitation.

Easement: A grant by a landowner to another landowner or to the public, for the right to occupy or use designated land for specific purposes, such as access, drainage, conservation, the location of public improvements, or other specified purpose.

Eave: The projecting overhang at the lower edge of a roof.

Egress: Exit location for vehicular access on a site.

Electric Vehicle Charging Station: An electric vehicle supply equipment station in a private or public parking space which delivers electricity or transfers electric energy to a battery or other energy storage device in an electric vehicle.

Electronic Nicotine Dispensing Device: Any electronic or battery-operated device which can be used to deliver an inhaled dose of nicotine or other substances and includes those composed of a mouthpiece, heating element, and battery or electronic circuits that provide a vapor of liquid nicotine and/or other substances to the user. This term shall include such devices whether they are manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, an e-cigarette, an e-cigar, an e-pipe, vaporizer or under any other product name, and whether it is utilizing liquid nicotine or any other substance at the time of use by a person.

Elevation: A drawing showing an external face of a building.

Encroachment: The maximum allowed projection of a building element beyond the minimum setback or into an adjacent public right-of-way.

Energy Efficiency: The ratio of useful energy output of a system, conversion process or activity to its energy input.

Enforcing Officer: The officers and employees of the department or agency of the city to whom the duty of enforcing the terms of this code assigned under this code.

Entitlement: Legal rights conveyed by approvals from government entities to develop a property for a certain use, intensity building type or building placement.

Environmental Impact Statement: A document that must be submitted for approval by the U.S. Environmental Protection Agency and the U.S. Department of Transportation for transportation projects that significantly affect the human environment as defined by CEQ (Council on Environmental Quality) regulations.

Environmentally Sensitive Areas: Those lands defined as environmentally sensitive in the current Broward County Land Use Plan.

Erected: Includes built, constructed, reconstructed, or any physical operations on the premises required for building. This may include excavation and ground remediation.

Excavation: The digging, stripping, or removal by any process of natural materials and deposits from their natural state and location.

Expansion: An increase in the size of an existing structure or use, including the physical size of the land, building, parking, and other improvements or structures.

Facade: The entire exterior wall of a building facing a lot line measured from the grade to the eave or highest point of a flat or mansard roof. Facades may be on any elevation of the building.

Family: Persons who are related by blood or marriage, former spouses, persons currently residing together in a unified dwelling unit, persons who are parents of a child in common regardless of marital status.

Fascia: The part of a building that extends vertically from the grade to the top wall or eaves and horizontally across the width of the building.

Fence: An artificially erected freestanding barrier used to enclose (and protect) an area, restrict or prevent access to an area, to conceal or screen an area, and/or for decorative purposes. A fence may be open or solid and generally consists of wood, metal, concrete, or plastic posts connected by boards, rails, panels, wire, or mesh.

Fixture: The assembly that houses the lamp or lamps, and may include all or some of the following parts; reflector (mirror), refractor (lens), ballast, housing, and other attachment parts.

Flammable Liquid: Any liquid, which under operating conditions gives off vapor, which, when mixed with air is combustible and explosive.

Flexibility Allocation: The assignment of flexibility units assigned by the county but administrated by the city.

Floor Area: The sum of the gross horizontal areas of each floor of the principal building and any accessory buildings or structures, measured from the exterior walls or from the centerline of party walls. The term does not include any area used exclusively for the surface parking of motor

vehicles (e.g., garage) or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space.

Floor Area Ratio: The gross floor area of all buildings or structures on a lot divided by the total lot area.

Florida Building Code (FBC): All building construction regulations for public and private buildings in the state of Florida.

Florida Friendly Landscaping: Landscaping principles that include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection. Additional components include planning and design, soil analysis, the use of solid waste compost, practical use of turf, and proper maintenance.

Florida Green Building Coalition (FGBC): The FGBC is a Florida nonprofit corporation dedicated to improving the built environment. The FGBC administers the green design standards of the FGBC's building and community rating systems and administers the FGBC Certifying Agents accreditation program.

Food Court or Hall: A collection of restaurants either take-out or dine in that share a common seating area within the same lot.

Food Production: A business-facility intended for production of food products for delivery-sale eitheref offsite or on-site via a drive-thru, pickup window or other similar method.sales. This type of business-A food production facility may also be referred to as a production kitchen and may includehave a restaurant component.

Food Truck: A mobile kitchen, canteen, or catering truck that serves as a mobile venue which transports and sells food.

Footcandle (f.c): A measure of light noted as a unit of illuminance amounting to one lumen per square foot at grade.

Freestanding Emergency Facility: Freestanding Emergency Facility, also known as a Hospital-based off-campus emergency department, is a facility that provides emergency services and care, is owned and operated by a licensed hospital and operates under the license of the hospital; and is located on separate premises from the hospital as defined and regulated in Chapter F.S. 395, F.S

Frontage of a Building: The wall of a building approximately parallel and nearest to a street.

Frontage of a Property: The lot line which abuts a street or separates the lot from the street.

Full Cutoff Fixture: A lighting fixture manufactured and installed so that all the light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from an part of the luminaire (except only incidental reflections from supporting brackets or arms) is projected below the horizontal as determined by photometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.

Fulfillment Center: A location typically a warehouse intended to fill customer orders for ecommerce retailers. The type of fulfillment may include business to consumer or business to business orders.

Future Land Use: The identification of the intended use of land.

Future Land Use Map: A depiction of the proposed general distribution, location and extent of the land uses described in the Future Land Use Element of the Comprehensive Plan.

Garage, Private: An enclosed accessory building or an enclosed portion of a main building used for the parking or storage of automobiles owned by the occupants of the main building, excludes a carport.

Garage, Parking: A building or other structure which provides parking for motor vehicles, excluding storage of inoperative motor vehicles. It may provide required off-street parking space for uses located on the same lot or on a lot contiguous to the use of the parking lot it is intended to serve.

Gazebo: An ornamental garden pavilion with a covered roof and open sides, constructed of wood, metal, or vinyl.

Geographic Information Systems (GIS): An arrangement of computer hardware, software, and geographic data that people interact with to integrate, analyze, and visualize the data; identify relationships, patterns, and trends; and find solutions to the problems. The system is designed to capture, store, and update, manipulate, analyze, and display the geographic information. A GIS is typically used to represent maps as data layers that can be studied and used to perform analyses.

Glare: Intense and somewhat blinding light, or the sensation produced by a brightness within the visual field that is sufficiently greater than the intensity of light to which human eyes are accustomed or adapted, thereby causing annoyance, discomfort, visual impairment, or loss of reduction of visibility.

Green Building: Generally, the resource efficient design, construction, and operation of buildings by employing environmentally sensible construction practices, systems, and materials.

Green Roof: A roof of a building that is partially or completely covered with living vegetation and a growing medium, planted over a waterproofing membrane. Also referred to as a Living Roof.

Green Wall: An internal or external wall partially or completely covered with vegetation that includes a support structure, growing medium, and integrated water delivery system. Also referred to as a Living Wall or Vertical Garden.

Greenhouse: A structure primarily made of glass in which temperature and humidity can be controlled for the cultivation or protection of plants.

Greenway: A corridor of protected open space managed for conservation or recreation purposes. They link natural reserves, parks, cultural and historic sites with one another and, in some cases, with populated areas.

Groundcover: Includes both small ornamental plants that grow close to the ground and all plant materials commonly classified as turfgrass species.

Hatracking: To flat-cut the top or sides of a tree, severing the leader or leaders, internodal cuts, or pruning a tree by stubbing off mature wood larger than three inches in diameter or to reduce the circumference or canopy spread of a mature tree by one-third or more.

Hazardous Substances: Any substance or material which, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health or safety of any person handling, using, or otherwise dealing with such material or substances.

Hazardous Tree: Tree or part(s) of a tree that is believed by the certified arborist or landscape architect to pose a risk to the public.

Hedges: A row of shrubs or small trees that are planted close to each other in order to form a boundary.

Height of a Building: The vertical distance from grade plane to the average height of the highest roof surface.

Home Improvement Center: The sale of a diverse range of hardware, building supplies and related materials, including lawn and garden supplies.

Home Owners Association (HOA): A Florida corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel. The term "homeowners' association" does not include a community development district or other similar special taxing district created pursuant to F.S. 163.

Hospital: A hospital is a specialized medical facility dedicated to providing comprehensive diagnosis, treatment, and care for patients suffering from various illnesses, injuries, or medical conditions, as defined and regulated in Chapter 395, F.S. Hospitals typically offer a range of medical services including but not limited to emergency care, surgery, diagnostics, therapy, and ongoing medical management, including inpatient accommodations for patients requiring overnight care and support.

Hot Spot: An area of very high illumination above normal foot-candle levels, typically found in an area underneath a luminaire, making normal foot-candle levels appear relatively dark.

Hotel: A building, or part thereof, in which sleeping accommodation are offered to the public, with no cooking facilities for use by the occupants, and in which there may be a public dining room for the convenience of the guests. Access to the sleeping rooms shall be through an inside lobby or office.

Hotel, Full Service: Upscale, or luxury hotels including a restaurant, meeting space and often room service accessible by the public.

Hotel, Limited Service: Hotels that have basic amenities which may include a restaurant and limited conference or meeting space intended for those staying in the hotel.

Hotel, Extended Stay: Hotel that offers self service facilities such as laundry, kitchens with limited food and beverage service.

Hotel Bar: A bar operated in connection with a hotel, apartment hotel, or motel of more than fifty hotel rooms, motel rooms, or separate apartments, and operated by the same owner or Management Company. It shall be directly connected with the inside of the hotel.

Ice Cream Truck: ~~A motor vehicle operating on public roads and right of way utilized as the point of retail sales, the majority of which are pre wrapped or prepackaged ice cream, frozen yogurt, frozen custard, flavored frozen water or similar frozen dessert products.~~

Illuminance: The quantity of light arriving at a surface divided by the area of the lighted surface, measured in footcandles.

Illuminating Engineering Society of North America (IES or IESNA): The professional society of lighting engineers, including those from manufacturing companies, and others professionally involved in lighting.

Impervious Surface: Any nonorganic material which prohibits penetration by liquids and other soluble materials.

Industrial Cleaning of Materials: A process by which filter bags, filtration machines or hazardous areas in industrial sites are cleaned using high power water and sanitation.

Ingress: Entry location for vehicular access to a site.

Internal Illumination: A light source concealed or contained within the sign which becomes visible by shining through a translucent surface.

Interpretation: The official determination if a use not listed is permitted within the city.

Invasive Species: A species defined as an organism (plant, animal, fungus, or bacterium) that is not native and has negative impacts on our economy, our environment, or our health.

Junkyard: Place, structure, or lot where junk, waste, discarded, salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like, are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto wrecking yards, used lumber yards, house-wrecking yards, and yards or places for storage or handling of salvaged house wrecking and structural steel materials.

Kennel: Any place or premise where four or more domesticated dogs or cats over four months of age are kept.

Land: The surface of the earth and all substances forming that surface which may include water and vegetation.

Land Use: The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, or the land development code, as the context may indicate.

Landowner: The person(s) reflected as the property owner on the current deed.

Landscape Lighting: Lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.

Landscaping: Includes any of the following or combination of material such as, but not limited to grass, ground cover, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping such as, but not limited to rocks, pebbles, walls, hedges, or fences.

LED: Light Emitting Diode

Light Pollution: Any adverse effects of manmade light, often used to denote a brightness of the night sky, otherwise known as urban sky glow.

Light Trespass: Light falling where it is not desired, wanted or needed.

Liquid Crystal Display (LCD): Electronic device that channels light through tubes to create patterns that can produce sharp video displays.

Local Planning Agency (LPA): The agency designated to prepare the comprehensive plan or plan amendments as defined in F.S. 163.

Local Public Official: Any elected or appointed public official holding a city office and who recommends or takes quasi-judicial action as a member of a board or commission.

Logo: An approved trademark design or symbol that represents a product, identity, or service.

Lot: A portion or parcel of land considered as a unit.

Lot, Corner: A lot of which at least two adjacent sides abut for the full length upon a street; provided that the two sides intersect at an interior angle of not more than 135 degrees. With a curved street line, the corner shall be considered to be that point on the street line nearest to the point of intersection of the tangents herein.

Lot, Depth: The mean horizontal distance between the front and rear lot lines.

Lot, Key: A residential corner lot in which the rear lot lines abut the side lot lines of the adjacent lot.

Lot Line, Front: The line dividing a lot from a street or base building line, whichever results in the lesser depth of the lot.

Lot Line, Rear: The lot line opposite and most distant from the front lot line. In a triangular or gore shaped lot, the rear line shall be considered a line ten feet in length parallel to and at the maximum distance from the front lot line.

Lot Line, Side: Any lot other than the front or rear lot line.

Lot Line, Street Side: A side lot line that is adjacent to a street.

Lot, Through: A lot abutting on two side streets, not at their intersection which may be a corner lot.

Lot Width: The horizontal distance between the side lot lines at the depth of the required front yard.

Lumen: A quantitative unit measuring the amount of light emitted by a lamp or luminaire.

Mansard: A false roof projecting over the front of a building.

Marquee: A permanent canopy often of metal and glass projecting over an entrance.

Masonry: Stone work or brick work used in wall construction.

Master Plan: A conceptual document that guides future growth, development and redevelopment of a specified area.

Mean Water's Edge: The edge of the water that would exist if the water elevation was plus 2.0 North American Vertical Datum (NAVD).

Median: The center portion of land of a public right-of-way lying between two paved roads.

Microbrewery and Microwinery: An establishment primarily engaged in the small scale production, distribution, and wholesale of beer, ale, or other malt beverages, or wine and shall be permitted only in conjunction with in-house food service.

Mitigation: Measures taken to avoid, minimize, or reduce the severity of environmental impacts.

Mixed-Use Development: The practice of incorporating more than one land use designation into a single planning location. Can be specific to a development site (vertical mixed use) or a zoning districts which allows for a variety of uses within the district (horizontal mixed use).

Mobile Food Vendor Unit: A self-contained mobile unit independent with respect to water, sewer and power utilities, capable of moving or being moved, consisting of an enclosed truck, enclosed trailer or similar vehicle mounted unit that contains equipment, used for the preparation and/or sale of single-serving food products and is closed up when not in operation.

Mobile Food Dispensing VehicleVendor: Means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, as defined by Section 509.102, F.S. Persons selling foods from a food truck.

Mobile Home: A residential structure, transportable in one or more sections, which is 8 feet or more in width, over 35 feet in length with the hitch, built on an integral chassis, designed to be used as a dwelling when connected to the required utilities, and not originally sold as a recreational vehicle, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

Motel: A building or part thereof, in which sleeping or living accommodations are offered to the public primarily on a short term or transient basis, with access to the individual units from the exterior of the building, and parking facilities for use of guests near their quarters.

Motor Home: A structure built on and made an integral part of a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreation, camping, or travel use.

Motor Vehicles: An automobile, motorcycle, truck, trailer, semitrailer, truck tractor and semitrailer combination, or any other vehicle operated on the roads of this state, used to transport persons or property, and propelled by power other than muscular power, but the term does not include traction engines, road rollers, motorized scooters, micro mobility devices, personal delivery devices and mobile carriers.

Multi-Use Path or Trail: A path intended for use by pedestrians, cyclists and other users within or adjacent to a public right-of-way located on public property.

National Green Building Standard™ (NGBS): The NGBS is a green building certification program that provides independent, third-party verification that a home, apartment building, or land development is designed and built to achieve high performance in six key areas: Site Design, Resource Efficiency, Water Efficiency, Energy Efficiency, Indoor Environmental Quality, and Building Operation and Maintenance. The NGBS administers the NGBS Green Verifier program.

Native Trees: Trees and Palms which are found indigenous or are an original inhabitant of this area.

Native Vegetation: Any species of plant considered to be indigenous to South Florida.

Neighboring Association: Any condominium or homeowners association which represents any property located within 500 feet of property which is the subject of the petition which is registered with the City Clerk.

Nonconforming Structures: A structure or portion thereof existing at the effective date of this code, or any amendment thereto, which was occupied, designed, erected, intended, or structurally altered for a use not permitted at its location by the provisions of this code for a new use, or which does not conform to all of the regulations applicable to the district in which it is located.

Nonconforming Use: The use of a structure or premises existing at the effective date of this code, or any amendment thereto, for any purpose not permitted for a new use in the district in which it is located.

Non-Living Durable Landscape Material: Includes but not limited to materials such as rocks, pebbles, sand, mulch, artificial turf or pervious decorative paving materials.

Nursing Home Facility: A state-licensed facility or any identifiable component of any facility in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more non-related individuals, including facilities known by varying designations such as rest homes, convalescent homes, skilled care facilities, intermediate care facilities, extended care facilities, and infirmaries. Accessory uses may include dining rooms and recreation and physical therapy facilities for residents, and offices and storage facilities for professional and supervisory staff. This use type does not include the home or residence of any individual who cares for or maintains only persons related to them by blood or marriage. It also does not include assisted living facilities or community residences.

Obtrusive Light: Light which causes annoyance, discomfort, visual impairment, or loss of reduction of visibility.

Occupied: Includes arranged, designed, built, altered, converted, rented, leased or otherwise intended to be used.

Off-Street Loading: The loading and unloading of materials or goods or merchandise, in designated areas that do not interfere with the public use of streets or alleys.

Off-Street Parking: Parking which is not located on a street, generally found within a parking lot or garage.

Open Space: A parcel or parcels of land, or water area, or a combination of land and water, within the site and designed and intended for the use or enjoyment of occupants of the surrounding developments. It may contain complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of occupants.

Operator: The auto manufacturer, representative of auto manufacturer, developer, electric vehicle kiosk owner, shopping center property management company, freestanding building owner or lessee, responsible for the installation, management and operation of electric vehicle service and charging stations.

Ordinance: A set of regulations enforceable as municipal law.

Outbuilding: A free-standing building which adheres to the regulations of the center in which it is located

Outdoor Display and Sales: Display of merchandise using an adjacent outside area to the business which it is intended for.

Outparcel: A parcel of land situated away from and being external to the main parcel, which allows for an open, non-cluttered, and unobstructed business street frontage equal to or exceeding an open area 150 feet of frontage.

Outdoor Dining: Use of an adjacent outside area by a food or beverage establishment for service of patrons.

Outdoor Recreational Facility: A facility that is privately owned or operated that provides outdoor recreation activities, including athletic courts or fields, golf, swimming, riding, or the like. These facilities may include -accessory structures for incidental services-

Outdoor Storage: The keeping, in an area that is not completely and permanently enclosed, of any finished goods, material, merchandise, boats, or vehicles in the same place for more than 24 hours. It may be the principal use of a lot or an accessory use.

Overlift: The removal of the majority of the inner lateral branches and foliage thereby displacing weight and mass to the ends of branches. The alteration of the tree's live crown ration may be considered as evidence of over lifting.

Palm: An unbranched monocot with a crown of long feathered or fan- shaped leaves and typically having old leaf scars forming a regular pattern on the trunk and is not considered a canopy tree.

Palm Pruning: Fronds shall not be removed until all traces of green are gone unless removal is to prevent hazardous situations. The fronds shall be cut close to the trunk with a sharp pruning saw or looping shears and at no more than a 9 to 3 view.

Parapet: A wall extension above the roof line of a building.

Paraphernalia: All equipment, products, and materials of any kind which are intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body an illegal or controlled substance or herbs.

Parcel: A tract or lot of land as identified by the Broward County Property Appraiser.

Parking: The temporary, transient storage of private passenger automobiles used for personal transportation, while their operators are engaged in other activities. This shall apply only to open-air storage of automobiles.

Parking Lot: An off-street, ground level area used for the temporary storage of motor vehicles.

Parking Space: A surfaced area, accessible from but not located on a street that is intended for the parking of a motor vehicle.

Party or Parties: The petitioner, city and any affected person who has requested to be heard at the proceeding.

Paving: Hard-surfaced, erosion resistant material such as asphalt, concrete, pavers, bricks, or like material.

Paved Surface: Hard-surfaced, stabilized area, section or segment formed and built with asphalt, concrete, pavers, bricks or like material.

Penal or Correctional institution: Any institution used to house or detain a person who is convicted of a crime.

Pervious or Permeable Surface: A material which allows liquids or gases to pass through to another layer.

Pet Hotels: An establishment that provides exercise and training facilities, social and play areas, styling and massage salon facilities, and weight loss centers for use by and for the benefit of domesticated household pet animals.

Photovoltaic Solar Systems: Also referred to as solar cells or PV cells convert sunlight into electricity. They are a power system designed to generate useable electricity from sunlight through the process of converting light (photons) to electricity (voltage), which is called the PV effect.

Pilaster: A pier or pillar with a capital and base that may serve as decorative features, rather than supporting structures.

Pines Boulevard Corridor: This corridor is referring to state road 820 which is measured from Florida's turnpike to highway U.S. 27.

Place of Assembly: A space where groups of people gather for a specified activity.

Plan: The written and graphic submission for a development application including but not limited to all covenants related to the use, location, and bulk of buildings and other structures, density of development, private streets, alleyways, parking facilities, open space, and public facilities.

Planned District: A type of zoning district which may provide flexible development standards that are different than the City's LDC. Specific guidelines shall be established for a planned district which illustrate and address land uses, circulation, utilities, parking, setbacks, densities and intensities, land coverage, landscaping and buffers, open space, building form and design, and similar features of the project.

Planned Unit Development (PUD): An area of land, controlled by landowner, to be developed as a primarily residential and a mixture non- residential uses, the plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage, and required open space to the regulations established in any one zoning district created, from time to time, under the provisions of the zoning ordinance enacted by the city commission.

