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Board of Commissioners  
but changed in some items at  
final hearing.

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Proposed

Z O N I N G   D I S T R I C T   C A T E G O R I E S

Approved and recommended to the

County Commission

By the

Broward County Zoning Board  
September 4, 1957

ARTICLE X AGRICULTURAL A-1 DISTRICT

The following regulations shall apply in all A-1 Districts:

SECTION 10.1 PURPOSE OF DISTRICT

The A-1, Agricultural District is intended to apply to those areas of Broward County, the present or prospective use of which is primarily agricultural, or the future proper development of which is uncertain, and for which a more restricted zoning would be premature and unreasonable. The regulations of this district are intended to permit a reasonable use of property while at the same time preventing the creation of conditions which would blight or prevent the proper future use of contiguous or nearby property.

SECTION 10.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. One family dwelling on a plot at least one acre in area with 150 feet street frontage, except that a plot platted as a single lot or acquired, prior to effective date of this Resolution, may be utilized for a one-family dwelling if plot has at least 10,000 sq. ft. of area and 100 ft. street frontage.
2. Home occupation, and office of doctor, dentist, lawyer, architect or engineer or similar professional office utilizing not over 25% of the floor space of a one-family dwelling occupied by the operator of the home occupation or by the professional man.
3. Hospital, convalescent home nursing home; not including communicable diseases, insanity, feeble-mindedness, epileptics, drug addicts, alcoholics, penal or correctional institutions.
4. Church, convent, monastery, parish house.
5. Library, museum and similar institutions, of a non-commercial nature.
6. Public-owned or operated buildings and uses, including community buildings, public parks, playgrounds, beaches, but excluding dumps, sanitary fill or incinerators.
7. Golf course, country club, private club, outdoor recreation club, *provided all buildings are located at least 50 feet from any street and at least 100 feet from any private plot line.*
8. Grove, produce farm, truck garden, horticultural farming, botanical garden, floriculture, nursery, sod farm, crop raising, hydroponic garden, greenhouse, slat house, forestry.

use keeping, with use or keeping of animals only as incidental and accessory thereto.

9. Cattle or stock grazing, dairy farm, not including hog raising.
10. Raising of  poultry.
11. Non-commercial boat pier or slip or boat house for docking of private water craft.
12. Railroad right-of-way and tracks, passenger and freight terminal, team tracks, but not including yards, shops or round houses.
13. Public utility transmission lines such as: underground cables or conduits; gas, water oil or sewer, mains or pipes; telephone, telegraph, electric light and power lines.
14.  P permanent or temporary structure to house farm labor personnel on a farm site for each 5 acres in said farm site, if said farm labor personnel is employed on the same farm site on which the structure is located and said structures are located at least 300 feet from any other property under separate and different ownership. with capacity of one family or two persons
15. Accessory structures and uses
16. The following uses subject to the approval of the Zoning Board on the specific location and site plan of such use, after public hearing and a finding of the suitability of such use, its location and site plan as being consistent with the proper development of Broward County and as being in accordance with the spirit and purpose of this Resolution:  
  - a. Cemetary, crematory, columbarium, mausoleum
  - b. Dump, sanitary fill or incinerator.
  - c. Race track for animals or vehicles
  - d. Airport, airpark or airfield
  - e. Public utility and public service buildings.
  - f. Dude ranch, riding stable, livery stable, boarding stable.
  - g. Animal hospital, veterinary clinic, animal boarding place, dog kennel, fur farm.
  - h. Raising of hogs, sheep, goats, , poultry slaughtering and dressing.
  - i. Boat yard, boat storage, service, repair or building, marine railway, marina, moorage.
  - j. Recreational establishments of a commercial nature including drive-in theatre, miniature golf course, golf or baseball driving range, swimming pool.

- 4 7<sup>4</sup>
- k. Outdoor or indoor, rifle, shotgun or pistol shooting range.
  - l. Eleemosynary or philanthropic institution
  - m. Radio or television transmitting or receiving station, structure or tower over 100 feet in height above the ground.
  - n. Tourist home, tourist cabin, trailer camp or motel.
  - o. Sand, gravel, rock or stone pit or quarry or other operation involving the extraction or mining of natural material, removing of earth or top soil.
  - p. Temporary structures, including wayside stands for display or sale of farm products produced on the premises.
  - q. Amusement pier, mechanical riding devices, carnivals, circuses, animal display, aquarium, menagerie, exhibit, museum.
  - r. Off-street parking of motor vehicles accessory to a use not located on the same premises, or which is located outside of the A-1 District.
  - s. Hospital, home or institution for contagious, mental, alcoholic, drug or epileptic cases.
  - t. Temporary or permanent housing or barracks to house farm labor, when located within 300 feet of any property under separate and different ownership, when such farm labor is not employed on the same property upon which the housing is located, or when the housing has a greater capacity than one dwelling unit for each 5 acres of land contained in the property upon which the housing is located and the farm labor is used. *or two persons.*
  - u. *Crushing, Screening and processing of materials mined or excavated on the premises.*