Planning and Zoning Board (PZB): The city's Planning and Zoning Board.

Plat: A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this part and of any local ordinances.

Playground or Playfield: A tract of land devoted for passive or active recreational purposes. The area may contain play apparatus and facilities for organized or unorganized sports, and may or may not include community buildings or structures.

Pool, Swimming: A body of water, which is deeper than six inches at its deepest point, which is wider than three feet, and which is contained in an artificially created or built receptacle affixed to the earth or resting on the ground, used or intended to be used for swimming or wading. The terms of this article shall apply to all portable pools while containing water. This shall include any body of water located on private property of the depth and width herein provided, such as, but not limited to, ponds, brooks, fish ponds, and ponds for growing aquatic plants.

Pool, Therapeutic: A pool a maximum of eight feet in diameter and three feet, six inches in depth, built either above or in the ground, and primarily designed for passive, nonintensive use.

Porch: A roofed over space attached to the outside of an exterior wall of a building, which has no enclosure other than the exterior walls of the building.

Portable Storage Unit: Any container designed for the outdoor storage of personal property which is typically rented or owned or occupants of property for their temporary use and which is delivered and removed by vehicle.

Poultry: Any chickens, turkeys, ducks, geese, or other domestic fowl.

Pre-application Meeting: A meeting between a prospective applicant and staff prior to the submittal of a development application. The goal of the meeting is to review the submittal requirements, review procedures and standards applicable to an anticipated application for a development permit reviewed under this code.

Previously Prepared Materials: Including but not limited to bone, cellophane, cork, feathers, fur, felt, rubber, glass, horn, hair, leather, plastics, precious or semi-precious metals or stones, shells,

Primary Building: A building or structure in which the principal use of the property is conducted.

Primary Building Façade: The front of the building or the face of the building that provides primary customer access.

Primary Frontage: The frontage designated by the owner/occupant to be the primary use when the business faces two streets of secondary arterial designation.

Principal Use: The primary use of the lot as distinguished from secondary or accessory uses. There may be more than one principal use.

Project Manager: A member of staff who processes a development application for the City.

Property Owner: The person who, with their address, it so shown on the tax roll of the Broward County Tax Collector.

Public Hearing: A public hearing advertised to the public that focuses on providing members of the public the opportunity to present information and comments related to certain types of application, with such information and comments available for consideration as subsequent recommendations and decisions are made.

Public Hearing, Quasi-Judicial: A public hearing, which comports with our process requirements, in which where public officers of bodies are required to exercise discretion of a judicial nature as a basis for official action, including weighing evidence and making finds of facts and drawing conclusions of law from facts.

Public Notice: Information given to the public alerting them of government or government-related activities that may cause a citizen to take action. Notice may be either mailed, published (newspaper), posted and the like, or any combination thereof.

Quasi-Judicial in Nature: The application of general rule or policy to specific individuals, interests, or activities.

Recreational Vehicle: A unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. This includes: Travel Trailers, Camping Trailers, Truck Campers, Motor Homes, Private Motor Coaches, Van Conversions, Park Trailers, and Fifth Wheel Trailers.

Redevelopment: The conversion, relocation, construction, structural alteration, or enlargement of any structure or structures on an existing development.

Refuse or Waste: Unused or discarded matter and material having no substantial market value, which consists of such materials as: rubbish, debris, and matter of any kind, including but not limited to rubble, asphalt, concrete, plaster, tile, rocks, bricks, soil, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and any other pieces of metal, ferrous or nonferrous, furniture, trimmings from plants and trees, cans, bottles, and barrels.

Regional Mall: A commercial development of not less than 600,000 square feet containing not less than two department stores.

Regional Mall, Outparcel Development: Development of a freestanding commercial building containing no more than 15,000 square feet of gross floor area, occupied by a single tenant which is often not constructed concurrently with the principal structure on the parcel.

Regional Mall, Secondary Building: A commercial, detached building, greater than 15,000 square feet in size and occupied by either single or multiple tenants, which is constructed within the mall property. The building shall be architecturally compatible with but subordinate to, the principal building on site.

Religious Institution: A building or structure together with its accessory buildings and uses, where people regularly assemble to conduct religious worship, ceremonies, rituals, and education. This includes: chapels, churches, mosques, shrines, synagogues, tabernacles, temples, and other similar religious places of assembly.

Remodeling: Any renovation or remodeling project that includes a total cost greater than 51% of the appraised value of the property.

Renovation: The removal, replacement, or covering of existing interior and exterior finish, trim, doors, windows or other materials with new materials that serve the same purpose and do not change the configuration of space. It includes the replacement of equipment or fixtures.

Repair: The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

Residentially Zoned Property: Any property zoned A, R-E, R-1A, R-1B, R-1C, R-1Z, R-MH, R-TH, R-2, and R-MF.

Resolution: An expression of a governing body concerning matters of administration, an expression of temporary character, or a provision for the disposition of a particular item of the administrative business of the governing body.

Resource Recovery: When energy, a material or a product is taken from waste and used.

Restaurant, Drive-thru: Any place or premise used for the sale, dispensing, or serving of food, refreshments, or beverages to patrons who enter upon the premises by automobile and receive service through a window without leaving their automobiles.

Restaurant: A business where food is prepared for paying customers to be consumed on or off site.

Restaurant Bar: A bar operated in connection with a restaurant by the same owner or management in a business zoned area, which restaurant has all necessary equipment and supplies for and serves full-course meals regularly, and where the principal business is the serving of meals.

Right-of-Way: Land in which the state, the department, a county, or a municipality owns the fee or has an easement devoted to or required for use as a transportation facility.

Room: A habitable place in the interior of a building used for living, dining, sleeping and cooking purposes.

Sag Lens, Convex Lens, or Drop Lens: A clear or prismatic refracting lens that extends below the lowest opaque portion of a light fixture.

Satellite Earth Station: Ground-based antenna used for reception of satellite transmitted audio and radio signals.

Sculpture/ Statue: A free-standing, three-dimensional form designed solely for the purpose of art.

Seasonal Lighting: Temporary lighting installed and operated in connection with seasons or traditions.

Seasonal Merchandise Storage: Temporary storage of merchandise in connection with seasons or traditions.

Seating or Seating Capacity: Shall include all table seating, and stools/bar seating when full meal service is available at the counter/bar.

Self-Support/ Lattice Tower: A telecommunication tower that is constructed without guy wires and ground anchors.

Service Station: Any building, lot, structure, or facility having pumps and storage tanks where fuel, gasoline, and other similar products are dispensed, sold, or offered for sale at retail only.

Setback: The minimum distance between the street line, or base building line, and the front line or side line of the building or any projection thereof, excluding projections specifically permitted.

Shared Parking: A parking space that is utilized for multiple uses occurring at different times, where persons utilizing the spaces are unlikely to need the spaces at the same time of the day.

Shielding: An opaque material that blocks the transmission of light.

Shopping Center: A group of three or more retail stores, service establishments or any other business planned to serve the community or neighborhood, not necessarily owned by one party or a single land owner, which are adjacent to and utilizing a common parking area or areas.

Short Term Parking: Parking spaces that are restricted to limited duration/ time.

Shrubs: Any self- supporting, woody, deciduous or evergreen species whose trunk diameter and mature height does not meet standards for a tree. All plant materials commonly classified as ornamental grasses shall be considered shrubs for this code's purpose.

Sidewalk: The portion of a street between the curb or roadway and the adjacent property lines intended for use of pedestrians.

Sign: A device or representation for visual communication that is used for the purpose of bringing the subject thereof to the attention of others.

Sign Area: The square-foot area enclosed by the perimeter of the aggregate sign face. When a sign, composed of letters only, is designed to be compatible with a particular architectural style, the sign area is the sum of the area of the smallest contiguous rectangles or circles capable of containing one letter. In all other cases, the area is enclosed by the perimeter line enclosing all letters.

Sign Band: The horizontal area above a tenant building entrance, architecturally designed to accommodate signage.

Sign Face: The part of the sign that is or can be used for communication purposes visible from one direction.

Sign, Animated: A sign which utilizes action, motion, lights or color change and features graphics and illustrations.

Sign, Advertising: Any sign which directs attention to a business, commodity, service, product, or activity not conducted, sold, offered, or available on the premises where the sign is located, or to which it is affixed.

Sign, Announcing: A sign informing the public about a project to be under construction or an intended use of the premises in the immediate future.

Sign, Announcing Banner: Banners displayed in conjunction with a forthcoming opening, a new business or multi-family community, or change of ownership of a business or multi-family community.

Sign, Balloon: A sign supported by wind or air and attached to the ground, a building, or structure.

Sign, Banner: A sign having the characters, letters, or illustrations applied to cloth, plastic, vinyl, paper, or fabric of any kind, with only such material specified herein.

Sign, Billboard: A sign designed for the application of letters, numerals, symbols, characters, or illustrations by painting, light projection, bills, or posters, which is to be changed regularly, periodically, or frequently.

Sign, Blade: A sign designed to serve pedestrians extended from the face of structure.

Sign, Box or Cabinet: Any sign of which the face is enclosed, bordered, or contained within a box-like structure, frame, or other device.

Sign, Bus Bench Advertising: A bench of any fashion, size, or construction that contains advertising. The sign may be located on the back or front of a bench placed near a public right-of-way, such as a transit stop.

Sign, Changeable Copy: A manual or digital sign composed of individual letters or numbers.

Sign, Channel Letter: A sign with a three-dimensional letter that may include a light source.

Sign, Conforming: A sign that meets the federal, state and local laws and ordinances.

Sign, Construction: A sign which identifies the construction of a building or a building complex.

Sign, Copy: The words displayed on a sign.

Sign, Directional: A sign indicating the direction or location of a facility or service incidental to a use. Copy may include, but is not limited to "Entrance", "Exit", "Caution", and "No Trespassing".

Sign, Directory: A sign that identifies tenants in shopping centers, office, and/or industrial parks both as to identify location and functional use. They shall be designed to accommodate either pedestrians or motorists, or both.

Sign, Digital: A large screen or series of screens which display a message, image, or series of images.

Sign, Double Face: A sign with back to back faces.

Sign, Exterior Illuminated: A sign that is illuminated by a light that is directed towards and shines on the face of a sign.

Sign, Identification: A sign which indicates the name of a use, owner, activity, business, or enterprise.

Sign, Illuminated: Any sign having characters, letters, figures, designs, or outlines illuminated by lights or luminous tubes designed for that purpose, whether or not the lights or tubes are physically attached to the sign.

Sign, Internally Illuminated: A sign that is illuminated by an internal light source.

Sign, Marquee: A sign attached and mounted on a permanent canopy.

Sign, Menu Board: A variable message sign that allows a retailer to list products and prices.

Sign, Mobile Billboard: A sign placed on a vehicle which carries, transports, pulls, or displays a sign or billboard in any form including physical and electronic and is for the primary purpose of advertising.

Sign, Model: A sign which designates a particular dwelling unit design which is not for sale, but rather represents other units of similar design that are for sale.

Sign, Monument: A self- supported structure not attached or affixed in any way to a building or any structure, the face of which is enclosed, bordered, or contained within a box-like structure, frame, or other device, with no visible means of support.

Sign, Nonconforming: A permitted sign existing within the City limits on the effective date of this section, or a sign existing in an area annexed to the City after its effective date of this section.

Sign, Non- Illuminated: A sign which is not illuminated by lights designed or provided for that purpose, either external or internal.

Sign, Painted Wall: A sign painted directly on a building's exterior surface

Sign, Parking Identification: A sign used to denote parking spaces with a specific purpose.

Sign, Permanent: A sign, which when installed, is intended for permanent use. Any sign with an intended use in excess of three months from the date of installation.

Sign, Pole: A sign erected upon or printed on any material attached to a pole(s), stand, tent or frame which is visible and which is wholly independent of any building or other structure for support.

Sign, Posted Notice: A sign intended to inform the public of development applications under review for a subject property.

Sign, Projected: A sign projected onto a building, screen or other structure.

Sign, Projecting: A sign attached to and supported by a building or other structure, which extends at angle therefrom.

Sign, Public Safety: Sign regarding the amount of cash in the register or safe, as well as the hours of operation, open/closed, and emergency notification phone numbers, which are required by the city. Shall not exceed three square feet.

Sign, Push-Through: A letter or logo that is cut out of a backing material as thick or thicker than the sign face. The material is then mounted on the inside of the sign face so that it is flush with or extends through and beyond the first front of the sign face.

Sign, Pylon: A sign on the wall of an enclosed structure, which is erected above the ground or as an extension above or an addition to a building, primarily for the purpose of providing support or background for the sign copy.

Sign, Raceway: An electrical enclosure which can also be used to attach a sign to the structure.

Sign, Real Estate: A sign erected by the owner or an agent, indicating property which is for rent, sale, or lease.

Sign, Return: The side of a channel letter.

Sign, Reversed Channel: A sign with letters mounted away from a wall, with the illumination forming a halo behind the letters.

Sign, Roof: A sign erected over or on the roof, extending above the roof line, which is dependent upon the roof, parapet, or upper walls of any building for support.

Sign, Sandwich/ A- Frame: A temporary sign that is supported by its own frame forming the cross- sectional shape of the letter "A" and is oriented for pedestrians.

Sign, Sidewalk: A moveable sign not secured or attached to the ground.

Sign, Single-Face: A sign with only one face plane.

Sign, Snipe: A sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or to other objects, with the message appearing thereon not applicable to the present use of the premises or structures upon which the sign is located.

Sign, Special Event Banner: A banner used in accordance with a special event permit issued by the City.

Sign, Subdivision: A sign designating subdivision, plat, or other division of real property.

Sign, Temporary: Any sign intended for use not permanent in nature.

Sign, Temporary Banner: Any banner intended for commercial use including but not limited to grand openings, business announcements, and the like.

Sign, Trailer: A portable sign placed in or attached to a trailer.

Sign, Trim Cap: The plastic molding that affixes the acrylic channel letter face to the return.

Sign, Under Canopy: A sign attached to or hung from a canopy or covered structure projecting from and supported by a building, when that canopy or covered structure extends beyond the building, building line, or property line.

Sign, Vehicle Removable: A sign temporarily affixed to a transportation vehicle, inside or outside.

Sign, Vehicle: A sign which includes but is not limited tinting or wrapping that is permanently attached or integrated into an automobile or recreational vehicle.

Sign, Wrap: A vinyl graphic applied to a surface such as an automobile, recreational vehicle or utility box.

Sign, Wall: A sign which is approximately parallel to and supported by any wall or other enclosure.

Sign, Window: Any sign mounted to the interior or exterior of a window or any sign greater than three square feet in size which is mounted within three feet of the window surface, in the interior of a building and located or lighted so as to attract attention from the exterior of the business.

Sign, Yard: A temporary sign placed in the ground intended to display an opinion or viewpoint, typically affixed to a wire frame.

Sign Plan, Master: A sign plan intended for regional malls, hospitals, commercial and other mixed use developments.

Sign Plan, Uniform: A sign plan intended for a single shopping center which establishes specific requirements for shopping center signage.

Shared Parking: Parking space that is utilized for multiple users occurring at different times, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Sill: The lowermost member of a frame house. The large dimension wooden element resting directly on the foundation.

Site: A piece, parcel, tract bounded by a lot line or a designated portion of a public right- of- way.

Site Plan: A plan showing uses and structures proposed for a legal lot; also a development application which is processed through the Planning and Economic Development Department.

Site Plan Amendment: An amendment to a previously approved Site Plan by the City which is processed through the Planning and Economic Development Department.

Site Specific: An individual piece of real estate which can be clearly defined by street address, legal description or similar means at a single identifiable location.

Solar Water Heaters: The heating of water through solar collector tubes typically located on a roof. Includes storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which do not.

Special Exception: A use of property that is allowed under a zoning ordinance under specified conditions.

Special Master or Magistrate: Individuals retained by the city to conduct quasi-judicial hearings that would otherwise come before the City Commission for hearings as contemplated in this code.

Special Purpose Vehicle: A vehicle designed primarily for unusual terrain and conditions, and not typically licensed for or used on public roads; including but not limited to swamp buggies, all-terrain vehicles (ATV's), and other tracked vehicles.

Special Residential Facilities: Group homes, nursing homes, foster care facilities, life care facilities and adult congregate living facilities are defined by three category types as more fully set forth in the data and analysis section of the city Comprehensive Plan Future Land Use Element, as may be amended from time to time.

Specified Anatomical Areas: Human genitals, public region, buttock, and female breast below a point immediately above the top of the areola, and male genitals in a turgid state even if completely and opaquely covered.

Specified Sexual Activities: Includes human genitals in a state of sexual stimulation or arousal, acts of human masturbation, sexual intercourse, and fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

Specimen Tree: Any tree which has a diameter breast height of 18 inches or greater, with the exception of the following:

- (1) Non-native fruit trees that are cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to, mangos, avocados or citrus.
- (2) Species of the genus Ficus, except F. aurea (strangler fig), F. laevigata (short leaf fig), F. rubiginosa (rusty fig or rusty leaf fig), F. jacquinifolia.
- (3) All multi-trunk palms.
- (4) Trees that are in poor condition or form as determined by the city.
- (5) All tree species as defined as category one invasive materials in the most recent document compiled by the Florida Exotic Pest Plant Council (FLEPPC) for the south region.

Spill Light: Light which falls outside the property where the luminaire is sited.

Stacking Lane: A portion of the vehicular use area on a site that is dedicated to the temporary storage or “standing” of vehicles engaged in a drive-through use of the site or development.

Stealth Facility: Any telecommunications facility which is designed to blend into the surrounding environment. Examples of stealth facilities include architecturally screened roof mounted antennas, antennas integrated into architectural elements, and telecommunication towers designed to look like and are similar in scale to surrounding light poles or power poles.

Street: The entire width between the boundary lines of every way or place of whatever nature when any part thereof is open to the use of the public for purposes of vehicular traffic.

Street Line: The right-of-way line of a street or the base building line, whichever will provide for a greater width of street.

Structure: A building of any kind, either temporary or permanent, which has a roof over it, together with the curtilage thereof.

Subdivision: The platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, and includes establishment of new streets and alleys, additions, and re-subdivisions.

Super Graphic or Mural: An artistic design or pictorial representation that contains no lettering or business identification or logo or symbols used as sign defined herein.

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Swales: Low-lying areas providing surface drainage, such as that area lying between the paved portion of the public right of way and sidewalk or lot line.

Tattoo Parlor: An establishment whose business activity is principal or main use to which the premise is devoted and the primary purpose involved the practice of tattooing.

Tattooing: Any method of placing permanent designs, letters, scroll, figures or symbols upon or under the skin with ink or any other substance, by the aid of needles or any other instrument

designed to touch or puncture the skin or a process of piercing and ingraining a pigment, dye or ink in the skin, resulting in either the coloration of the skin, or the production of scars or scarring, including cosmetic tattooing, permanent makeup, micro blading, micropigmentation, and the like.

Telecommunication Tower: A guyed, monopole, or self-support/ lattice tower, constructed as a free- standing structure, containing one or more antennas used in the provision of personal wireless services.

Telecommunication Tower, Monopole: A telecommunication tower consisting of a single pole or spire self-supported by a permanent foundation, constructed without guy wires and ground anchors.

Telephone, Telecommunication Switching Facilities: Facilities housing solid state electronic equipment, unmanned, and less than 300 square feet in size, requiring only one parking space.

Townhouse: One- family, residential dwelling unit, adjoining similar units, and separated by either a common, eight- inch masonry partition wall, or independent masonry walls abutting each other.

Traffic Calming: The reduction in adverse impacts of motor vehicles by reducing speeds, providing more space for pedestrians and cyclists, and improving the local environment.

Traffic Study: Studies including but not limited to vehicle miles traveled (vmt), peak travel times (a.m. and p.m.), walk and drive time analyses and the like.

Transit Oriented Development (TOD): A project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections as defined in F.S. 163.3164.

Tree Canopy: The total covering or enclosure of foliage held above a tree by stems or branches. Usually measured by the diameter of the drip line.

Tree Pruning: The regular and frequent shearing of outer tree branches, making cuts of one inch in diameter or less, for the purposes of controlling the size and shape of the tree canopy.

Tree Removal: The act of cutting down a tree or palm, which results in total removal of the stump from the property.

Tree Ring: Area surrounding the tree trunk used for retaining water mulching, fertilizing. Includes but is not limited to loose mulch, rubber, pavers, or stone.

Tree: Any self-supporting, woody perennial plant which has a trunk diameter of no less than two inches, measured at four and one half feet above grade, which normally grows to an overall height not less than 12 feet in southeast Florida.

UL: Underwriters Laboratories, INC., a nationally recognized testing laboratory that provides safety certification.

Use: The purpose for which land or a structure thereon is designed, arranged, or intended to be occupied or utilized, or for which it is occupied and maintained.

Use, Accessory: A use that is subordinate and incidental to the principal use in area, extent, size, or purpose, and serves only the principal use.

Used: Arranged, designed, constructed, altered, converted, rented, or leased.

Utility Trailer: A trailer designed to transport materials, goods, equipment, or boats.

Valet Parking: A service where a customer's vehicle is parked in designated parking area and retrieved by attendant.

Variance: A modification of, or deviation from, the regulation of this code which is authorized and approved by the respected board after it finds that the literal application of the provisions of this code would cause unnecessary hardship or practical difficulty in the use or development of a specific lot or building.

Vested Rights: A right belonging to a person as a property interest which cannot be removed without the consent of the owner.

Vines: Plants which normally require support to reach mature form.

Vulnerability: The degree to which a system is susceptible to, or unable to cope with, adverse effects of climate change, including climate vulnerability and extremes. It is the function of character, magnitude, and rate of climate variation to which a system is exposed, its sensitivity, and its adaptive capacity.

Xeriscape: Quality landscaping that conserves water and protects the environment.

Yard: The area within a lot that lies between the principal structure(s) on the lot and the nearest lot lines. Yards are further classified as front yards, street side yards, interior side yards, and rear yards.

Yard, Front: The area extending across the full width of the lot between the front lot line and the nearest line of the main use or main building.

Yard, Rear: The area extending across the full width of the lot between the rear lot line and the nearest line to the main building.

Yard, Side: The area extending from the front yard to the rear yard, between the side lot line and the nearest line of any building or use on the lot. The width shall be the shortest distance between the side lot line and the nearest use or building on the lot.

Zero Lot Line: The location of a building on a lot where one or more sides rests directly on a lot line.

Zoning: Public regulation of the use of land.

Zoning Certificate of Use: A document ensuring that new business occupancies and uses, and changes of existing business occupancies and uses, comply with the city's LDC, code of ordinances, building code and life safety requirements, and other applicable codes and regulations.

Zoning Change: An amendment to the existing zoning text or map.

Zoning in Progress: A temporary hold on development orders and approvals if there are pending active efforts underway to amend the code in a way that would preclude such permits and approvals should the pending amendment be adopted.

Zoning Map: The official zoning map or maps that are part of the city's LDC in code 155 and delineate the boundaries of individual zones and districts.

Zoning Verification: A general zoning letter that contains information related to a zoning district.

155.204 ACRONYMS

This section is intended to identify acronyms which may appear in the LDC or which may appear in the development or permit review process.

AADT: Average Annual Daily Traffic

ADA: American's with Disabilities Act

ADU: Accessory Dwelling Unit

AMI: Approved Minutes

BCAD: Broward County Aviation Department

BCT: Broward County Transit

CAA: Clean Air Act

CAO: City Attorney's Office

CBDD: Central Broward Water Control District

CCT: Color Correlated Temperature

CO: Certificate of Occupancy

CPTED: Crime Prevention Through Environmental Design

DBH: Diameter Breast Height

DEO: Department of Economic Opportunity

DEP: Department of Environmental Protection

DO: Development Order

DRC: Development Review Committee

DRI: Development of Regional Impact

EA: Environmental Assessment

EAR: Evaluation and Appraisal Report

EPA: Environmental Protection Agency

FAA: Federal Aviation Administration

F.A.C: Florida Administrative Code

FAR: Floor Area Ratio

FBC: Florida Building Code

F.C.: Foot-candles

FDOT: Florida Department of Transportation

FEMA: Federal Emergency Management Agency

FGBC: Florida Green Building Code

FHWA: Federal Highway Administration

FLU: Future Land Use

FLUM: Future Land Use Map

FPL: Florida Power and Light

F.S: Florida State Statutes

GIS: Geographic Information Systems

HOA: Homeowners Association

HUD: U.S Department of Housing and Urban Development

IES or IESNA: Illuminating Engineering Society of North America

I/A: If Applicable

LCD: Liquid Crystal Display

LED: Light Emitting Diode

LPA: Local Planning Agency

LUPA: Land Use Plan Amendment

LZA: Letter from Zoning Administrator

MPO: Metropolitan Planning Organization

MUTCD: Manual on Uniform Traffic Control Devices

NAVD: North American Vertical Datum

NGBS: National Green Building Council

NOAA: National Oceanic and Atmospheric Administration

ORD: Ordinance

PER: Permit

RES: Resolution

ROW: Right-of-Way

SBDD: South Broward Drainage District

SFRPC: South Florida Regional Planning Council

SR: State Road

TOC: Transit Oriented Corridor

TOD: Transit Oriented Development

USGBC: United States Green Building Council

VMT: Vehicle Miles Travelled

155.453 MIXED USE DEVELOPMENT (MXD)

(A) Purpose. This district is intended to provide flexible design regulations and uses for each project to encourage innovative development and redevelopment. Mixed Use projects must have a consistent architectural theme, promote a pedestrian friendly environment and reduce traffic generation.

(B) Active ~~Mixed Use Planned Small Lot~~ Developments. A list of active Mixed Use Developments and guidelines shall be maintained in the Planning and Economic Development Department.

(C) Standards

1. A Mixed Use Development is to be designed and organized to encourage a combination of at least two uses that complement each other and assist in reducing traffic generation. No single use shall dominate a mixed use project. Single use buildings, especially "Big Box Retail" are discouraged unless the mixture of buildings is designed to encourage interaction among the proposed uses.
2. Floor area ratio calculations and ground coverage shall be provided to determine scale, density and impact of the project.
3. The minimum project size shall be 25 acres. The project may contain less than 25 acres if off-street pedestrian and vehicular access is provided to adjacent uses and the applicant can demonstrate the inter-relationships and benefits of a Mixed Use Development District of such size.
4. Within the Mixed Use project, pedestrian movement and safety shall be given priority. Internal roadways shall be "pedestrian friendly" including the use of pavers, wide sidewalks, narrow vehicular lanes and parallel parking. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses.
5. Parking garages, loading docks, and service areas shall be directly accessible from major roadways and appropriately screened to promote a pedestrian scale and safety.
6. Architectural requirements.
 - (a) A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required.
 - (b) Setbacks within the project shall be determined at the time of project review to encourage an urban pedestrian scale.
 - (c) Setbacks to adjacent properties shall be the larger of the existing underlying zoning district or the adjacent district, whichever is larger. The design of the project shall be required to be consistent with adjacent uses and structures.
 - (d) Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. Active use of the public spaces is desired to encourage increasing average length of stay within the project area.
 - (e) First floor facades shall be "active" to encourage pedestrian traffic throughout the project area.
 - (f) Signage shall be at a scale and aesthetic design appropriate to the size and type of project.
 - (g) Streetscape design shall compliment and be consistent with the project's architectural theme.

A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.

155.501 PERMITTED USE TABLE

(A) Permitted Use Table

1. Organization
 - (a) Use Classification. Use classifications are very broad and general categories such as Residential, Commercial or Industrial.
 - (b) Use Categories. Use categories represent major subgroups of the use classifications that have common functional, product, or physical characteristics such as educational facilities, food and beverage service, animal related or manufacturing and production.
 - (c) Use Types. Use types identify specific primary land uses whose characteristics are considered to fall within the various use categories such as high school or daycare in the educational facilities use category.
2. Designation of Primary Uses in Permitted Use Table. The Permitted Use Table utilizes the following designations and abbreviations:
 - (a) Permitted "P" – Indicates the use type is allowed in the zoning district.
 - (b) Permitted / Specific Use Regulations for more information "P/S" – Indicates the use type is allowed but specific use regulations must be followed for the use to be allowed.
 - (c) Accessory "A" – Indicates the use type is allowed in the zoning district accessory or incidental to a permitted use.
 - (d) Accessory / Specific Use Regulations for more information "A/S" – Indicates the use type is allowed as an accessory use but specific use regulations must be followed for the use to be allowed as an accessory use.
 - (e) Special Exception "SE" – Indicates the use type is only allowed in the zoning district through the special exception process of Section 155.301(M).
 - (f) Not Permitted "blank" – Indicates the use type is not allowed in the zoning district.
3. Uses not listed in the Permitted Use Table. Uses not specifically listed shall be subject to the following regulations:
 - (a) The Planning and Economic Development Department shall consider the compatibility of the proposed use when determining the designated use category or use type. Upon review, the Director may determine if the use is either permitted or not permitted as well as any specific use regulations. When making such determination, the Director shall consider the character and compatibility of the proposed use as well as the potential impacts including but not limited to how the use will affect the overall health, safety and welfare of surrounding community.
 - (b) The applicant may seek an interpretation of the Planning and Economic Development Department Director's determination to the City's Planning and Zoning Board outlined in 155.301(L).

4. Permitted Use Table

Table 155.501: City of Pembroke Pines – Permitted Uses Table - All Zoning Districts																										
Use Category	Use Type	Agricultural, Community, and Recreational Districts						Residential Districts								Business Districts				Industrial Districts			Specific Use			
		A	U	A-E	R-R	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	R-MH	R-2	R-TH	R-MF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H		
Residential																										
Residences	Single-Family Detached	P	P	P	P			P	P	P	P	P	P	P	P		P									
	Two-Family Attached																P		P							
	Townhouse																	P	P							
	Multi-Family																	P								
	Accessory Dwelling Units	<u>A/S</u>	-			-	-	<u>A/SP</u>	<u>A/S</u>	<u>A/S</u>	<u>A/S</u>	-	-	-	-	<u>A/S</u>									<u>155.621(A)1(g)</u>	
Group Living	Special Residential 1	P	P	P	P	P		P	P	P	P	P	P	P	P	P										
	Special Residential 2 and 3																	P								
	Rooming and Boarding																	P								
Other	Family Daycare Homes	P/S	P/S	P/S	P/S			P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S										118.15
	Home Based Businesses	P/S	P/S	P/S	P/S			P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S										120.02
Community Facilities / Government / Institutional																										
Community or Cultural Facilities	Non-Profit facility Educational / Recreational Center							P	P	P	P		P	P												
	Philanthropic Institution	P	P	P	P		P																			

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		A	U	A-E	R-R	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	R-MH	R-2	R-TH	R-MF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H		
	Public Library / Museum / Gallery	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P			
	Public Recreation Facilities and Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		
Educational Facilities	Adult or Continuing Education Schools					P												P	P	P		P	P	P		
	Child Care (Home Daycare)	P/S	P/S	P/S	P/S			P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S									118.15 -118.20	
	College or University	P	P	P	P	P												P	P	P		P	P	P		
	Elementary / Middle / High School	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	155.526		
	Specialized Education				P													P	P	P		P	P	P		
Government	Library	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Government Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Park and Recreational Facilities (Public) Both indoor and outdoor facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Public Services Buildings	P	P	P	P	P	P										P	P	P	P	P	P	P	P	P	
Religious Assembly	Religious Institution, House of Worship	P	P	P	P	P	P	P	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	P	P	P	155.524	
Commercial																										
Age Restricted	Adult Entertainment																	P/S	P/S	P/S		P/S	P/S	P/S		155.503
	Electronic nicotine device retail sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P/S	P/S	P/S	-	P/S	P/S	P/S		155.512
	Pawn Shop																		P/S			P/S	P/S	P/S		155.521
	Tattoo Parlor																		P/S		P/S	P/S	P/S		155.531	
Automotive, Boats, Equipment	Automotive and Vehicle Dealership																	P/S	P/S		P/S	P/S	P/S	P/S		155.505

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and Vehicle Sales and Service	Automotive Parts and Accessories																P	P	P	P		P	P	P		
	Auto Repair, Minor																	P	P			P	P	P		
	Auto Repair , Major																	A	P			P	P	P		
	Boat Sales																	P	P			P	P	P		
	Boat Building, Storage, Service and Repair																	P/S			P/S	P/S	P/S	155.506		
	<u>Car Gallery</u>																	SE	SE		SE	SE	SE	155.505		
	Car Wash, Accessory Automatic																	A/S	A/S			A/S	A/S	A/S	155.508	
	Car Wash, Attended Automated																	A/S	A/S			A/S	A/S	A/S	155.508	
	Car Wash, Manual																	A/S	A/S			A/S	A/S	A/S	155.508	
	Car Wash, Self Service																	A/S	A/S			A/S	A/S	A/S	155.508	
	Construction Equipment Sales																	SE	P			P	P	P		
	Motorcycle Sales																	P	P			P	P	P		
Animal Related	Service Stations																	P/S	P/S			P/S	P/S	P/S	155.527	
	Small Engine Service and Repair																	P	P	P		P	P	P		
	Vehicle Rentals																	SE	SE			SE	SE	SE	155.530	
	Animal Cemetery																					P/S	P/S	P/S	155.514	
Animal Related	Animal Hospital, Veterinary Clinic	P	P	P	P													P	P	P		P	P	P		
	Kennel, Animal Boarding	P	P															P		P		P	P	P		
	Pet Grooming, Sales, and Supply																	P	P	P		P	P	P		

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	Pet Hotels, Dog Daycare																		P/S	P/S			P/S	P/S	P/S	155.522
Office and Professional Services	Business and Professional Offices																		P	P	P	P	P	P	P	
	Call Center																		P	P	P	P	P	P	P	
	Employment Office																		P	P	P	P	P	P	P	
	Government Office, Public Utility Office																		P	P	P	P	P	P	P	
	Parcel, Packaging or Postal Facility																		P	P	P		P	P	P	
	Printing and Copying																		P	P	P		P	P	P	
Daycare	Adult Daycare																		P	P	P	P	P	P	P	
	Child Care Center																		P/S	P/S	P/S	P/S		P/S	P/S	155.509
Financial Services	Banks, Credit Unions																		P	P	P	P	P	P	P	
	Check Cashing																		P	P	P		P	P	P	
	Financial Institutions																		P	P	P	P	P	P	P	
	Investment Firms / Stockbrokers																		P	P	P	P	P	P	P	
Food and Beverage Service	Bakery																		P	P	P	P		P	P	P
	Banquet Hall																		P	P	P		P	P	P	
	Bar, Tavern																		P	P	P		P	P	P	
	Food Production																		P	P	P		P	P	P	
	Microbreweries, Microwineries, Brewpubs																		SE	SE		SE	SE	SE	SE	155.517
	Mobile Food Vendors																		A/S	A/S	A/S		A/S	A/S	A/S	155.518
	Nightclub																		P	P	P		P	P	P	
	Outdoor Dining																		A/S	A/S	A/S	A/S		A/S	A/S	155.519
	Restaurant																		P	P	P	P		P	P	P

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	Restaurant, Take Out																P	P	P	P		P	P	P		
	Restaurant, Drive-Thru																	P	P	P	P		P	P	P	
	Restaurant, Food Hall																	P	P	P			P	P	P	
Health Care Related; Medical Office	Detoxification, Treatment and Recovery Centers					P												P	P				P	P	P	
	Hospital	P	P	P	P	P	P											SE	SE							
	Medical Office, General																P	P	P	P	P	P	P	P	P	
	Medical Office, Specialized																P	P	P	P	P	P	P	P	P	
	Medical and Dental Labs																P	P	P	P	P	P	P	P	P	
	Medical Research																		P	P	P	P	P	P	P	P
	Physical Therapy and Rehab Centers																P	P	P	P	P	P	P	P	P	
	Surgical Centers, Outpatient																P	P	P	P	P	P	P	P	P	
	Urgent Care																P	P	P		P	P	P	P	P	
	Wellness Center																P	P	P	P	P	P	P	P	P	
Lodging, Visitor Accommodations	Freestanding Emergency Facility	P				P												P	P	P	P	P	P	P	P	
	Hotel, Full Service																SE		P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.513
	Hotel, Limited Service																SE		P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.513
	Hotel, Extended Stay																SE		P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.513
Personal Services	Motel																SE		P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.513
	Body Art Studios																	P/S	P/S	P/S		P/S	P/S	P/S	P/S	155.507
	Barber, Beauty Parlor, Salon																P	P	P	P		P	P	P		
	Day Spa																P	P	P	P		P	P	P		

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Business Services	Dry Cleaners																P/S	P/S	P/S			P/S	P/S	P/S	155.511	
	Dry Cleaners Pick-Up Only																P	P	P	P		P	P	P		
	Funeral Home, Mortuary																P	P	P	P		P	P	P		
	Locksmith																P	P	P	P		P	P	P		
	Massage Services																P	P	P	P		P	P	P		
	Nail Salon																P	P	P	P		P	P	P		
	Self-Service Laundry, Laundromat																P/S	P/S	P/S	P/S		P/S	P/S	P/S	155.527	
	Tailor, Alterations																P	P	P	P		P	P	P		
Recreation and Entertainment	Amusement Center, Arcades						P										P	P	P	P		P	P	P		
	Aquarium						P										P	P	P	P		P	P	P		
	Assembly Hall (Non-Religious)																P	P	P	P		P	P	P		
	Billiards or Pool Hall						P										P	P	P	P		P	P	P		
	Bowling Alley						P										P	P	P	P		P	P	P		
	Go-Cart Track, No Racing						P/S																			155.523
	Golf Course	P	P	P	P		P	P	P	P	P	P	P	P	P											
	Golf Course, Miniature	P	P	P	P		P											P	P		P	P	P			
	Golf Driving Range						P											P	P		P	P	P			
	Gun Range, Indoor						P											SE	P		P	P	P			
	Gun Range, Outdoor						P														P/S	P/S	P/S		155.514	
	Gym or Fitness Center																	P	P	P		P	P	P		
	Gym, Specialized																P	P	P		P	P	P			
	Mechanical Riding Devices						P/S																			155.523
	Movie Theatre, Inline																P	P	P		P	P	P			

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		A	U	A-E	R-R	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	R-MH	R-2	R-TH	R-MF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H		
Entertainment	Movie Theatre, Free Standing																P	P	P		P	P	P			
	Museum or Art Gallery	P	P	P	P		P										P	P	P		P	P	P			
	Parks, Recreational Facilities (Private)	P	P	P	P		P										P	P	P		P	P	P			
	Racetrack – Auto, Motorcycle, or Horse						P/S														P/S	P/S	P/S	155.514, 155.523		
	Skating Rink																P	P			P	P	P			
	Sports Stadium, Amphitheatre, or Arena						P/S										P	P			P	P	P	155.523		
	Theatre or Music Hall																P	P	P		P	P	P			
Retail	Alcohol Sales																P/S	P/S	P/S		P/S	P/S	P/S	155.504		
	Antiques																P	P	P	P		P	P	P		
	Apparel and Clothing																P	P	P	P		P	P	P		
	Bait and Tackle																P	P	P	P		P	P	P		
	Books, Cards, Stationary, Gift																P	P	P	P		P	P	P		
	Convenience Store																P	P	P	P		P	P	P		
	Department Store																P	P	P	P		P	P	P		
	Drug Store or Pharmacy																P	P	P	P		P	P	P		
	Electronics Sales, Supply and Service																P	P	P	P		P	P	P		
	Farmers Market																P	P	P	P		P	P	P		
	Farm Supply and Equipment																	SE	P			P	P	P		
	Florist																P	P	P	P		P	P	P		
	Furniture for Home and Office																P	P	P	P		P	P	P		

Table 155.501: City of Pembroke Pines – Permitted Uses Table - All Zoning Districts

P = Permitted; P/S = Permitted / Specific Use Regulations; A = Accessory Use; A/S = Accessory / Specific Use Regulations SE = Special Exception; Blank = Not Permitted;

Use Category	Use Type	Agricultural, Community, and Recreational Districts						Residential Districts						Business Districts				Industrial Districts			Specific Use				
		A	U	A-E	R-R	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	R-MH	R-2	R-TH	R-MF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H	
	Garden Supply																P	P	P	P		P	P	P	
	Grocery and Food Supply																P	P	P	P		P	P	P	
	Hardware																P	P	P	P		P	P	P	
	Hobby Supply, Craft																P	P	P	P		P	P	P	
	Home Appliance Sales and Service																P	P	P	P		P	P	P	
	Home Improvement Centers																	P	P			P	P	P	
	Jewelry, Shoe and Accessory Repair																P	P	P	P		P	P	P	
	Lumber Yard																		P			P	P	P	
	Machinery Sales																			P		P	P	P	
	Meat, Poultry, Fish, Seafood Sales																P	P	P	P		P	P	P	
	Optical, Eyeglasses																P	P	P	P		P	P	P	
	Outdoor Display and Sales																A/S	A/S	A/S	A/S					155.520
	Plumbing and Electrical Fixtures																P	P	P			P	P	P	
	Regional Shopping Malls																	P/S	P/S			P/S	P/S	P/S	155.645 – 155.649
	Restaurant and Hotel Supplies																		P			P	P	P	
	Sporting Goods																P	P	P	P		P	P	P	
	Swimming Pool Supplies and Equipment																P	P	P			P	P	P	

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	Thrift Store or Secondhand or Consignment																P	P	P		P	P	P		
Other	Auction																	P	P	P		P	P	P	
	Art and Photography Studios																P	P	P		P	P	P		
	Business, Commercial Schools																P	P	P		P	P	P		
	Dance Studio																P	P	P		P	P	P		
	Instructional Services															P	P	P	P		P	P	P		
	Martial Arts Studio															P	P	P		P	P	P			
	Performing Arts Schools															P	P	P		P	P	P			
	Place of Assembly																								
	Private Club, Lodge, Nonprofit	P	P	P	P											P	P	P		P	P	P			
	Seasonal Outdoor Storage																P/S	P/S	P/S		P/S	P/S	P/S		155.334
	Self-Storage																	P			P	P	P		
	Swim School															P	P	P		P	P	P			
	Trade and Vocational Schools															P	P	P		P	P	P			
Industrial																									
Animal Related	Abattoir or Slaughterhouse																						SE		
	Circus Quarters, Animal Refuge																			P/S	P/S	P/S		155.514	

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	Livery Stable, Riding Academy																					P	P	P		
	Livestock Auction and Sales																							SE		
	Livestock Supply																		SE	P			P	P	P	
	Rendering Plant																							SE		
	Tanning, Curing, or Storage of Raw Hides, except as incidental to taxidermy																							SE		
	Audio, Photography, and Film Production Studio																		P	P						
	Broadcast, Radio and Television Studio																	P	P	P		P	P	P		
	Telecommunication Tower - Guyed																				SE	SE	SE	155.532		
	Telecommunication Tower - Lattice																		SE		SE	SE	SE	155.532		
	Telecommunication Tower - Monopole	P/S	P/S	P/S	P/S	P/S	P/S									SE	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.532	
	Telecommunication Tower - Stealth	P/S	P/S	P/S	P/S	P/S	P/S								P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.532	
	Brewery / Distillery																					P/S	P/S	P/S	155.514	
	Food Catering																					P	P	P		
	Food and Bakery Products																					P	P	P		
	Meat and Fish Products, no slaughtering																					P	P	P		

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	Nonalcoholic Beverage Production and Bottling																					P	P	P	
	Starch, Glucose, Dextrin																					P	P	P	
	Vegetable Oil Production																					P	P		
Industrial Services	Asphalt paving plant																								P
	Building Material Sales / Lumber Yard																				P	P	P	P	
	Carpet and Rug Cleaning																				P	P	P	P	
	Cleaning and Dyeing																			P	P	P	P		
	Contracting Service Yards – Building/AC/Plumbing																				P	P	P		
	Dry Cleaning Plant																				P	P	P		
	Extermination/ Pest Control Business																				P	P	P		
	Fuel Oil, Petroleum and Bottled Gas Distribution and Storage																				P	P	P		
	Linen or Uniform Services																		P		P	P	P		
	Lithography, Engraving																		P		P	P	P		
	Machine Shop																			P	P	P			

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Use Category	Use Type	Agricultural, Community, and Recreational Districts						Residential Districts						Business Districts				Industrial Districts			Specific Use				
		A	U	A-E	R-R	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	R-MH	R-2	R-TH	R-MF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H	
Commercial Services	Metalworking, Welding, various pipe fitting																					P	P	P	
	Miscellaneous Repair Shops																				P	P	P	P	
	Oil reclamation																							P	
	Painting and varnishing																				P	P	P		
	Printing, Bookbinding or Copying Facility																			P	P	P	P		
	Stone Cutting																				P	P	P		
	Septic Tank service																				P		P		
	Tire recapping and vulcanizing																		P	P	P	P			
Manufacturing and Production	Abrasive Products																							P	
	Acids, except hydrochloric, nitric, picric, sulphurous, or sulphuric acid																				P	P	P		
	Acids, including hydrochloric, nitric, picric, sulphurous, or sulphuric acid																					SE			
	Alkaline Products																						SE		
	Ammonia, Chlorine, or Bleaching Powder																						SE		
	Animal or Fish Oil																						SE		
	Asphalt Manufacturing																						SE		

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		A	U	A-E	R-R	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	R-MH	R-2	R-TH	R-MF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H	
Manufacturing	Assembly of Electrical Equipment and Appliances																					P	P	P	
	Assembly and treatment of Products including but not limited to Previously Prepared Materials																					P	P	P	
	Auto Accessories, except Tires																					P	P	P	
	Auto Accessories, including Tires																							SE	
	Automatic Screw Machines																					P	P	P	
	Automobile Assembly Plant																					P	P	P	
	Boat Building and Repair																					P	P	P	
	Box, cardboard, and the like																					P	P	P	
	Building Materials Manufacturing brick, tile, concrete, glass, lumber, rock, stone, sash and doors																					P	P	P	
	Carbon																					P	P	P	
	Carpentry																				P	P	P		
	Celluloid Materials																					P	P	P	
	Cement, Lime, Gypsum, or Plaster of Paris																							SE	

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	Chemical																								SE		
	Cleaning Products																								P	P	
	Concrete Products, Batching and Mixing Plant			P	P																				P	P	
	Cosmetics, Perfumes, Toiletries, Soap																								P	P	P
	Cotton																								P	P	P
	Die Casting																								P	P	P
	Disinfectant and Insecticide																								P	P	P
	Drugs and Pharmaceuticals																								P	P	P
	Dry Ice																								P	P	
	Fertilizer Compounding																										SE
	Fertilizer Compounding from nonodorous materials																								P	P	
	Foundry																										P
	Furniture, Cabinet and Upholstery																								P	P	
	Glue or Gelatin Manufacturing																										SE
	Gunpowder, Fireworks, or Explosives																										SE
	Ice																								P	P	P
	Mattress																								P	P	P

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		A	U	A-E	R-R	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	R-MH	R-2	R-TH	R-MF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H		
Metal and Can Production; Buffing, Plating, Polishing																								P	P	
Milling																								P	P	
Oil Compounding																								P	P	
Paper																									SE	
Petroleum																									SE	
Plastic																								P	P	P
Poison																									P	
Potash																									P	
Pottery and Ceramic Products																								P	P	P
Pyroxylin																									P	
Rubber																									SE	
Salt Works																								P	P	
Sign Printing																		P	P	P			P	P	P	
Sign Shop / Manufacturing																				P/S		P/S	P/S	P/S	155.529	
Slag Crushing																									P	
Steel																									SE	
Stock Yards or Feeding Pens																									SE	
Sugar Refining																									SE	
Tobacco																								P	P	
Toys, Novelties, and the like																								P	P	P
Textile including canvas, cloth, carpet, rope																								P	P	P

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		A	U	A-E	R-R	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	R-MH	R-2	R-TH	R-MF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H	
	Wood, Veneer, and the like, except sawmill																						P	P	
	Wood, Veneer, and the like, including sawmill																							P	
	Wool Pulling / Scouring																							P	
Research and Development	Data Centers – Processing, Hosting, and Related	P	P	P	P													P	P	P	P	P	P	P	
	Educational, Scientific or Industrial Research and Development Laboratory		P	P	P																P	P	P		
Storage and Warehousing	Bulk Outdoor Storage of Materials (as a primary use)																					P	P	P	
	Poisonous Gases																							SE	
	Tank Storage of Oil and Gasoline																				P/S	P/S	P/S	155.514	
	Vehicle Towing and Storage																	P		P	P	P			
	Open-Air Storage of Vehicles																	P		P	P	P			
	Warehouse and Distribution																	P		P	P	P			
Wholesale and Distribution	Agriculture Products / Grain Storage and Processing																	P		P	P	P			
	Cold Storage, Ice																	P		P	P	P			

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Commercial	Crating, Packing and Shipping Services																			P		P	P	P		
	Parcel Delivery Service																		SE	P		P	P	P		
	Fruit Packing and Shipping																			P		P	P	P		
	Wholesale, Distribution																		P		P	P	P	P		
	Wholesale Seafood																		P		P	P	P	P		
Waste and Salvage (Waste Management)	Building and Construction Debris																							P		
	Junkyards																							P/S	155.515	
	Materials and Resource Recovery, Recycling and Composting				P/S																			P	155.525	
	Solid Waste Transfer Station				P																			P		
Other																										
Misc.	Airport	P	P	P	P																P	P	P			
	Auction, Vehicle																				P	P				
	Blast Furnace																				SE					
	Blooming Mill																				SE					
	Bone Distillation																				SE					
	Carnival, Circus	P	P	P	P		P														P/S	P/S	SE	155.514		
	Cemetery, Mausoleum	P	P	P	P	P	P														P	P	P			

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155.514	Coke Oven																								SE		
	Correctional or Penal Institution	P	P	P	P	P																		P/S	P/S	P/S	155.514
	Crematory	P	P	P	P		P																	P	P	P	
	Crushing, Screening and Processing of Mined or Excavated Materials			P																							
	Distillation of Coal, Tar, Petroleum or Mined or Excavated Materials																									SE	
	Dredging Base																								P	P	
	Drop Forge																									SE	
	Freight Terminal / Depot / Truck Terminal	P	P	P	P		P																	P/S	P/S	P/S	155.514
	Incineration, Reduction, or Storage of Garbage, Offal, Dead Animal Refuse, and Rancid Fats																									SE	
	Industrial cleaning of materials																									P	
	Radium Extraction																									SE	
	Rolling Mill																									SE	
	Sand, Gravel, Rock, Quarry or other natural material extraction			P																							
	Smelting or Refining Ores																									SE	

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Utilities	Electric Utility Yard	P	P	P	P		P														P		P	P	P	
	Electrical Substations, Transformer and Switching Station	P	P	P	P		P	P	P	P	P	P	P	P	P					P		P	P	P		
	Gas Regulator Station		P																	P		P	P	P		
	Water and Wastewater Lift and Pumping Stations and Facilities	P	P	P	P		P	P	P	P	P	P	P	P	P					P		P	P	P		
Agriculture																										
Accessory Agriculture	Bee Keeping	P	P	P	P		P																			
	Botanical Garden	P	P	P	P		P																			
	Crop Raising	P	P	P	P		P																			
	Domesticated Livestock and Poultry	P/S	P/S	P/S	P/S		P/S																			155.510
	Floriculture	P	P	P	P		P																			
	Forestry	P	P	P	P		P																			
	Greenhouse	P	P	P	P		P																			
	Grove	P	P	P	P		P																			
	Horticultural Farming	P	P	P	P		P																			
	Hydroponic Garden	P	P	P	P		P																			
	Nursery	P	P	P	P		P																			
	Produce Farm	P	P	P	P		P																			
	Raising of Fish	P	P	P	P		P																			
	Slat house	P	P	P	P		P																			
	Sod Farm	P	P	P	P		P																			
	Truck Garden	P	P	P	P		P																			

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	Wayside Stands for display or sale of farm products produced on the premises	P	P	P	P		P																		
Prohibited Uses																									
Various	Medical Marijuana Dispensing Facility																								155.516

155.505 AUTOMOTIVE AND VEHICLE DEALERSHIPS

(A) Automotive and vehicle dealerships shall be subject to the following standards and regulations:

1. New or used automobile lease and/or sales providing the use is located on a minimum lot size of 10 acres.
2. All automobile dealerships must include an enclosed showroom.
3. No temporary signs, banners, or pennants will be allowed except as expressly approved on the site plan.
4. No signs on or within automobiles shall be visible from any public street.
5. Customer and employee parking areas shall be shown on the site plan. No vehicles for sale may be located within these areas.
6. Accessory automatic car wash.
7. Accessory manual car wash/detail.
8. All repair facilities and collision centers must be fully enclosed.
9. No elevated vehicle display(s) for sales of vehicles.
10. Elevated storage of vehicles shall be located to minimize visibility from street frontages and adjacent properties.

(B) Car galleries shall be subject to the following standards and regulations:

1. Direct to consumer sale or lease of new automobiles.
2. Car galleries must be located within a shopping center with a minimum size of 10 acres.
3. Car galleries must located within a fully enclosed building.
4. Car galleries must provide a minimum floor area of 2,000 square feet and shall not exceed a maximum of 5,000 square feet.
5. No more than 3 vehicles may be displayed within the fully enclosed building.
6. No more than 2 vehicles may be located exterior to the fully enclosed building for test driving purposes only. No inventory may be kept on site.
7. No automobile delivery or preparation shall be conducted on site.
8. Car galleries shall not be affiliated with on-site automobile repair services.
9. No temporary signs, banners, pennants, signs on or within automobiles are permitted.
10. A site plan, or site plan amendment, describing with particularity the storage areas for the exterior vehicles and test drive route, must be submitted to the Planning and Zoning Board for review and decision in accordance with Article 3 of this code. Parking for exterior vehicles shall count towards the required parking for the center. The Planning and Zoning Board must determine that the location of the exterior vehicles and the test drive route does not interfere or impede the use of the parking lot for the customers, employees or owners of the other businesses in the center or impede traffic on adjacent roadways.

155.512 ELECTRONIC NICOTINE DEVICE RETAIL SALES

(A) Regulation of the marketing, sale, or delivery of nicotine products and nicotine dispensing devices, including electronic cigarettes and similar device or product, is preempted to the State pursuant to Section 569.315, F.S.-.

(A) ~~Electronic nicotine dispensing device sales are subject to the following:~~

(A) ~~"Accessory use"~~ is a use that:

- ~~A. Is located on the same lot and in the same building as the principal use;~~
- ~~B. Contributes to the comfort, convenience, or necessity of the principal use; and,~~
- ~~C. Does not exceed 40% of the gross floor area (the area within the perimeter of the inside walls of the building/bay with no deduction for corridors, stairs, closets, thickness of wall, columns or other features but excluding utility rooms).~~

~~(B) Permitted use, electronic nicotine dispensing device sales shall be accessory to a principal commercial use in the B-2 (Community Business) zoning district subject to the following conditions:~~

- ~~5. Commercially reasonable efforts will be made to rapidly identify minors (persons under 21 years of age) on the premises, including examining the identification of any person who a reasonably prudent person would believe is 21 years of age or younger, and cause such minors to leave the premises immediately upon identification unless accompanied by a parent or legal guardian.~~
- ~~6. It shall be prohibited from selling, gifting or delivering to a person under 21 years of age, or a person who appears to be under the age of 27 years without first examining identification to confirm that the recipient is at least 21 years of age, any of the following:~~
 - ~~(d) Electronic nicotine dispensing device, including electronic cigarettes (or e cigarette), personal vaporizers (PV), electronic nicotine delivery systems (ENDS), or any similar product, or any part thereof or accessory thereto; or~~
 - ~~(e) E juice, e liquid, any other product intended for use in an electronic nicotine dispensing device or any similar product.~~
- ~~7. No part of the premises shall be used for the possession, manufacture, display, sale or viewing of paraphernalia, as defined below, including, but not limited to:~~
 - ~~(g) metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, hashish heads, or punctured metal bowls,~~
 - ~~(h) hash pipes,~~
 - ~~(i) water pipes,~~
 - ~~(j) carburetion tubes and devices,~~
 - ~~(k) smoking and carburetion masks,~~
 - ~~(l) roach clips, meaning objects used to hold burning material, such as marijuana cigarette, that has become too small or too thin to be held in the hand,~~
 - ~~(m) miniature cocaine spoons, and cocaine vials,~~
 - ~~(n) chamber pipes,~~
 - ~~(o) carburetor pipes,~~
 - ~~(p) electronic pipes,~~
 - ~~(q) air-driven pipes,~~

(r) chillums,
(s) bongs,
(t) ice pipes or chillers,
(u) blow tubes,
(v) hookah pipes,
(w) rolling papers, cigarette rollers or other items used to make cigarettes or cigars,
(x) other objects or products used, intended for use, or designed for use in ingesting, inhaling, or otherwise introducing marijuana, cocaine, hashish, hashish oil, or other controlled substances into the human body, or
(y) other objects or products used, intended for use, or designed for use in the combustive smoking of tobacco, herbs, or any other product;
(z) paraphernalia means all equipment, products, and materials of any kind which are intended for use or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body an illegal or controlled substance or herbs.

8. No exterior signage specifically for electronic nicotine dispensing sales or related activities.
9. The sale of products with names similar to, or which resemble, illegal substances, such as, by way of example only, but not of limitation, "liqweed," "cocoa e juice," and "hash oil e-juice," or similar names or descriptions is prohibited.
10. The sale of products that imply, infer or otherwise indicate that they may be used by or provide the user an experience (euphoria, etc.) similar to but not limited to marijuana, hemp, cocaine, LSD, heroin, ecstasy, or angel dust, is prohibited.
11. The sale of products such as vaporizer pens, acetone, vaporizers for waxy oils, alcohol vaporizers, dabs, or other delivery devices not associated with electronic nicotine dispensing devices is prohibited.

155.518 MOBILE FOOD VENDORS DISPENSING VEHICLES

(A) Local Business Tax Receipt Required (A) Certificate of Use RequiredOperational Regulations

1. Regulation of mobile food dispensing vehicles, and temporary commercial kitchens, involving licenses, registrations, permits, and fees is preempted to the state while the City is permitted to regulate the operation of mobile food dispensing vehicles pursuant to Section 509.102, F.S.

- 4.2. Mobile food vendors dispensing vehicles shall comply with all applicable state and local laws relating to the dispensing of food products.
2. A mobile food vendor shall be required to obtain a local business tax receipt as provided for herein.
3. Local business tax receipts Certificate of Use are non transferable. A local business tax receipt is valid at three locations the mobile food vendor plans to operate. If the mobile food vendor is operating on private nonresidential property, the mobile food vendor must submit proof of property owner permission and comply with zoning requirements as required in this division, to the City of Pembroke Pines.
4. A local business tax receipt, unless sooner suspended or revoked, shall expire on September 30 of each year. No local business tax receipt shall be issued for more than one year.
5. Local business tax receipts shall be attached to the mobile food vendor unit where they are readily visible and shall include the name, mailing address, and valid phone number of the mobile food vendor unit owner and shall list the addresses and parcel identification numbers where the permit is valid.
6. Pembroke Pines Fire Rescue/Fire Prevention Bureau shall inspect all mobile food vendor units and ensure compliance with all applicable federal, state and local fire safety statutes, regulations, ordinances, and codes as required and permitted by law. All mobile food vendor units obtaining a local business tax receipt pursuant to this section shall obtain a Fire Department fire and life safety inspection prior to issuance of said receipt. A Fire Department inspection shall be conducted annually thereafter in accordance with 150.32 the city's Code of Ordinances, commencing one year after the initial date of the fire inspection. The fee schedule set forth in 150.32 of the City's Code of Ordinances, as amended from time to time, shall apply.
7. Any mobile food vendor unit that has been issued a notice of health violation by the State of Florida, and on a subsequent inspection, a State of Florida inspector determines that the mobile food vendor has not corrected the violation(s), shall have its city issued Certificate of Use local business tax receipt revoked and food service shall cease in the

City of Pembroke Pines.

(B) Products Permitted to be Sold. No products other than foods may be sold, offered for sale, or dispensed in any fashion from a mobile food vendor dispensing vehicle unit within the city. Alcoholic beverages may not be sold from a mobile food vendor unit. This section is not intended to sanction the sale of products from vehicles in any fashion. Except as permitted herein, no sales of products, goods, or merchandise from vehicles is permitted within the City.

(C) Restrictions. Mobile food vendors dispensing vehicle are allowed on private property that is designated and used for commercial, industrial, recreational, or non-residential purposes, subject to the following conditions:

1. Mobile food vendors dispensing vehicles are allowed as accessory or complimentary to the principal use in the parcel.
2. No display areas, merchandise, or stored items in association with the vendor or those associated with the principal use on the property, which are displaced due to the vending activity, shall encroach onto any public street/right-of-way or easement, or onto any adjacent private property without express permission from that property owner.
3. The mobile food vendor dispensing vehicle shall set up and locate the vehicle, wares, and/or any associated displays in accordance with the principal structure setbacks of the underlying property's land use designation.
4. The mobile food vendor dispensing vehicle sales area shall not exceed more than three parking spaces or 600 square feet in area, whichever is greater. The mobile food vendor dispensing vehicle shall designate a portion of the sales area as a waiting area for patrons. Such designated area shall not conflict with traffic. In addition, one space/100 square feet of mobile vendor unit area shall be required for customer parking. However, at no time may the required number of parking spaces for the principal use of the property be rendered nonconforming due to vendor use.
5. Mobile food vendor dispensing vehicles units shall not remain on the property overnight or when they are not in use by the mobile food vendor.
6. All mobile food vendors dispensing vehicle shall operate in compliance with the city's noise ordinance, Code 96 of the City of Pembroke Pines Code of Ordinances.
7. Mobile food vendors dispensing vehicle shall be prohibited from discharging fat, oil, grease, or wastewater into the sanitary sewer system. Waste shall be properly stored and disposed of at a properly designated location.
8. All menus and signage shall be fully affixed to the mobile food vendor unit. Detached signs shall not be permitted.
9. Mobile food vendors dispensing vehicle shall be permitted to conduct their operations between 7:00am – 9:00pm, provided that the approved restroom facilities are available to the patrons.
10. Mobile food dispensing vehicles must obtain the written authorization to operate on private property from the owner of the property or from another authorized party to provide consent to operate.
- 9.11. Mobile food dispensing vehicles are prohibited on public property without first obtaining written authorization from the City or as otherwise permitted pursuant to an special event permit.

(D) Required Submissions

1. ~~A mobile food vendor proposing to sell food shall submit a copy of all permits and licenses required by the State of Florida, Broward County and the City of Pembroke Pines at the time of submission of a local business tax receipt application.~~
2. ~~The mobile food vendor shall provide a statement signed by each property owner indicating that the vendor has permission to vend on that site, along with the following:~~
 - (a) ~~The property owner shall allow the vendor and vendor's patrons access to bathroom facilities, where available; and~~
 - (b) ~~The property owner shall comply with Code 94 of the City of Pembroke Pines Code of Ordinances regarding solid waste disposal and shall allow the vendor access to solid waste collection on the subject property, where available. If solid waste collection facilities are not available to the mobile food vendor, the mobile food vendor must remove solid waste from the subject property location daily; and~~
 - (c) ~~The property owner shall require that the vendors meet all applicable federal, state and local statutes, regulations, laws, ordinances, rules and codes; including but not limited to permitting requirements regarding specific business; and~~
 - (d) ~~The property owner shall acknowledge that she/he understands the regulations governing mobile food vendors and may be held responsible, along with the vendor, for any code violations; and~~
 - (e) ~~The property owner shall ensure that the property will be continuously maintained in a neat, clean, and orderly manner;~~
 - (f) ~~The property owner shall acknowledge that locating a mobile food vendor on private property may impact parking requirements, and that all approvals shall be subject to the city's parking code.~~
3. ~~The falsification of property owner's permission shall be subject to a civil fine of up to \$250 for each occurrence.~~

(E) Standards. The following standards shall apply to all mobile food vendors and their respective mobile food vending units:

1. The mobile food vendor unit shall not interfere with required parking, loading and unloading spaces, or the vehicular access to those spaces for the principal use.
2. The mobile food vendor unit shall not block, damage, or interfere with required landscaping, buffers, or stormwater drainage systems on the subject property.
3. The mobile food vendor unit shall not interfere with or block fire lanes on the subject property.
4. Only one mobile food vendor shall be allowed on any one parcel less than one-half acre in size. No more than two mobile food vendors shall be allowed on any one parcel exceeding one-half acre in size. The Zoning Official may authorize and approve more than two mobile food vendors to operate on a single parcel on a case by case basis after review of the site plan.

155.534 SEASONAL MERCHANDISE STORAGE

(A) Seasonal Merchandise Storage shall be subject to the following regulations:

1. All merchandise shall be stored in a fully enclosed container.
2. No signage or graphics related to the retailer are permitted on the storage containers.
3. Number and location:
 - (a) Containers shall be located behind or on the side of the principal building in a location that does not impede vehicular or pedestrian traffic, or site operations and minimizes visual impact on adjacent properties and public rights-of-way. Location of containers for seasonal merchandise storage shall require review and approval by the Planning and Economic Development Department.
 - (b) The number of containers permitted shall be determined by the Planning and Economic Development Department at the time of review.
 - (c) Storage containers cannot be placed within parking spaces.
4. Containers utilized for the storage of seasonal merchandise are permitted to be on site for a maximum period of 10 weeks and shall not exceed 20 weeks within a 12 month period.

155.544 NUISANCES PROHIBITED.

(A) Nothing shall be allowable on the premises in any district provided for in this chapter that shall in any way be offensive or obnoxious by reason of the emission of odors, gases, dust, smoke, vibration, or noise, including the crowing of cocks, barking of dogs, or any noises or odors emanating from any animal, fish, or fowl. Nor shall anything be constructed or maintained that would in any way constitute an eye-sore or nuisance to adjacent property owners or residents or to the community.

(B) Each and every one of the following conditions or acts is considered to be a nuisance:

1. Fire hazards. Dry or dead shrubs, dead trees, combustible waste and refuse, or any material growing on a street or sidewalk or upon private property within the city which by reason of its size, manner of growth, and location constitutes a fire hazard to a building or other property or when dry, will in reasonable probability constitute a fire hazard.

2. Hazardous obstructions. An obstacle, landscaping, or thing installed or maintained in the corner setback area, reaching a height higher than four feet above the adjoining top of curb at the applicable corner of the street, intersection of four feet above the nearest pavement surface where there is no curb, or existing traveled roadway at the corner in question where there is no curb or pavement. Hazardous obstructions do not mean existing or future permanent buildings, otherwise constructed or maintained in accordance with applicable zoning and building regulations, public utility poles, trees trimmed at the trunk at least eight feet above the level of ground surface, provided that the trees are spaced so that the trunks do not obstruct the vision of motorists.

3. Animals in residential zones. Prohibited to keep or maintain chickens or other farm animals, and four or more dogs over the age of four months old.

4. Polluted water. A swimming pool, pond, or other body of water which is abandoned, unattended, unfiltered, or not otherwise maintained, resulting in the water becoming polluted. For the purpose of this section POLLUTED WATER means water contained in a swimming pool, pond, or other body of water which includes, but is not limited to, bacterial growth, algae, remains of insects, remains of deceased animals, reptiles, rubbish, refuse, debris, papers, and any other foreign materials or matter which because of its nature or location constitutes an unhealthy, unsafe, or unsightly condition.

5. Public burning. The intentional out-door burning of any material, structure, matter, or thing unless otherwise specifically authorized.

6. Refuse and waste. Refuse and waste matter, which by reason of its location and character is unsightly and interferes with the reasonable enjoyment of property by neighbors, detrimentally affects property values in the surrounding neighborhood or community, or which would materially hamper or interfere with the prevention or suppression of fire upon the premises. For the purpose of this section REFUSE and WASTE means unused or discarded matter and material having no substantial market value, and which consists of such materials as: rubbish, refuse, debris, and matter of any kind, including but not limited to rubble, asphalt, concrete, plaster, tile, rocks, bricks, soil, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and any other pieces of metal, ferrous or nonferrous, furniture, trimmings from plants and trees, cans, bottles, and barrels.

7. Maintenance of property. It is declared a public nuisance for any person owning, leasing, occupying, or having charge or possession of any premises in this city to maintain the premises in such a manner that any of the following conditions are found to exist thereon:

- (a) Buildings which are abandoned, boarded up, partially destroyed, or left unreasonably in a state of partial construction.
- (b) Unpainted buildings causing dry rot, warping, and termite infestation.
- (c) Broken windows constituting hazardous conditions and inviting trespassers and malicious mischief.
- (d) The accumulation or allowing overgrown and useless vegetation, but not limited to, grasses, weeds, shrubs, and plot line hedges.
- (e) Weeds and grass growth in rocked landscaped areas.
- (f) Driveways containing pot holes or eroded areas.
- (g) Household items, papers, card- board, vehicle parts, cans, drums, wood, and debris stored in an open carport, to the extent that it creates an eyesore to the abutting resident or residents of the city.
- (h) Landscape not maintained in a healthy growing condition, yard and swale areas void of landscape (grass) or other accepted landscape materials.
- (i) Nothing shall be allowable on the premises in any district that shall in any way be offensive or obnoxious by the emission of odors, gases, dust, smoke, or vibration.
- (j) Septic tank drain fields, failure of drainfields as evidenced by odors, saturated adjacent top soil, or unusual growth of vegetation.

8. Permitted fences and utility sheds. Sheds and fences that are unsightly by reason of disrepair, which includes but is not limited to broken slats, rotten posts, or other missing members, and in a state of dilapidation or arrangement that is deemed unsafe for the purpose they were intended.

9. Maintenance of buildings, and property or sites under development or construction. Property which is maintained in such a condition as to become so defective, unsightly, or in such a condition of deterioration or disrepair that the same causes depreciable diminution of the property values of surrounding property or is materially detrimental to proximal properties and improvements. This includes but is not limited to the following:

- (a) Peeled and unpainted surfaces of buildings including wood and concrete.
- (b) Graffiti covering exterior surfaces.
- (c) Rotted or decayed wood trim.
- (d) Screen enclosures that are required for pools, that contain missing or ripped sections and screening on main building structures with ripped and torn panels.
- (e) Buildings or structures main-tained in violation of the South Florida Code as adopted by the city.
- (f) Landscape not maintained in a healthy growing condition, yard and swale areas void of landscape (grass) or other accepted landscape materials.
- (e)(g) Construction fencing windscreens with rips, holes, tears, discoloration, weathering and or general disrepair.

10. Maintenance of premises. So out of harmony of conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

11. -Property affecting tax receipts. Property main-tained (in such relation to surrounding property) so as to establish a prevalence of depreciated values, impaired investments, and social economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts from such particular areas are inadequate for the cost of public services rendered therein.

(C) Notice to abate. When the Code Enforcement Officer or Building Official finds that any premises or property within the city may be maintained contrary to one or more of the provisions of this section, he shall notify the owner, lessee, occupant, mortgagee, or beneficiary by written notice, served personally or posted on the premises, stating the conditions which constitute the public nuisance and shall order the abatement of the nuisance by a time period consistent with the nature of the violation. Failure to bring about compliance within the time stated shall result in a summons before the Code Enforcement Board, the Special Master, or the County Court. The summons shall be served according to state statutes.

(D) Abatement by the city. If the person fails to abate the nuisance within the time set forth, the city may proceed to abate the nuisance.

(E) Record of expenses. The city shall keep an itemized account of the expenses involved in abating the nuisance. The city shall post conspicuously on the property and shall also mail to the owner of the property a statement showing the expense of the abatement, together with a notice of the time and place when the statement will be submitted to the Commission for approval and confirmation, and at which time the Commission shall consider objections or protests to the cost of the work.

(F) Procedure in case of emergency. When the conditions which constitute the nuisance pose an immediate threat to the public peace, health, or safety, the Commission may order the nuisance abated immediately or take steps itself to abate the nuisance, after adoption of a resolution declaring the facts which constitute the emergency.

(G) Graffiti.

1. No person shall write, paint, or draw any inscription, figure, or mark of any type on any public or private building or other real or personal property, owned, operated, or maintained by a governmental entity or any agency or instrumentality thereof or by any person, firm, or corporation, unless the express permission of the owner or operator of the property has been obtained and any required permits are obtained.
2. No person shall carry an aerosol spray paint can or broad-tipped indelible marker with the intent to violate the provisions of division (G)(1).
3. For the purposes of this section, the term BROAD-TIP INDELIBLE MARKER means any marker or similar implement which contains a fluid which is oil or water based and which has a flat or angled writing surface 1/4 inch or greater.
4. For the purposes of this section, EFFECTIVELY OBSCURE shall mean to clean or remove any and all graffiti and shall not mean the blacking out of and graffiti.
5. Any person convicted of a violation of this division (G) shall be punished by a fine of not more than \$250 for a first offense and of not more than \$500 dollars for a second or subsequent offense, or by imprisonment in the county jail for a term not to exceed 60 days, or by both such fine and imprisonment in the discretion of the court. Where a minor is found to have violated division (G)(1) or (2) or both, the fine imposed by this section shall be assessed against such minor's parents or legal guardian.
6. In addition to any punishment, the court shall order the defendant to make restitution to the victim for damage or loss caused directly or indirectly by the defendant's offense in a reasonable amount or manner to be determined by the court. Where the defendant is a minor, the court shall order the parent or legal guardian of such minor to make such restitution.
7. In addition to any punishment, the court may in its discretion order the defendant to perform monitored community service.
8. Whenever the city becomes aware of the existence of graffiti on an property, including structures or improvements within the city, a code enforcement officer is authorized, upon such discovery, to give or cause to be given notice to remove or effectively obscure

such graffiti to the property owner, the property owner's agent or manager, or other person in possession or control of the property.

9. It shall be unlawful for any person or firm owning the property, acting as manager or agent for the owner of property, or in possession or control of property to fail to remove or paint over in any aesthetically acceptable manner any graffiti from such property within ten days from receipt of the notice described in division (G)(8). If the person or firm owning such property, acting as manager or agent for the owner of such property, or in possession or control of such property fails to remove or effectively obscure the graffiti within the time period enumerated above, the city shall cause the graffiti to be removed or effectively obscured and charge the property owner, or property owner's manager or agent, for the expenses incurred by the city. The city may sue in a court of competent jurisdiction to recover such expenses, together with attorney's fees and costs.
10. Any person or firm owning property, acting as agent or manager for the owner of such property, or in possession or control of such property who commits a violation of division (G)(9) shall be punished by a fine of not more than \$500. In deciding the amount of fine to impose, the court shall consider the efforts taken by the violator, if any, to remove or effectively obscure the subject graffiti in a timely manner and how often the violator has been victimized by graffiti during the preceding calendar year. The provisions of this division (G)(10) shall not apply to a property owner, manager, agent, or possessor of property if, in the sole determination of the City Manager or his designee, such property owner, agent, manager, or possessor has been victimized two or more times by graffiti within any calendar year, and, during such time, has removed or effectively obscured such graffiti from the property in a timely manner.
11. There is hereby created the city Anti- Graffiti Trust Fund. Civil penalties assessed against the violators of this section pursuant to the procedures set forth in this section ultimately received by the city shall be placed in the fund. The City Commission shall direct the expenditure of monies in the fund. Such expenditures shall be limited to the payment of the cost of removal of graffiti, the costs of administering this section, and such other public purposes as may be approved by the City Commission by resolution.

(H) Schedule of civil penalties.

1. First offense: \$ 250
2. Second offense: \$500, and/or
3. Imprisonment for not more than 60 days.
4. Any victim who fails to remove or obscure graffiti within the time period prescribed herein shall be fined not more than \$500, to be determined at the discretion of the City Manager or his designee.
5. In addition to any punishment or fine, the court may, in its discretion, order the defendant to perform monitored community service.

155.550 LIMITATIONS OF USES

In the B-1, B-2, B-3 and PO zoning district all activities of permitted uses including but not limited to sale, display, storage, preparation shall be conducted within a completely enclosed building unless otherwise stated here within

155.601 GENERAL – ACCESS, LOADING AND PARKING

(A) Purpose

This section is intended to regulate the access, circulation, loading and parking of all properties within the city.

(B) Applicability

The following provisions shall apply to residential and non-residential property unless otherwise specified herein.

(C) General Standards

1. No land which is residentially-used shall be used as a driveway or vehicular access for a non-residential use.
- 12.2. All vehicles, trailers, recreational vehicles, boats, special use, or similar vehicle must be parked or stored on a paved surface as defined by Section 155.203, of the City code, unless parked or stored within a fenced area obstructed from view. This section shall be supplemental to any other provision of this code.
- 4.3. Uses not specifically listed. The requirements for off-street parking for any uses not specifically listed in this section shall be determined by the Planning and Economic Development Department Director. The applicant may seek an appeal or interpretation of the Director's determination to the City's Planning and Zoning Board as outlined in Article 3.
- 2.4. Additional loading, parking, or stacking plans and studies may be required upon application submittal to the Planning and Economic Development Department.
- 3.5. Fractional measurements. When units or measurements determining number of required off-street parking and loading spaces result in requirement of fractional space, any fraction shall require a full off-street parking and loading spaces.
- 4.6. The placement of loading or parking shall not interfere with the connectivity of the shopping center or community in which it is located.

155.605 MINIMUM OFF STREET PARKING REQUIREMENTS

(A) The off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
Residential		
Residences	Dwelling – Mobile Home	2 spaces per unit (16 feet x 20 feet or 9 feet x 35 feet)
		2 spaces per unit (1 or 2 bedroom)
	Dwelling – Multi-Family	2.5 spaces per unit (3 or more bedrooms)
		2.5 guest parking spaces per ten units
	Dwelling – Single Family	2 spaces per unit (16 x 20 feet)
	Dwelling – Single-Family Zero Lot Line	2 spaces per unit (16 x 20 feet)
		2.5 guest parking spaces per ten units
	Dwelling – Two-Family	2 spaces per unit (20 feet x 20 feet)
		2 spaces per unit (1 or 2 bedroom)
	Dwelling – Town House	2.5 spaces per unit (3 or more bedrooms)
		2.5 guest parking spaces per ten units
Group Living	College Dormitory	1 space per bed
	Assisted Living Facility or Special Residential or Nursing Home	0.5 space per room
Community Facilities/ Government/ Institutional		
Educational Facilities	School - Elementary or Middle	20% of "population"
	School – High	30% of "population"
	School - University or College	35% of "population"
Government	Library	5 spaces per 1,000 square feet
Religious Institution	Religious Institution [1]	8.5 spaces per 1,000 square feet
Commercial		
Automotive, Boats, Equipment and Vehicle sales and service	Car wash - manual	2 spaces per work station See 155.508
	Service Station	3.5 per 1,000 square feet 155.527
	Vehicle Rental and Trailer Storage	3.5 per 1,000 square feet 155.529
	Vehicle Sales	3.5 per 1,000 square feet 155.505
Animal Related	Veterinary office	3.5 spaces per 1,000 square feet
Office and Professional Services	Office - Call Center	10 spaces per 1,000 square feet
	Office - General	3.5 spaces per 1,000 square feet

Table 155.605 Minimum Parking Requirements

Use Category	Use Type	Requirement
Daycare	Adult Daycare	3 spaces per 1,000 square feet
	Day Care Center	3 spaces per 1,000 square feet
Financial Services	Bank	3.5 spaces per 1,000 square feet
Food and Beverage Service	Banquet Hall	10 spaces per 1,000 square feet
	Night Club	20 spaces per 1,000 square feet
	Restaurant	10 spaces per 1,000 square feet
	Restaurant Take Out or Outdoor Dining [2]	1520 spaces per 1,000 square feet of customer service area
	<u>Food Production / Take Out (No Seating)</u>	<u>3.5 spaces per 1,000 square feet</u>
Health Care Related; Medical Office	Medical <u>General</u>	5.75 spaces per 1,000 square feet
	Medical <u>Hospital</u>	2.5 spaces per 1,000 square feet
	Medical – Specialized	3.5 spaces per 1,000 square feet
	<u>Freestanding Emergency Facility</u>	<u>3.5 spaces per 1,000 square feet</u>
Lodging, Visitor Accommodations	Hotel or Motel (Limited Service)	1 space per room
	Hotel (Full Service)	1.25 spaces per room
Personal Services	Personal Services	3.5 spaces per 1,000 square feet
	Mortuary or Funeral Home	5 spaces per 1,000 square feet
Recreation and Entertainment	Amusement Center	5 spaces per 1,000 square feet
	Movie Theater <u>Freestanding</u>	1 space per 3 seats
	Movie Theater <u>In Line</u>	1 space per 5 seats
	Bowling Alley	7 spaces per lane
	Fitness Center/Gymnasium	7 spaces per 1,000 square feet
	Specialized Gymnasium	5 spaces per 1,000 square feet
	Stadium or Arena	1 space for every 3 seats
	<u>Outdoor Recreational Facility [3]</u>	<u>Varies</u>
Retail	<u>Raquet and Paddle Courts</u>	<u>3 spaces per court</u>
	General	3.5 spaces for every 1,000 square feet
	Home Improvement Center and Furniture Sales	3 spaces for every 1,000 square feet
Other	Instructional Services	3.5 spaces per 1,000 square feet
	<u>Place of Assembly</u>	<u>5 spaces per 1,000 square feet</u>
	Self-Storage	0.5 spaces for every 1,000 square feet
Industrial		
Manufacturing and Production	Manufacturing	1.5 spaces per 1,000 square feet

Table 155.605 Minimum Parking Requirements

Use Category	Use Type	Requirement
Storage and Warehousing	Warehouse or Wholesale	1 space per 1,000 square feet
Other		
Miscellaneous	Airport — Hangar	1 space per hangar (up to 50% interior)
	Airport — Tie Down	1 space per every 5 tie-downs
	Places of Assembly	5 spaces per 1,000 square feet
<p>[1] Up to 50% of the required parking may be surfaced with grass or lawn.</p> <p>[2] This requirement shall apply to outdoor dining that is located within the footprint of the principal building.</p> <p>[3] Open lot recreational use parking requirements shall be determined by the Planning and Economic Development Director or Designee and such requirements shall be based on the number of people that can reasonably be expected to be on such premises at one (1) time.</p>		

1. Other uses not specifically mentioned above shall meet the off-street parking requirements of the uses listed above which are similar or compatible as determined by the Planning and Economic Development Director or Designee.
2. Staff may request a parking study for uses that do not have a similar or compatible use as determined by the Planning and Economic Development Director or Designee.
- 4.3. Mixed uses. In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.
- 2.4. Measurement. For the purpose of this LDC, calculation for parking is measured from the interior walls of the space.
- 3.5. Measurement for outdoor dining. Applicants proposing outdoor dining shall provide the Planning and Economic Development department an outdoor dining plan in accordance with 155.519. Upon review, dimensions of the area will be determined.
- 4.6. Combined off-street parking. Nothing in this section shall be construed to prevent collective provision for, or joint use of, off-street parking facilities for two or more buildings, adjacent parcels or uses by two or more owners or operations, excluding outparcels. However, the total of those parking spaces when combined or used together shall not be less than the sum of the requirements of the several individual uses computed separately in accordance with this article.
- 5.7. Off-street parking for nonconforming use. In the case of a building occupied by a use which is not permitted as a new use in the district in which the building is located, major repairs, substantial alterations, or extensions of use shall be permitted unless and until the off-street parking requirements of this article for a new use of the type involved are applied to existing use and are fully provided for.
- 6.8. Parking of commercial vehicles. Off-street parking facilities supplied by the owner or operator to meet the requirements of this article shall not be used by commercial vehicles owned, operated, or used in the business of the owner or operator during regular hours of business.

155.608 SHORT-TERM PARKING

(A) Short-term parking may be permitted within multi-tenant non-residential shopping centers. Short-term parking spaces shall be approved via the administrative review process as outlined in 155.301(C) of this LDC. Short-term parking spaces shall be subject to the following provisions:

1. All short-term parking spaces are deemed exclusive and must be permitted when a parking be in excess of the surplus exists on the property. parking otherwise required for the site based on use.
2. All short-term parking must meet minimum design standards of 155.606.
3. Short-term parking must not impede normal traffic flow nor interfere with the operations of emergency equipment.
4. Outparcel buildings and freestanding buildings; of over 3,000 square feet or more of gross floor area may be permitted a maximum of three short-term parking spaces.
 - i. less than 10,000 square feet may be permitted a maximum of three short-term parking spaces.
 - ii. between 10,000 square feet and 20,000 square feet may be permitted a maximum of five short-term parking spaces.
 - 1-iii. more than 20,000 square feet may be permitted a maximum of ten short-term parking spaces.
5. Multi-tenant shopping centers, office parks or industrial parks may be allotted up to 24% of the total parking on site to be used for short-term parking space.
6. Tenants within Multi-tenant Shopping Centers:
 - i. less than 10,000 square feet may be permitted a maximum of three short-term parking spaces.
 - ii. between 10,000 square feet and 20,000 square feet may be permitted a maximum of five short-term parking spaces.
 - iii. more than 20,000 square feet may be permitted a maximum of ten short-term parking spaces.
1. Short term parking in a multi-tenant shopping center must be distributed throughout the parking area of the shopping center.
7. Location of short-term parking shall not limit or restrict reasonable access to the tenant bays and shall be subject to the review and approval by the Planning and Economic Development Department.
2. All short-term parking spaces are deemed exclusive and must be in excess of the parking otherwise required for the site based on use.
3. All short-term parking must meet minimum design standards of 155.606.

2.8. Short term parking must not impede normal traffic flow nor interfere with the operations of emergency equipment.

155.613 COMMERCIAL VEHICLE PARKING.

(A) Parking of ~~trucks and trailers~~commercial vehicles; exceptions. No person shall park, cause to be parked, or allow to be parked upon property owned or under the control of that person, or in the streets, alleys, or parkways of the city, any commercial vehicle or trailers having a length greater than 30 feet measured from the hitch to the rear of the trailer, tractor trailers, tow trucks, trucks having a box cabinet, a platform, a rack, a lifting device, a ladder or bucket or aerial device, a refrigerated box, a utility bed, or having any other equipment for the purpose of carrying goods other than personal effects of passengers or performing any work of a commercial nature. The provisions of this section shall not apply to:

1. Public Safety Vehicles
2. Agricultural or industrial zoning districts.
3. Private property, whereon construction is under way, for which a current and valid building permit has been issued by the city as to those vehicles actively engaged in the construction.
4. Those persons performing lawful and authorized work upon the premises where the vehicle is parked.
5. Personal motor vehicles in residential neighborhoods outside of enclosed carports and garages.
6. Any vehicle that is parked entirely inside a garage or is parked in a carport, where no part of the vehicle extends outside the roofline of the carport.
7. Any vehicle that is concealed by a fitted opaque vehicle cover on a permitted paved surface. The vehicle cover must be in good condition, with no rips or tears and no signs of weathering or deterioration. This shall not apply to commercial vehicles exceeding 10 feet in height.
8. Any vehicle that is parked behind a fully opaque permitted fence within the side setback of the lot. This shall not apply to commercial vehicles exceeding 10 feet in height.
- 6.9. Any vehicles with commercial copy or lettering that is concealed and no exposed equipment.

(B) Temporary parking. Nothing herein is to prohibit the reasonable parking and use of any vehicle or equipment at a location while performing lawful and authorized work, public or private, at the location, including:

1. Tradesman performing service work or making deliveries of merchandise.
2. Public utility service work.
3. Temporary parking for the purpose of and while actually loading; or unloading of a vehicle in preparation for or upon return from the use of that vehicle; providing, however, that any vehicle so parked shall be kept in the driveway where possible.

(C) Permitted nonresidential uses. Permitted nonresidential uses may utilize and park on their premises such commercial or other vehicles as may be necessary and customary for those uses, but this provision shall not be construed to permit the parking or storage of school buses for private or parochial schools.

(D) Non-accessory commercial vehicles. Commercial vehicles, other than those accessory to a permitted use, shall not be parked or stored in any property located in a B-1, B-2, or B-3 District. A lot occupied as a service station may have stored thereon not over three non-accessory commercial vehicles, bearing a valid state commercial vehicle license, or which would require such a license plate if licensed in the state, except commercial vehicles which would require a state non-GW license.

(E) Parking of commercial vehicles, trucks, or trailers prohibited by this section on the street is prohibited, unless the vehicle is necessary to provide service to an adjacent property and such service is actively being performed, or the vehicle is being actively loaded or unloaded. Violators may be issued a parking citation pursuant to Ch 70, of the City code.

155.614 ELECTRIC VEHICLE PARKING

(A) Regulation of electric vehicle charging stations is preempted to the State pursuant to Section 366.94, F.S. Purpose.

(A)

1. The purpose of this article is to ensure the effective installation of electric vehicle charging stations. Where any other provisions of the city of pembroke pines code of ordinances directly conflict with this lde, this article shall control.
2. All operations of electric vehicle charging stations shall comply with applicable federal, state, local laws, rules and regulations.
3. Electric vehicle level classification
 - (a) Level 3 operates on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment.
 - (b) Level 2 operates on a 40 to 100 amp breaker on a 208 or 240 volt ac circuit.
 - (c) Level 1 operates on a 15 to 20 amp breaker on a 120 volt ac circuit.
 - (d) As electric vehicle technology continues to evolve, the city's planning and economic development director will review new systems and determine the equivalent level of electric vehicle charging station pursuant to the city's established level classifications.

(B) Electric vehicle service stations as a principal use.

1. Electric vehicle service stations shall be the principal use which shall include but is not limited to the following services: charging, maintenance, retail, and/or repair.
 - (a) Permitted in b 3, c 1, i l, i m, i h zoning districts.
 - (b) Permitted operations including level 3 charging stations, car battery replacement, and vehicle maintenance.
 - (c) Electric vehicle service station must meet the requirements set forth in 155.432 and 155.527.
 - (d) Operators of electric vehicle service stations must apply for a local business tax receipt or use permits in compliance with ch. 115 of the city code of ordinances.

(C) Electric vehicle charging station as an accessory use.

13. 1. Electric vehicle charging stations as an accessory use shall be subject to the following requirements: will be considered an accessory use when there is a monetary transaction or subscription associated with the service or some other form of compensation, whether in connection with the initial service or after an identified initial charging period.

(B) Level 2 and 3 electric vehicle charging stations shall be permitted to classify as an accessory use and shall be subject to the following requirements:

 - (a) Permitted in b 2, b 3, C 1, i l, i m and i h zoning districts where underlying land use permits such use.

(b) Signage:

(i) ~~Parking identification signage limited to a maximum of 1.5 square feet in size per unit.~~

(ii) ~~For electric vehicle charging kiosks, changeable copy signage limited to a maximum of ten (10) square feet per side per unit (maximum of two sides).~~

(c) ~~accessory use electric vehicle charging stations Shall be permitted based on availability of surplus parking or at the discretion of the city manager or designee.~~

(d) ~~Accessory use electric vehicle charging station parking spaces shall be specifically designated for charging an electric vehicle with a sign referencing f.s. § 366.94(3)(a), as may be later amended. One exclusive use parking space per charging station shall be required adjacent to each charging unit. Pursuant to f.s. § 366.94(3)(a), it is unlawful for a person to stop, stand, or park a vehicle that is not capable of using an electrical recharging station within any parking space specifically designated as an accessory use electric vehicle charging station pursuant to the requirements of this subsection.~~

(e) ~~Count: a maximum of 20 electric vehicle charging stations per shopping center or free-standing building shall be permitted, at the discretion of the city manager or designee.~~

(f) ~~Equipment, other than the main charging station cabinet, must be concealed from the road right of way by landscape or other means and may be permitted in landscape and utility buffers, subject to prior approval by city staff.~~

(g) ~~Operators of electric vehicle charging stations must apply for a local business tax receipt or use permits in compliance with ch. 115 of the city code of ordinances.~~

(h) ~~All equipment components, including but not limited to functioning, shall be maintained at all times.~~

(i) ~~Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station.~~

7. Electric vehicle charging station as an amenity use.

1. Electric vehicle charging stations will be considered an amenity use when the service is offered free of charge.
2. Level 1 and 2 electric vehicle charging stations shall be permitted to be classified as an amenity use and shall be subject to the following requirements:

(c) Permitted in all zoning districts.

(d) Signage.

 - a. Parking identification signage limited to a maximum of 1.5 square feet in size per unit.
 - a. Changeable copy signage for electric vehicle charging kiosks may only be placed on two sides of the electric vehicle charging kiosks, with a maximum of ten (10) square feet signage on each side. No electric vehicle charging kiosk may exceed twenty (20) square feet signage.

(e) Amenity use electric vehicle charging stations spaces will count towards the required parking set forth in 155.603-155.606.

(f) Amenity use electric vehicle charging station parking spaces shall not be exclusively designated for charging an electric vehicle.

(g) Count: a maximum of five electric vehicle charging stations per shopping center or free-standing building shall be permitted.

- (h) All equipment components, including but not limited to functioning, shall be maintained at all times.
- (i) Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station.

~~(E) Residential electrical vehicle charging infrastructure~~

1. ~~Single family. All new residential construction that includes a carport or garage, is encouraged to install an electrical outlet and circuit breaker dedicated for electric vehicle charging infrastructure. When locating such equipment in a residential garage or carport, the following shall be depicted on the plans:~~
 - (a) ~~The location where the vehicle will be typically parked.~~
 - (b) ~~The location of the charging station.~~
 - (c) ~~Electrical plans showing circuit, panel schedules and routing.~~
2. ~~Multi family. In addition, all new residential multi-family projects that have a common parking area are encouraged to provide electric vehicle charging outlets and grounded alternating current outlet in at least five (5) percent of the total number of parking spaces. All outlets shall be located within the required parking area.~~

155.615 RECREATIONAL VEHICLES - PARKING

(A) The following regulations shall apply to recreational vehicles, special purpose vehicles, boats, and utility trailers:

1. No recreational vehicle, special purpose vehicles~~boat~~, or utility trailer exceeding ten feet in height from grade shall be permitted to be parked or stored on residentially zoned property.
2. No boat inclusive of the trailer in which is stored on exceeding fourteen feet in height from grade shall be permitted to be parked or stored on residentially zoned property.
- 2.3. No special purpose vehicles shall be permitted to be parked or stored in residentially zoned property except in an enclosed garage.
- 3.4. No more than one recreational vehicle, one boat, and one utility trailer shall be parked or stored upon residentially zoned property. A boat adjoined to a boat trailer, or structure designed to be mounted upon or carried by another vehicle, when so mounted, shall be considered one unit for the purpose of this section.
- 4.5. All recreational vehicles, boats, and utility trailers shall be parked or stored in the side or rear setbacks of residentially zoned property whenever possible. It shall be considered impossible to park or store the recreational vehicles, boats, or utility trailers in the side or rear setbacks if to do so would require encroachment upon the property of adjacent owners.
- 5.6. In the event it shall be impossible to park or store a recreational vehicle, boat, or utility trailer in the side or rear setbacks, then said recreational vehicle, boat, or utility trailer may be parked or stored on the driveway, not less than seven feet from the front property line.
- 6.7. In the event a recreational vehicle, boat, or utility trailer cannot be parked or stored on the driveway as provided in (A) (5) of this section, then the recreational vehicle, boat, or utility trailer may be parked or stored in the front setback, parallel to the main structure, provided it is parked or stored on a paved surface and that no part of the recreational vehicle, boat, or utility trailer may extend beyond the paved surface. In no event shall any such vehicle be permitted to be parked in the swale.
- 7.8. No separate unit intended to be mounted upon a truck for the purpose of converting that truck into a recreational vehicle shall be stored in the front setback of residentially zoned property.
- 8.9. All vehicles herein permitted shall have affixed thereto a currently valid license tag registered to the vehicle; shall be parked or stored with wheels and tires mounted; and shall be maintained in a movable condition.
- 9.10. No recreational vehicle, boat, or structure designed to be mounted upon and carried by another vehicle shall be used as an accessory building; occupied in any manner; or connected to any utility or electrical service, except as necessary to repair or maintain that vehicle, boat, or structure.

155.620 GENERAL – ACCESSORY BUILDINGS AND STRUCTURES

(A) Purpose

This section is intended to regulate the location, height, and appearance of Accessory Buildings and Structures.

(B) Applicability

Accessory buildings and structures as outlined in the provisions of this article shall include, but are not limited to, the following:

1. Accessory Buildings, including but not limited to:
 - (a) Sheds
 - (b) Private Detached Garages
 - (c) Storage Containers
 - (e)(d) Accessory Dwelling Units
2. Free standing open sided structures, which may be permanent or temporary, including but not limited to:
 - (a) Gazebos
 - (b) Trellises
 - (c) Chickee Huts
 - (d) Pergolas
 - (e) Canopies
3. Pools
4. Residential Driveways
5. Walkways
6. Decks and Patios
7. Docks
8. House Trailers
9. Screen Enclosures
10. Portable Storage Units
11. Sculptures and Statues
12. Fences and walls, reference 155.655
- 11.13. Artificial Turf

(C) General Standards

1. Unless otherwise noted herein, a residential lot may have one of each of the following accessory buildings and structures:
 - (a) Shed
 - (b) Private Detached Garages
 - (c) Free standing open sided structures
 - (e)(d) Accessory Dwelling Unit
- 3.2. Lot coverage. Accessory buildings and structures constructed, with solid roofs, in accordance with the provisions of this section shall be subject to the lot coverage standards of the zoning district in which the structure is located.
- 4.3. Accessory Buildings and Structures Table

Table 155.620 Accessory Building and Structures

	Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
		Front	Side	Street Side	Rear			
Accessory Buildings	Accessory Dwelling Unit (ADU)	Primary Building	Primary Building	Primary Building	Primary Building	Primary building or 24 feet, whichever is less	Minimum 300 square feet. Maximum 1,000 square feet	Sec. 155.621(A)(1)(g)
	Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E.	[2] If over 200 square feet it shall meet primary building setbacks
	Private Detached Garage	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	Not to exceed the size of the primary building.	[1] Shall not be prefabricated. [2] 8 foot wide garage door required [3] 15 feet minimum width required for vehicular access and connection to the roadway.
	Portable Storage Unit	In Driveway	In Driveway	In Driveway	N/A	10 feet	130 square feet	Sec. 155.625
	Structures for Livestock and Poultry							Sec. 155.510
Accessory Structures	Open Sided Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 square feet	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building
	Non-Roofed Structure (attached)	Primary building	5 feet	15 feet	5 feet	Primary building	N/A	N/A
	Pool	Primary Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	N/A
	Pool, Therapeutic	Primary Building	2 feet	15 feet	2 feet	N/A	N/A	N/A

Table 155.620 Accessory Building and Structures

	Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
		Front	Side	Street Side	Rear			
	Driveway, Circular*	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	<u>35% front lot coverage</u> 40% lot coverage <u>for zero lot line</u> . 40 % width of lot	[1] Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width
	Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/At	N/A	<u>35 40% front lot coverage</u> 40 % width of lot	[1] 10 foot minimum width
	Driveway, Zero Lot Line*	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40% Width if lot	[1] 10 feet wide minimum
	Walkway (Single Family Lots)	N/A	2 feet	5 feet	5 feet	N/A	3 feet in width	<u>Lots with side yards 7 1/2 feet or less, only one walkway is permitted</u> <u>If over 3 feet in width a 5 foot side setback is required</u>
	Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A
	Artificial Turf*	Primary Building	<u>5 feet</u>	<u>5 feet</u>	<u>5 feet</u>	<u>N/A</u>	<u>N/A</u>	<u>155.621(f)</u>
	Screen Enclosure	Primary Building	5 feet	15 feet	5 feet	Primary building	N/A	N/A
	Roofed Structure (attached)	Primary Building	Primary Building	Primary Building	Primary Building	Primary building	N/A	N/A
	Sculpture or Statue	Primary Building	Primary Building	Primary Building	Primary Building	Primary Building	Scale to be determined upon review	155.626

Table 155.620 Accessory Building and Structures

	Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
		Front	Side	Street Side	Rear			
	Liquefied Petroleum (LP) Tanks (above ground)	Primary Building	5 feet	15 feet	5 feet	N/A	N/A	N/A

* Structures at grade shall not encroach greater than two feet into the seven-foot easement on a zero lot line property.

(D) Exemptions

1. Section 102.2(H) of the Florida Building Code waives the building permit requirements for Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. All Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.
2. Chickee Huts shall comply with the setbacks, height, and dimensions of free-standing open-sided structures in table 155.620.

155.621 SUPPLEMENTAL REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES

(A) The following regulations are supplemental to the standards identified in 155.620.

1. Residential Districts

(a) Accessory buildings and structures located within the (R-MH) district shall be located at least 4 feet from any side lot line, and at least 5 feet from any rear lot line.

(b) For waterfront lots located within developments approved under the design criteria of (R-1Z) single family zoning districts, accessory structures at grade shall be allowed to extend to the zero setback side property line, excluding structures with a roof.

(b)(c) Structures with roofs may extend to the zero setback side property line if a six foot high concrete block privacy wall is installed along the entire length of the accessory structure.

(e)(d) Pool Barriers

- i. Swimming pool barriers shall be permanently affixed.
- ii. Swimming pool safety barriers shall include either a screened enclosure, a fence, a concrete block wall, a body of water or other barrier.
- iii. Physical pool barriers shall be no less than four feet in height.
- iv. The safety barrier shall be erected either around the swimming pool or around the premises on which the swimming pool is located. In either event, it shall enclose the area entirely, prohibiting unrestrained admittance to the enclosed area.
- v. Gates shall be self-locking and comply with 155.655.
- vi. Safety barriers shall meet all applicable State Statutes' and building codes as amended from time to time.

(e) Decks that are connected to a dock shall be permitted within the rear setback, however, the portion of the deck within the rear setback shall not exceed width of the dock.

(f) Artificial Turf

- i. Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color.
- ii. All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications.
- iii. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
- iv. All seams shall be secured and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
- v. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
- vi. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and invasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.

vii All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be performed utilizing like materials from the same manufacturer and installed so in a manner that results in a repair that blends in with the existing artificial turf.

viii Artificial turf may be located within the front setback when incorporated as an accent into a driveway.

(g) Accessory Dwelling Unit (ADU)

- i Purpose: Accessory dwelling units are a recognized element of our neighborhoods and provide a variety of housing types. The following standards allow the continuation and establishment of this housing type in a manner consistent with the surrounding development. The provisions of this section do not override any deed restriction or homeowners' association declarations restricting accessory dwelling units; however the City has no authority to enforce such restrictions.
- ii Applicability: Establishment or expansion of a lawful accessory dwelling unit shall be subject to the following requirements:
 - 1 An accessory dwelling unit is permitted only as accessory to, and on the same lot as, a single-family dwelling, and are not permitted as accessory to a two-family dwelling, multifamily dwelling, or mobile home dwelling.
 - 2 Not more than one accessory dwelling unit per lot is permitted.
 - 3 An accessory dwelling unit may be within or attached to the principal dwelling (e.g., a downstairs apartment), or exist within or as a detached structure (e.g., an apartment above a detached garage or a guesthouse). An accessory dwelling unit attached to the principal dwelling shall have an operative interconnecting door with the principal dwelling and shall have principal access only from the side or rear yard of the principal dwelling.
 - 4 The use of a mobile home, recreational vehicle, or a similar vehicle as an accessory dwelling unit is prohibited.
 - 5 An accessory dwelling unit shall not be permitted before construction of the principal building has commenced or a lawful principal use is established.
 - 6 An accessory dwelling unit shall be subordinate to the principal use with respect to building height, building area, and building coverage.
 - 7 An accessory dwelling unit shall not be permitted on properties which are serviced by septic.
- iii Lot requirements: Establishment of a new accessory dwelling unit shall only be allowed if:
 - 1 The lot complies with the current minimum lot area requirements for the zoning district and remains under common ownership.
 - 2 A lot containing an accessory dwelling unit shall not be subdivided to separate the accessory dwelling unit from the principal use, unless such division can meet all applicable standards of the zoning district and land development regulations.
- iv Building requirements.
 - 1 The floor area of any accessory dwelling unit shall not be less than 300 square feet square feet or exceed 1,000 square feet in area, and all areas under roof must be less than the floor area of the principal dwelling unit. For detached accessory dwelling units, this limit shall apply to the

combined square footages of the accessory dwelling unit and any accessory living space within the same building, including any areas used for storage, bathrooms, or shared laundry facilities (excluding any enclosed parking spaces).

- 2 An ADU shall operate as a fully functional residence, complete with kitchen, bathroom, and living and/or bedroom quarters.
- 3 A paved walkway at least two feet in width shall connect the main entrance of the accessory dwelling unit with the off-street parking spaces.
- 4 The building containing an accessory dwelling unit shall be compatible with the style of the building containing the principal use, including finishes, roof pitch, and paint scheme.
- 5 Where an attached garage on the front façade of a structure is converted to an accessory dwelling unit, the garage door shall be removed, and the enclosure must be architecturally compatible with the style of the building including finishes and color scheme.
- 6 All accessory dwelling units shall be permitted and comply with the Florida Building Code.

v Parking and accessibility. Accessory dwelling units shall be subject to the following parking standards:

- 1 One paved off-street parking space shall be required on the lot for the accessory dwelling unit. This space shall be in addition to the required parking required for the principal building. For purposes of this section, paved shall be defined as concrete, pavers, or asphalt.
- 2 Required off-street parking spaces must be provided within a paved driveway and be located entirely on the property.
- 4.

2. Non-Residential Zoning Districts

- (a) Accessory buildings and structures as outlined in this article shall meet the setbacks of the district in which they are located.
- (b) Accessory buildings and structures shall not exceed the height or size of the primary building.

155.636 HEIGHT LIMITATION ENCROACHMENT SPECIFICATIONS

(A) Penthouses, scenery lofts, towers, cupolas, steeples, and domes, not exceeding in gross area at maximum horizontal section 30% of the roof area.

(B) ~~Flag poles, airplane~~ Airplane beacons, broadcasting towers, antennae, chimneys, stacks, tanks, and roof structures used for ornamental or mechanical purposes may exceed one of the following height limitations:

1. 25% of the allowable height in any district or;
2. 25% higher than the principal building to which it relates or is attached, whichever is less, unless otherwise waived by the Commission for the health and safety of the community.

(C) Flag Poles

1. Residential properties: 25 feet
2. Non-Residential properties:
 - (a) 40 feet or:
 - (b) 25% higher than the principal building to which it relates or is attached, whichever is less.

(C)(D) Parapet walls may extend not more than five feet above the allowable height of a building.

155.652 ZERO LOT LINE HOMES

In addition to the standards within 155.422, the following standards shall apply to zero lot line home development.

(A) Traffic ways setback. Notwithstanding any of the setback requirements identified above, there shall always be a building setback of 25 feet from all arterial roadways of 100 feet in width as shown on the County Traffic Plan.

(B) Openings prohibited on the zero lot line side. The wall of the dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings with the exception of a condensate line. Atria or courts shall be permitted on the zero lot line side when the court or atrium is enclosed by three walls of the dwelling unit, and a solid wall of at least eight feet in height is provided on the zero lot line. The wall shall be constructed of the same material as exterior walls of the unit, or may be constructed of decorative opaque glass block. A fixed non-operable opaque glass window may be used in lieu of glass block to meet the intent of this section.

(C) Maintenance and drainage easements.

1. Lots developed utilizing the R-1Z criteria shall have a perpetual, seven-foot easement for maintenance of the wall on the lot adjacent to the zero lot line property line which, with the exception of the following shall be kept clear of structures.

- (a) Walls or fences
- (b) Structures at grade, not to encroach greater than two feet into the seven-foot easement.

2. Lots developed utilizing the R-1Z criteria may have overhangs that encroach into the easement on the adjacent lot a maximum of 24 inches, but the roof shall be so designed that water runoff from the dwelling places in the lot line is limited to the easement area.

3. At grade structures encroaching into the five foot required setback on the Zero Lot Line side shall place a 6 foot high completely opaque privacy wall in accordance with 155.621 (A)(1)(b).

(D) Parking. All visitor parking must be paved and evenly distributed throughout the development.

(E) Common open space. For the purpose of this section, common open space shall be defined as recreational facilities including, but not limited to, swimming pools, clubhouses, bicycle/pedestrian paths, and open recreational areas for the common use of the owners or residents of the dwelling units. Common open space is not required but may be permitted. If common open space is provided, provisions satisfactory to the Planning and Zoning Board shall be made to assure that non-public areas and facilities for the common use of occupants of zero lot line developments shall be maintained in a satisfactory manner without expense to the general taxpayer of the city. These may be provided by the incorporation of an automatic membership homeowners association, or condominium for the purpose of continually holding

title to the non-public areas and facilities and levying assessments against each unit for the purpose of paying the taxes and maintaining the common open space.

(F) Sidewalks. Continuous sidewalks shall be provided on both sides of a public or private street and roads within a development in accordance with 154.32(S).

(G) Elevations. There shall be no more than three consecutive identical dwelling unit elevations.

155.655 FENCES, WALLS, AND HEDGES

(A) Purpose

This section is intended to regulate safety, security and privacy of properties while maintaining visual harmony within neighborhoods.

(B) Applicability

This section shall regulate the location, height and appearance of fences, walls, and hedges within all zoning districts.

(C) General Standards

1. Residential

(a) No fence, wall, or hedge shall be erected or maintained along or adjacent to a lot line on residentially zoned property to a height exceeding six feet in any yard; except that where the lot line is adjacent to non-residential use, there shall be an eight-foot limit on the height of a fence, wall, or hedge along the lot line. Height shall be measured from grade.

(b) The finished side of the fence shall face the abutting property, adjacent property or the street, when feasible. It shall be the responsibility of the property owner to provide evidence as to why the finished side cannot face the abutting property, adjacent property or the street. Such cases shall be reviewed and approved by the Planning and Economic Development Department Director or designee as part of the building permit process.

(c) Fences and walls shall comply with section 150.55 of the City Code when applicable.

(b)(d) A fence, wall, or hedge shall not encroach into the front yard setback, except as provided herein.

i. A fence may be installed in the front yard setback for corner residential lots where the primary entrance to the residential structure is located on the street side yard as defined herein. The decision to permit the installation of the fence in the front yard setback of the corner residential lot is at the discretion of the Planning and Economic Development Department Director or designee~~Zoning Administrator~~.

ii. A fence may be installed within the front yard setback of the R-MH district, subject to the following regulations:

a. The fence shall not exceed three (3) feet~~36 inches~~ in height.

b. Such fence must be constructed of decorative aluminum or wood and shall be no more than 50% opaque. No chicken wire or any wire-type fence shall be permitted.

(b)(e) In any residential district, no fence, wall, or hedge shall be erected, constructed, maintained, or grown to a height exceeding two feet above the street grade nearest thereto, within the front setback ~~or~~ within 25 feet of the intersection of any street lines or of the street lines produced.

(f) At no time shall the line of sight be obstructed.

(g) Ground covers, shrubs and hedges shall not exceed two feet in height when located within the swale.

(C)(h) No barbed wire or barbed wire-topped fences may be erected, placed, or maintained on any residentially zoned or residentially used property, other than (R-E) or (A) zoning districts.

2. Non-Residential

(a) Fences, walls or hedges may exceed past 6 feet in height when utilized to screen mechanical equipment or to enclose sport courts as defined in 155.637. The allowable height shall be determined by the Planning and Economic Development Department Director or designeeZoning Administrator.

(b) The finished side of the fence shall face the abutting property, adjacent property or the street, when feasible. It shall be the responsibility of the property owner to provide evidence as to why the finished side cannot face the abutting property, adjacent property or the street. Such cases shall be reviewed and approved by the Planning and Economic Development Department Director or designee as part of the building permit process

(c) At no time shall the line of sight for vehicle traffic as established applicable engineering standards be obstructed.

(d) Ground covers, shrubs and hedges shall not exceed thirty (30) inches in height when located within the swale or interior landscaped areas.

(e) No barbed wire or barbed wire-topped fences may be erected, placed, or maintained on any Community Facility, Recreation, or Commercial zoning districts.

(f) Barbed wire or barbed wire topped fences may be permitted in the industrial zoned districts through the development review process.

(D) Prohibitions. Fences, walls, or hedges shall not obstruct, fire hydrants, water valves, water meters, sewer clean-outs and or otherwise precludes any utility maintenance to be performed by the City.

(E) Maintenance

1. The continued maintenance of any fence, wall, or hedge within the City shall be the responsibility of the owner or other person responsible for the property upon which such fence, wall, or hedge lies.

14.2. Fences, walls, and hedges shall always be maintained in a condition that will ensure safety, functional use, and a proper aesthetic appearance. Such maintenance shall include but not be limited to painting, pressure washing, pruning or repairing.

LANDSCAPING

155.661 MINIMUM LANDSCAPE REQUIREMENTS – ALL PROPERTIES

- (A) All landscaped areas shall be installed according to the approved site plan and shall be maintained by the property owner, including but not limited to replacing dead and poorly performing material. The City has the right to inspect all properties to ensure landscaping has been properly installed, maintained, and irrigated in accordance to the approved landscape plan.
- (B) A property owner can receive credits toward the minimal landscape requirements for the preservation, replacement, or relocation of existing plant material on site prior to development if determined by City landscape personnel, an adjustment will preserve the intent of this section.
- (C) All common areas, excluding totally enclosed privacy areas, for attached and detached single-family units shall be fully landscaped and irrigated. Common areas require one tree for every 1,000 square feet and shall require no more than 50% sod.
- (D) Recreational facilities both commercial and private, shall be substantially landscaped. The landscape at recreational facilities such as but not limited to clubhouse, pool area, and gym cannot be utilized in fulfilling or contributing to minimal landscape requirements for general planting requirements outlined in 155.662 and 155.663.
- (E) Utility structures, garbage, and refuse areas shall be screened with landscaping material to the extent that these areas are not visible at a maximum height of six feet from abutting properties or adjacent right-of-ways.
- (F) The property owner is responsible for the landscape development and maintenance of the non-paved portion fronting on the property where a waterway directly abuts public right-of-way and where the ingress and egress from a property is over the waterway in accordance with an approved site plan and according to South Broward Drainage District standards.
- (G) Trees in excess of five shall have no more than 20% of a single species:
 - 1. All properties three stories and below minimum:
 - (a) 20% of required trees meet 14-16' H with 3" diameter at breast height.
 - (b) 20% of required trees meet 12-14' H with 2" diameter at breast height.
 - (c) 60% of required trees required meet 155.664 (M).
 - 2. All properties four stories and above minimum:
 - (a) 30% of required trees meet 14-16' H with 3" diameter at breast height.

- (b) 30% of required trees meet 12-14' H with 2" diameter at breast height.
- (c) 40% of required trees required meet 155.664 (M).

(H) Landscaping for Boulevard Strips, Medians, and Swales – All Properties.

1. All medians within or adjacent to a development shall be landscaped and irrigated by the developer as per an approved site development plan where such modifications are determined necessary by City staff.
2. The boulevard strip shall be sodded. Where the area is bordered by a sidewalk and curbing, it shall be contoured to insure satisfactory surface run-off. Planting will be considered in this area provided that the stock is of type as specified in the approved list for boulevard planting and that the planting does not encroach beyond the center line closest to the public right-of-way. Landscaping to incorporate xeriscaping principles is encouraged.
3. Where the area is not curbed, the block drainage pattern must remain unobstructed. Planting shall not take place in the center line of the swale. Planting, however, will be considered on the residential side of the slope provided that the material is as specified in the approved list for boulevard planting and that the planting does not take place closer than two feet from the center line of the swale.
4. For trees located in a boulevard strip or swale, special attention should be made to ensure that there is adequate root and canopy space at maturity.
5. All planting on City property must be as per an approved site plan.

(I) Landscape Adjacent to Public Right-of-Ways – All Properties.

1. A ten foot strip of land adjacent to the right-of-way shall be provided for and landscaped for property areas adjacent to public right-of-ways where the property will not be entirely visually screened by an intervening building or structure from the abutting right-of-way. All required landscaped strips shall be landscaped 100% coverage of turfgrass or other approved groundcover along with one tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet. Necessary drive aisles may be subtracted from the above lineal dimensions where determining the required number of trees.
2. The above required trees shall be located between the abutting right-of-way and development of the property. A hedge, wall, berm, or other durable landscape barrier of at least two feet in height shall be placed along only the perimeter of the landscape strip. If the durable barrier is of nonliving material, a hedge, vine or other living material shall screen the street side of the barrier. Barrier placement shall not impede sightlines.
3. Utility easements shall be excluded from this section's provisions regarding trees only and dedicated alleyways shall be excluded from this section's provisions regarding trees, hedge material and berm requirements, unless they are commercial alleyways abutting residential property as in 155.661(I).

(J) Landscaping Adjacent to Abutting Properties – All Properties.

1. On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from abutting property, screening shall be required as provided within this section.

2. The buffer screening shall comply with the setback and yard requirements as provided in 155.632.
3. Walls, hedges, or other durable landscape barriers at least three feet in height, with appropriate spacing as provided in the SFWMD Guide, shall be accepted as screening material if that material can provide the required full screening from the abutting property.
4. In addition, trees and landscape beds shall be located between the common lot line and the off-street parking area or other vehicular use area. The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof. Each tree shall be planted in at least a 100 square feet planting area consisting of grass, groundcover, or other landscape material with a minimal dimension of at least ten feet. Non-living durable landscape material shall not be acceptable material for these landscape beds.

(K) Diversification of ground cover, shrub and hedge material is required for all properties. The amount of diversification required shall be determined by staff based on the size and scope of the project.

155.662 SPECIFIC MINIMUM LANDSCAPE REQUIREMENTS

(A) Minimum Landscape Requirements for Single-Family, Townhouse and Mobile-Home Residential Properties.

<u>Table 155.662 Minimum Landscape Requirements for Single Family, Townhouse [1] and Mobile Home Lots</u>				
<u>Lot Type</u>	<u>Lot Size</u>	<u>Minimum Number of Trees [2][3]</u>	<u>Minimum Number of Shrubs</u>	<u>Minimum Number of Accent Plans</u>
<u>Single Family and Townhomes</u>	<u>Less than 4,000 Square Feet</u>	<u>1 tree</u>	<u>Ten</u>	<u>Two</u>
<u>Single Family and Townhomes</u>	<u>4,000 – 5,999 Square Feet</u>	<u>2 trees of two different species</u>	<u>Ten</u>	<u>Two</u>
<u>Single Family and Townhomes</u>	<u>6,000 – 7,999 Square Feet</u>	<u>3 trees, at minimum two different species</u>	<u>Ten</u>	<u>Two</u>
<u>Single Family and Townhomes</u>	<u>Greater than or equal to 8,000 Square Feet [4]</u>	<u>3 trees, at minimum two different species [4]</u>	<u>Ten [4]</u>	<u>Two</u>
<u>Mobile Home</u>	<u>All Sizes</u>	<u>One tree</u>	<u>Ten</u>	<u>N/A</u>

Note(s):

[1] Townhouse lots may be evaluated on a lot by lot basis for compliance with the provisions of this section.

[2] A minimum of one tree on site must be a canopy tree.

[3] Where possible located in the front of the lot including swale area.

[4] For all lots larger than 8,000 square feet in area, additional trees and shrubs shall be provided at the rate of one tree and three shrubs every 2,000 square feet of lot area; however there shall be no more than ten trees and 30 shrubs required per acre.

4. _____

1. The minimum planting requirements per single-family lot:
2. Three trees of two different species per unit, where possible located in the front of the lot including swale area.
3. Ten shrubs per unit.
4. Two accent plants per unit.
- 5.1. Swale trees shall consist of canopy trees, where feasible as determined by the Planning and Economic Development Department Director or designee. Alternative species may be utilized in lieu of canopy trees, as determined by the Planning and Economic Development Department Director or designee, in cases where canopy trees are not viable, and shall be located in the swale area or boulevard strip between the road's edge and the sidewalks. The trees shall be planted to ensure that there is adequate root and canopy space upon maturity. Root barriers shall be installed, if, as determined by the Planning and Economic Development Department Director or designee in the opinion of

~~the City licensed landscape arborist or professional landscape inspector~~, they shall be required to allow for future controlled growth.

~~6. For all lots larger than 8,000 square feet in area, additional trees and shrubs shall be provided at the rate of one tree and three shrubs every 3,000 square feet of lot area; however there shall be no more than ten trees and 30 shrubs required per acre.~~

7.2. The complete site area shall be landscaped in accordance with the approved site plan. For residential properties over 10,000 square feet, the area in excess may be plugged, sprigged, or seeded.

8.3. The owner of an existing nonconforming single- family residence, under this subsection, may apply for mitigation pursuant to 155.680.

~~(A) Mobile Homes shall have the following Minimum Landscape Requirements:~~

~~(A) One tree per unit, where possible located in the front of the lot.~~

~~(B) Ten shrubs per unit.~~

(G)(B) Minimum Landscape Requirements for Multi-Family Residential Properties.

1. All landscape areas shall be installed according to the approved site plan.
2. Multifamily properties shall comply with the following minimum requirements:
 - (a) Shrubs:
 - i. Twenty-five per unit (first floor);
 - ii. Five additional shrubs per unit (second and third floors); and
 - iii. No additional shrubs required for units above fourth floor.
 - (b) Trees:
 - i. One and one-half canopy trees per unit (first floor);
 - ii. One additional canopy tree per unit (second floor);
 - iii. One-half additional canopy tree per unit in excess of two stories.

(D)(C) Minimum Landscape Requirements for Non-Residential Properties.

1. For non-residential properties the planting requirement shall be calculated on the following basis;
 - (a) One tree every 5,000 square feet of gross area.
 - (b) Ten shrubs every 5,000 square feet of gross area.
2. Grass areas shall be sodded. Areas in excess of 20,000 square feet may be plugged, sprigged, or seeded.
3. The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards:
 - (a) Landscape area must consist of 2 layers of shrubs, groundcover, annual or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement.
 - (b) Sign landscaping is subject to landscape provision of this article.
 - (b)(c) Ground sign landscaping shall be installed and maintained in a manner that does not obstruct the information displayed on the sign.
4. For industrial properties;
 - (a) A planting area, having a street frontage of not less than ten feet and a depth of not less than 20 feet, shall be provided and maintained on every lot in an I-L District. This area shall be located adjacent to a side lot line or in another manner which provides a

total street frontage of not less than ten feet. Where a single structure occupies more than one lot, the landscaped area required by this division for each lot shall be provided. The area may, however, be combined and located in the same manner as if the total area occupied by the structure were a single lot.

- (b) A planting strip not less than 50 feet in depth shall be provided along main arteries.
- (c) Areas not covered by buildings, parking, driveways, or walled storage areas, shall be planted and landscaped; and shall be properly maintained by the owner of the property. Planting and landscaping plans for all areas required by this section shall be submitted when building plans are submitted to the Planning and Economic Development Department for review.
- (d) No parking shall be allowed on any planting or landscaping area required by this section and those areas shall not be considered as providing any of the paved parking area required by this section.
- (e) Open storage, garbage and refuse. The storage of vehicles, equipment, materials, and supplies shall be within a building or within an area enclosed by a wall, fence, hedge, or other device which will effectively screen that storage from public view. Garbage or refuse shall be stored only within a building.
- (f) A perimeter buffer shall be used to provide a transition between one type of land use and another. This buffer shall be a continuous area of land along the perimeter of a Parcel of Land, including; landscaping, berms, walls, fences, and building setbacks.

(E)(D) Minimum Landscape requirements for green walls.

1. A green wall, also referred to as a living wall or a vertical garden, is an internal or external wall partially or completely covered with vegetation that includes a support structure, growing medium, and integrated water delivery system. Green walls can contain one planting bed in the ground at the base of the wall; this is limited to one or two stories buildings with vine coverage; planting boxes at the bases of each floor for multi-story buildings, or individual planting cells uniformly dispersed over the entire of the structure. Green walls can conserve energy and promote a healthy landscape.
2. Installation of a green wall shall require a building permit. The plan set submitted for the building permit application shall include, at a minimum, the following:
 - (a) The delineation of and the total area of green wall,
 - (b) The specifications for the irrigation system,
 - (c) The structural components of the support system and demonstrated compliance with the Florida Building Code,
 - (d) Identification of the planting medium, and the structure, size and location of planting cells and/or planting beds,
 - (e) A planting chart that includes plant identification, quantities and specifications,
 - (f) The plant installation specifications including how vines/plants will initially be fastened to the structure, and
3. A green wall shall comply with all the following installation standards:
 - (a) Shall include an irrigation system,
 - (b) The area delineated as green wall shall contain 100% living plant material and shall not incorporate artificial plant material into the green wall.
 - (c) Green walls greater than twenty (20) feet in height:
 - i. Shall have planting cells uniformly dispersed over the entire green wall area or have planting beds at multiple heights along the green wall area,

- ii. Planting cells and planting beds shall be of sufficient size, spacing, and quantity to provide for a minimum of at least 60% coverage by installed plant materials on the delineated green wall area upon installation, and
- iii. Installed material shall be of sufficient density and fullness to meet at least 60% coverage of the delineated green wall area upon installation.

4. All green walls shall comply with the following additional standards:

- (a) Installed plants shall be maintained and replaced as needed to ensure at minimum of 85% viability of quantity of installed material,
- (b) Installed material shall attain an 95% coverage of the delineated green wall within one year of installation, and
- (c) The green wall shall be maintained in an attractive condition free of weeds, debris and structural defects.

5. Green wall systems shall be permitted in all zoning categories. Nothing contained in this LDC, including design standards or guidelines included or referenced herein, shall be deemed to prohibit the installation of a green wall that meets the requirements of this section, as accessory equipment.

6. The green wall structural components (non-vegetative components) shall be in conformance with 155.626.

7. To be deemed a green wall it must cover at least forty (40) percent of the building elevation.

(F)(E) Minimum Landscape Requirements for a Green Roof

- 1. A Green roof, also referred to as a living roof, is a roof of a building that is partially or completely covered with living vegetation and a growing medium, planted over a waterproofing membrane. A green roof also includes additional layers such as a root barrier and drainage and irrigation systems. A green roof can be comprised of a single planting bed or multiple individual planting bed components integrated as a single roof system.
- 2. Installation of a green roof shall require a building permit. The plan set submitted for the building permit application shall include, at a minimum, the following:
 - (a) A delineation of and the total area of the green roof,
 - (b) Specifications for the irrigation system,
 - (c) Specification on the structural components of the green roof system and demonstrated compliance with the Florida Building Code,
 - (d) Identification of the planting medium, and structure and location of planting cells if comprised of multiple integrated component beds,
 - (e) A planting chart that includes plant identification, quantities and specifications, and installation.
- 3. A green roof shall comply with all the following installation standards:
 - (a) Shall include an irrigation system, and
 - (b) Plant material shall meet at least 85% coverage of the delineated green roof area upon installation.
- 4. A green roof shall comply with the following additional standards:
 - (a) Installed plants shall be maintained and replaced as needed to ensure at minimum of 85% viability of quantity of installed material,
 - (b) Installed material shall attain an 100% coverage of the delineated green roof area within one year of installation, and

- (c) The green roof shall be maintained in an attractive condition free of weeds, debris and structural defects.
- 5. Nothing contained in this LDC, including design standards or guidelines included or referenced herein, shall be deemed to prohibit the installation of a green roof that meets the requirements of this section, as accessory equipment to conforming buildings.
- 6. Due to design considerations and functionality requirements, a green roof system shall be in conformance with height limitations in 155.636.
- 7. To be deemed a green roof it must cover at least twenty-five (25) percent of the roof surface.

(G)(F) Minimum Landscape Requirements for a Vegetable Garden. A Vegetable Garden shall comply with Florida State Statute section 604.71.

155.663 PARKING ISLANDS

(A) Landscaping of interior parking areas, also defined as parking islands and other vehicular use areas within a property shall be a mixture of ground cover, turfgrass, hedge material, trees, and palms with no more than 50% of total island areas planned or installed as turfgrass sod or mulch. Interior islands must be a minimum ten feet wide from inside of curb adequately landscaped and contain minimum of one tree. The intent of interior parking islands is to create a fully landscaped parking lot without disrupting continuous parking stalls and to lower the area ambient surface temperature.

(B) Parking lot landscaping should be designed to be sustainable and to function as part of the development's stormwater management system.

(C) For other vehicular use areas only, where the strict application of minimal landscaping requirements will seriously limit the function of the area, the required landscaping may be located near perimeter of the paved area, including those perimeters that may be adjacent to a building on the site. The required interior landscaping which is relocated as provided herein shall be in addition to the perimeter landscape requirements.

(D) Concrete curbing, wheel stops permanently anchored three feet away from landscape area at a four-inch height, or other approved equal shall be installed to prevent encroachment of vehicles into the required landscape area.

(E) Individual interior parking lot areas shall be a minimum of 100 square feet total adequately landscaped with shrubs, groundcover, or other authorized landscape material not to exceed ~~three feet~~24 inches in height in addition to requirements listed below. The landscape areas shall be located in such a manner as to divide and break up the expanse of paving.

(F) Parking lots shall comply with the following minimum requirements:

1. One tree:
 - (a) Every five parking spaces; and
 - (b) Every 100 square feet of interior landscaping;
2. Ten square feet of interior landscaping every parking space up to 50 spaces;
3. One hundred square feet of landscaping every ten parking spaces over 50 spaces;
4. One square foot of landscaping:
 - (a) Every 100 square feet of paved areas up to 50,000 square feet; and
 - (b) Every 200 square feet of paved area over 50,000 square feet; and

~~(B)~~ Interior parking landscape requirements shall be reduced by 25% for areas zoned for industrial use.

155.664 PLANT MATERIAL DESIGN AND INSTALLATION STANDARDS

- (A) All areas not covered by main and accessory structures, walks and vehicular use areas shall be fully landscaped with living plant material. Non-living landscape materials shall not be considered as substitution for living plant material unless specifically approved on the landscape plan.
- (B) Landscaped areas shall be constructed with no more than 25% of the total area of gravel, stone, ~~artificial turf~~, or other similar materials. Landscape areas shall not be used for parking.
- (C) It shall be the duty of a property owner that all plant material and non-living durable landscaping material shall be installed and perpetually maintained in a manner as determined by qualified City staff to be generally consistent with proper horticultural practices found in the most recent editions of the following:
 - 1. Grades and Standards for Nursery Plants from the Florida Department of Agriculture Division of Plant Industry;
 - 2. Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries from the Florida Department of Environmental Protection;
 - 3. Selecting and Planting Trees for the South Florida Urban Forest from the Florida Urban Council;
 - 4. The Right Tree in the Right Place brochure from Florida Power and Light;
 - 5. American National Standards Institute A-300 and Z-133; and
 - 6. Principles and Practices of Planting Trees and Shrubs by Gary W. Watson and E.B. Himelick.
- (D) All installed plant material shall be a minimum grade of Florida #1 or better as identified in Grades and Standards by the Florida Department of Agriculture, where applicable.
- (E) All landscape areas excavated shall be filled with 50% muck soil mix.
- (F) All plant installations shall conform to all applicable regulations in regards to planting distances away from above ground utility structures and lines and shall not be installed underneath roofs, overhangs, and balconies unless their mature height does not encroach upon the structure.
- (G) All plant material shall not impede line of sight as stated in 155.660.
- (H) For proper plant material health, all landscaped areas shall have a readily available water supply or an appropriate and functional irrigation system. Refer to irrigation requirements in 155.667.
- (I) Sod
 - 1. All irrigated landscape areas shall use solid St. Augustine, Bermuda or Palmetto Sod laid on a smooth planting base with tight joints at 100% coverage at time of planting and cut to fit

all [Landscape](#) planters and curb areas unless otherwise approved by the Director of Planning and Economic Development Department.

2. Bahia sod may only be used on vacant land parcels for future development and may be sodded utilizing Bahia sod until such time that approved development of parcel commences.
3. Sod areas shall be identified and labeled on the [Landscape](#) plans.

(J) Groundcover installation standards:

1. Groundcover shall be installed using a minimum of 6 inches in depth of new topsoil.
2. All property other than the required landscaped strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with at least grass or ground cover.
3. Turfgrass installation shall be completed by sodding and shall supply 100% coverage immediately upon installation. No more than 25% of total landscaped area shall be installed as turfgrass or mulch.
4. Wherein sod installation is impractical, qualified City landscape personnel may allow seeding or sprigging with prior written approval. Grass seed shall be clean and at least 90% weed free and free of noxious pests or diseases. The grass seed bags shall have Florida Department of Agriculture tags indicated compliance with the state's quality control program.
5. Other ornamental groundcovers used in lieu of turfgrass shall be installed to allow 75% coverage at installation and must have 100% within three months after planting.

(K) Vine installation specifications: Vines shall be a minimum of 30 inches in height at installation and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.

(L) Shrubs and hedges:

1. Shrub, flower, and hedges shall be installed using a minimum of 6 inches in depth of new topsoil.
2. Shrubs shall be installed with a minimum 24 inches in height and 12 inches in spread, unless otherwise directed, immediately upon planting.
3. Shrubs shall be installed in a manner that prevents both intrusion and touching building surfaces from branches by the end of one year's growth.
4. Layering of shrub rows shall be done in accordance with the tallest mature shrubs placed in the back and progressively shorter mature shrubs placed progressively in the front section.
5. Hedges, where required on an approved landscape plan or by Code, shall be planted to form a future continuous, unbroken, solid visual screen within a maximum of one year after installation date.

(M) Trees: The minimum new tree installation requirements shall be delineated into four categories based on mature tree height and diameter at breast height.

1. Category I or known as large sized canopy tree: minimum of 14-16' in overall height and 3" diameter at breast height;

2. Category II or known as medium sized canopy tree: minimum of 12-14' in overall height and 2" diameter at breast height;
3. Category III or known as small sized canopy tree: minimum of 10-12' in overall height and 1.5" diameter at breast height; and
4. Category IV or known as palm category: minimum of 10' in overall height as determined by measurement from the ground to the top frond. In no circumstance shall category IV trees be construed as a hedge.
5. At the time of installation, a hole twice the size of the trees root ball must be excavated and backfilled with new 50% soil muck mix.
6. All guys and staking material shall be removed when the tree is stable and established, but in no case more than one year after initial planting of the tree. Stabilization shall be in accordance with ANSI A-300 and Z-133. Trees shall be re-staked in the event of blow over or other failures of the staking and guying.
 - (a) Nursery support must be removed at the time of installation; this will not be acceptable as the approved form of staking.
 - (b) Trees shall be staked every 120 degrees with a biodegradable twine keeping the tree upright or shall have 3 straps of biodegradable twine keeping the tree upright.

(N) Trees shall be species having an average mature spread of crown of 30 feet or greater and having trunk(s) which can be maintained in a clean condition over six feet of clear wood. Trees having an average mature spread of crown less than 30 feet may be substituted by grouping to create the equivalent of a 30-foot crown spread, this shall not include any non-trees. The average mature canopy spread shall be determined by current University of Florida IFAS extension office publications. City staff reserves the ability to determine the mature canopy spread if a publication cannot be found on any particular species.

(O) In the event canopy requirement cannot be met due to site limitations as determined by City landscape personnel, the equivalent value of the canopy tree shall be deposited into the City's Landscape Fund.

(P) A preferred tree planting list identified by category and type is on file with City landscape personnel. The types of trees on this list may be amended from time to time.

1. With regards to the approved species lists provided by the City landscape personnel, the scientific name shall take authority over the common name as amended by the scientific community from time to time.
2. Tree species not on the above approved lists can only be installed with prior written permission from the City.
3. Palms at a 3:1 ratio minimum ten feet in height, ten feet in spread, planted in close proximity to each other shall be considered as one canopy.
4. All trees shall be planned to ensure that there is adequate root and canopy space at maturity. Trees planted within ten feet of a paved surface or a form of infrastructure (determined to have an invasive root system) shall require an approved root barrier system.
5. All shade trees must be located a minimum of 15 feet from streetlight, and palms and small trees must be located a minimum of 7 feet 6 inches away from street light.
6. Trees shall have a 6.0' clear trunk to allow unobstructed pedestrian movement under or around tree canopy.

(Q) All species as defined as Category I invasive materials in the most recent document compiled by the Florida Exotic Pest Plant Council (FLEPPC) for the south region are prohibited from new installation. An exception may be made if, in the opinion of the City licensed landscape arborist or professional landscape inspector a Category I species will not be harmful in that particular area or to the immediate surrounding environment, it shall be allowed.

155.665 NON-LIVING DURABLE LANDSCAPE MATERIAL DESIGN AND INSTALLATION STANDARDS

(A) Any person, company, partnership, corporation, or service that installs non-living durable landscape material shall adhere to guidelines set forth in this article when applicable, and shall be installed to meet all other applicable ordinances and code requirements.

(B) Mulch.

1. A minimum of three inches of shredded, organic, heavy metal free mulch shall be installed around all tree plantings and landscape beds surrounding ornamental groundcovers, shrubs and hedges.
2. The use of mulch obtained from Melaleuca, Eucalyptus, or other invasive plant species is encouraged in order to reduce their impact on the environment and to preserve the remaining native plant communities.
3. Tree rings shall be a minimum of 12 inches away from the tree trunk flair but shall not be permitted within the first two inches from the tree trunk.

(C) Decorative rocks. Decorative rocks may be used in lieu of mulch installation with sizes ranging from two to four inches.

(d) Artificial Turf. Reference section 155.620 - 155.621

6. ~~The use and location of artificial turf shall be limited to the following:~~
 4. ~~The construction of athletic fields and playgrounds associated with a community center, park, school, or university;~~
 5. ~~As part of the construction of any nonresidential development;~~
 6. ~~On roof top terraces;~~
 7. ~~On residential lots; or~~
 8. ~~In multifamily residential developments as part of a recreation or amenity area.~~
7. ~~Minimum material standards. All artificial turf shall comply with each of the following minimum standards:~~
 5. ~~Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color.~~
 8. ~~Installation, maintenance and repair.~~
 - (H) ~~All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications.~~
 - (I) ~~All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.~~
 - (J) ~~All seams shall be secured and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.~~
 - (K) ~~Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.~~
 - (L) ~~Artificial turf shall be visually level, with the grain pointing in a single direction.~~
 - (M) ~~All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall~~

~~include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually level surface; elimination of any odors, flat or matted areas, weeds, and invasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.~~

~~(N) All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be performed utilizing like materials from the same manufacturer and installed so in a manner that results in a repair that blends in with the existing artificial turf.~~

LANDSCAPING – TREE PRESERVATION

155.669 MAINTENANCE STANDARDS – ALL PROPERTIES

- (A) Any person, company, partnership, corporation, or service that administers tree maintenance practices within the City shall adhere to all American National Standards Institute (ANSI) practices found under A300 and Z133.
- (B) Utility companies shall be permitted to perform necessary tree pruning around electric or utility conductors to prevent disruption of utility service or for safety reasons.
- (C) Necessary precautions to prevent damage to paved surfaces and infrastructure, particularly public works, must be taken. This may require the installation of a root barrier system.
- (C)(D) Trees located within swales shall be maintained in accordance with Chapter 52 of the Code of Ordinances. s

155.674 TREE REMOVAL OR RELOCATION PERMIT

(A) No property owner shall cut down or relocate any tree without first obtaining a permit from the City as herein provided. No trees shall be removed from any public land, including, but not limited to street right-of-way and swale areas, without the approval of the City.

(B) A tree removal or relocation permit shall be in a written form provided by the City for the property owner to request a tree removal or relocation. The applicant must state on the form the reason for the tree removal or relocation. The property owner or agent must fill out and sign the permit, provide the required documentation, and indicate that they will follow all terms and conditions associated with the permit issuance.

(C) In addition, the property owner must attach the following items at the time of the permit application:

1. Letter from their homeowner association stating that the owner has their permission to act and either a photo of the tree or a detailed map indicating the tree location. Properties not under a homeowner association are not required to have said letter.
2. A sketch or map indicating the location and number of trees slated for removal / relocation.
3. At least once color photo of east tree being applied for. Attach additional photos as needed.
4. Form of payment with appropriate fees; check, money order, etc.
5. A copy of the notice of code violation (if applicable).

(D) If all documentation is not received at the time of application, city officials may not proceed with processing the permit until all requested information is received.

(E) The application fee shall be \$10 for single family, detached owner-occupied properties. The application fee for non-residential and multi family shall be \$50 for the first ten trees (any site proposing to remove more than ten trees shall be processed as a Landscape permit). Common area HOA shall be considered non-residential properties.

(E) The fee for tree removal or relocation can be found within the Planning and Economic Development Department's fee schedule. A fee schedule is available in the City Clerk's and Planning and Economic Development Department offices upon request. The fee is due at the time of the application submission and will not be returned if permit is denied by the City.

(F) Application fees shall be waived for species identified as category one invasive trees in the most recent document compiled by the Florida Exotic Pest Plant Council (FLEPPC) for the south region. Replacement value shall be determined by qualified City staff.

155.699 PERMANENT SIGNS

Only such permanent signs as are detailed herein below shall be permitted to be erected or maintained upon any building lot, lot, or parcel of land:

Table 155.699: Permanent Signs				
Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
Directional and Informational Signs	1.5 square feet	To be determined by staff based on shopping center design and circulation	Shall be in conformance with engineering standards in code 52.	Allowed where there are two or more buildings; a building has a drive thru; or a building is not visible from primary frontage.
Directory Sign	32 square feet	1 per ingress to the site	8 feet	Not to exceed 3 signs per shopping center
Menu Board	32 square feet	1 per drive thru lane	N/A	Illuminated sign shall not be visible from adjacent right-of-way.
Model Home Signs	3 square feet	1 per model	N/A	N/A
Nameplate / Identification Sign	3 square feet	1 in the front and the rear of the building / tenant bay	3 inches	N/A
Outparcels and Freestanding Building Monument Sign	24 square feet	1	7.5 feet	Shall count towards the maximum allowed sign area for the site (120 square feet)
Outparcels and Freestanding Building Wall Signs	Up to 120 square feet for the site (including monument sign)	N/A	N/A	No more than 60 square feet of signage shall be placed on the primary façade. Secondary Sign area shall be equal to or less than the sign on the primary façade.
Parking Identification Signs	1.5 square feet	1 per designated parking space	8.5 feet	N/A
Regional Mall Outparcel Monument Sign	24 square feet facing Pines Boulevard or other arterial roadway and 16 square feet facing the ring road or interior of the site	2, one facing Pines Boulevard or other arterial roadway, and the second facing the ring road or interior of the site	7.5 feet	N/A

Table 155.699: Permanent Signs

Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
Regional Mall Outparcel Wall Sign	80 square feet	N/A	N/A	No more than 40 square feet of signage shall be placed on the primary façade. Secondary Sign area shall be equal to or less than the sign on the primary façade.
Residential Subdivision Sign	32 square feet	1 per subdivision entrance. Signs located on either side of the entrance shall be counted as 1 sign	15 feet above grade[1]	N/A
Service Station Monument Sign	36 square feet total	1	7.5 feet	Price panels shall not exceed 24 square feet
Service Station Wall Sign	<u>36 square feet to be distributed on structure and canopies. Up to 120 square feet for the site (including monument sign)</u>	N/A	N/A	<u>N/A. No more than 60 square feet of signage shall be placed on the primary façade. Secondary Sign area (including canopy) shall be equal to or less than the sign on the primary façade.</u>
Shopping Center Monument Sign	48 square feet	1 per shopping center, plus one additional if the shopping center fronts on two main thoroughfares of at least secondary arterial designation (80 feet right-of-way) , or the shopping center has a minimum 1,500 lineal feet of frontage along a single thoroughfare.	9 feet	A third monument sign shall be permitted if the shopping center meets both of the aforementioned standards.
Supergraphics	25% of the area of the primary building face.	N/A	N/A	N/A
Tenant Bay Wall Sign	Master or Uniform Sign Plan	Master or Uniform Sign Plan	Master or Uniform Sign Plan	Master or Uniform Sign Plan

[1] The sign copy is limited to 15 feet above grade, the structure may extend past 15 feet from grade.

All electrical wiring, conduit, connections and the like shall be internally routed, so they are not exposed to view. Electrical boxes shall be painted to match the façade or concealed where feasible.

155.6100 PERMANENT SIGNS – SUPPLEMENTAL REGULATIONS

(A) Bus bench advertising signs. Bus bench advertising signs must be located on bona fide bus stops, one bench per stop. Signs shall conform to the conditions of the City's contract entered into with a qualified bus bench provider.

(B) Changeable Copy Signs

1. The following uses may be permitted an additional 50 square feet of sign area to display changeable copy
 - (a) Changeable copy wall signage may be permitted for outparcels and freestanding buildings which are occupied by:
 - i. Theaters
 - (b) Changeable copy monument signage may be permitted for outparcels and free standing buildings which are occupied by
 - i. Community facilities
 - ii. Schools
 - iii. Religious institutions
 - (c) Changeable copy signage may also be permitted for inline tenant bays which are occupied by multi-screen theater tenants.
2. Theaters may be permitted additional sign area to display changeable copy, not to exceed 25 square feet per additional screen with a maximum of 175 square feet of total sign area, if the theater contains eight or more screens.

(C) Directory signs.

1. Directory signage may be permitted with shopping centers, office and/or industrial parks upon satisfying the following design criteria and gaining the approval of the Planning and Zoning Board.
 - (a) Directory signs shall be designed, built and maintained by the center owner.
 - (b) Individual tenant identification lettering shall not be less than two inches in height.
 - (c) Location. Entry areas where vehicular pull- off zones are provided. Within pedestrian zones as part of an information kiosk or as a map- board. The placement of directory signs shall in no manner impede traffic flow or visibility or cause any parking reductions.
 - (d) Colors/materials. Compatible with the center's approved colors and principal signage features identified in the uniform sign plan.

(D) Outparcels and freestanding buildings.

1. The maximum allowable sign area for an outparcel or freestanding building shall be 120 square feet or 1.5 square feet per foot of frontage, whichever is less.
2. The maximum allowable letter height on a sign for an outparcel or freestanding building shall be 48 inches.
3. Signs on outparcels and freestanding buildings may be placed on any elevation.

(E) Regional mall outparcels.

1. Materials used for freestanding signs must be compatible with materials used in the building.
2. Wall signage: letters shall not exceed 48 inches in height.
3. There shall be no advertising flags, pennants, streamers or the like displayed on any building or on the property, except for grand opening or special promotional displays which shall be limited to no more than 30 days.

(F) Service stations.

- ~~1. Signage on structures and canopies shall have a maximum letter height of 36 square feet.~~
1. Signage on structures and canopies shall have a maximum letter height of 36 inches.
2. Monument signs. Monument sign displays must include price panels. The monument sign may be internally illuminated.
 - (a) The number of signs for self-service and full-service shall be equal.
 - (b) All price panels for gasoline products at service stations shall display the highest price if there is a difference between the cash and credit prices.
 - (c) All price signs for gasoline products at gasoline service stations shall display separately and specifically, with equal prominence, the full-service price and the self-service price, in numbers or letters of equal size and on equally sized backgrounds with the same color combination and with equal illumination, if any. The number of signs for self-service and full-service shall be equal.

(G) Shopping Center Monument signs.

1. Unless otherwise provided for herein, shopping centers shall be entitled to one monument sign.
2. Monument signs in shopping centers shall be subject to the guidelines set forth in 155.698(A). Monument signs utilizing legally registered and recognized logos, trademarks or letter style shall be considered and may be permitted with approval of both the landlord and the City. Logos, trademarks or letter styles that are of a different color than the approved uniform sign plan color guidelines will be considered during the permitting process upon review of compatibility issues by the City's Zoning Official. State or nationally registered trademarks/logos that the Zoning Official deems to be egregious or objectionable may be denied. The decision of the Zoning Official is appealable to the Planning and Zoning Board.
3. The name and street address of the shopping center shall be posted on the top of each sign; however, it shall not be factored into the total square footage. The name and address shall be no larger than nine square feet and one and one-half feet in height. The numbers of the street address shall be no less than six inches in height. If a shopping center does not have a name, the street address shall be included on the sign in accordance with this section.
4. Each monument sign shall contain no more than four panels on a maximum of 2 sides, not including the name and street address of the shopping center. Each panel shall be limited to two lines of text.
5. Monument signs may include the property management or leasing information on the base of the sign. Such information shall not be illuminated and have a maximum size

of five square feet, which shall not count towards the overall square footage of the monument sign or count as a panel.

6. Monument signs shall have sufficient architectural spacing between sign panels to ensure legibility, subject to approval by the Planning and Economic Development Department.
7. Shopping center monument signs shall be separated by a minimum of 500 feet.
8. All signs shall comply with 52.10(B) (4) of this code of ordinances.

(H) Supergraphics. Supergraphics are permitted by approval of the Planning and Zoning Board. The criteria for supergraphics are as follows:

1. The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed supergraphic must rationally relate to other signs and the other structures, both on the premises and in the surrounding areas.
2. The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.
3. The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and shall avoid visual clutter.
4. The shape of the supergraphic shall not create visual clutter.
5. The size, style, and location of the supergraphic shall be appropriate to the activity of the message.
6. The supergraphic shall complement the building and adjacent buildings by being designed and placed to enhance the structure.
7. The supergraphic should be consolidated into a minimum number of elements.
8. No additional or increased lighting shall be permitted which would cause attention to be focused upon the supergraphic. Normal wall lighting, at the intensity as for unadorned walls, may be provided.
9. The supergraphic may be placed on any building face but shall not exceed 25% of the area of the primary building face.

(I) Under-canopy signs may be permanently installed in shopping centers perpendicular to the store front, equidistant between the store front and the canopy edge, centered in the store frontage. This sign shall be no longer than 50% of the width of the canopy up to a maximum of four feet in length. The depth shall meet ADA requirements. Internal illumination shall be allowable. Under-canopy signs must be uniform throughout the shopping center and must be provided through the owner of the shopping center or agent.