#### SECTION 10.3 USES PROHIBITED

The permissible uses enumerated in Section 10.2 above shall not be construed to include, either as a principal or accessory use any of the following which are listed for emphasis:

1. Manufacturing or industrial establishments
2. Wholesale warehouse or storage establishments
3. Junk yards, house wrecking yard, automobile wrecking, used auto parts display storage or sale.
4. Automobile, truck or trailer; display, storage, service, repair or sale.
5. Oil, asphalt or petroleum products: drilling, removal, storage processing or sale.
6. Building supplies or material: display, storage or sale.
7. Contractor, construction or equipment yard.
8. Display storage or sale of used or second-hand merchandise.

SECTION 10.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding two stories or 35 feet, except that a greater height may be approved by the Zoning Board after public hearing if the Board finds such greater height to be reasonably necessary for the appropriate utilization of the property involved and that adequate protection will be given to contiguous and nearby property.

SECTION 10.5 PLOT SIZE

Plots for any permitted use shall have a minimum area of one acre and a minimum street frontage of 150 feet, except as hereinafter provided. A plot, having a minimum area of 10,000 square feet and a minimum width of 100 feet, and platted as a single lot or acquired by the present owner prior to the effective date of this Resolution, may be utilized for a single family dwelling.

SECTION 10.6 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed 15 percent of the plot area for a plot one acre or more in area, and shall not exceed 25 percent of the plot area for a plot less than one acre in area.

SECTION 10.7 FRONT YARD

Every plot shall have a front yard not less than 25 feet in depth.

SECTION 10.8 SIDE YARDS

1. Every plot shall have a side yard on each side, each of which shall be not less than 25 feet in width unless a greater width is required under Section 10.11 following, except that a side yard for a one-family dwelling shall not be required to exceed 10 feet unless a greater width is required under Paragraph 2 below.
2. Upon corner plots there shall be a front yard as hereinbefore specified and a side yard on the side street at least 25 percent of the plot width in width, provided that no such street side yard shall be required to exceed 25 feet in width.

SECTION 10.9 REAR YARD

Every plot shall have a rear yard not less than 25 feet in depth.

## SECTION 10.10 YARD MODIFICATIONS

The yard requirements specified in Sections 10.7, 10.8 and 10.9 above shall be subject to the following:

1. Yard requirements shall not apply to portions of land or land used for ~~permissible uses~~ *permissible uses and which do not contain buildings.*
2. Where a portion of a tract of land is utilized for a building or buildings as the principal use, the plot of land occupied by such buildings shall be provided with all required yards, the measurement of which shall be from such building or buildings.
3. *This Section shall not supersede Section 10.11 following.*

## SECTION 10.11 LIMITATIONS ON USES

1. For the purposes of this Section livestock shall mean cattle, horses, sheep, goats and the like, except hogs or poultry.
  - a. Structures for livestock raising such as barns, feed lofts and stables shall not be located within 500 feet of a dwelling under different and separate ownership or within 500 feet of residentially-zoned property, *or within 100 feet of any plot line.*
  - b. Structures for raising of poultry or hogs, such as pens, coops, shelters, feeders, shall not be located within 500 feet of a dwelling under separate and different ownership, or within 500 feet of residentially-zoned property, *or within 200 feet of any plot line.*
  - c. Livestock, hogs or poultry shall not be placed, kept or permitted within 200 feet of any dwelling under separate and different ownership or within 200 feet of any residentially-zoned property. *Hogs or poultry shall not be placed, kept or permitted within 100 feet of any plot line.*
  - d. The separation required between certain uses and nearby dwellings within a specified distance shall not apply where such dwelling is located on property which is utilized for the same type of purpose as the use which would otherwise be required to provide the specified separation.
  - e. In approving uses pursuant to Section 10.2 Paragraph *16*, the Zoning Board is authorized to modify the separation requirements of this Section in cases where the Board finds such modification to be consistent with the reasonable protection of surrounding property and with the spirit and purpose of this Resolution.

## SECTION 10.12 MINIMUM FLOOR AREA

The minimum floor area of a single family dwelling shall be 600 square feet.

ARTICLE XI ONE FAMILY DWELLING - R-1A TO R-1C DISTRICTS

The following regulations shall apply in all R-1A, R-1B and R-1C Districts:

SECTION 11.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, of land or water used, in whole or in part, for other than one of the following uses:

1. One family dwelling
2. Recreation buildings and facilities, playgrounds, playfields, parks, beaches, owned and operated by Federal, State, County or Municipal Government.
3. Existing cemetery, crematory or mausoleum.
4. Existing railroad right-of-way, not including switching, freight, or storage tracks, yards, buildings or maintenance structures.
5. Publicly owned and operated library, art gallery or museum.
6. Uses accessory to any of the above uses when located on the same plot and not involving the conduct of any business, trade, occupation or profession.
7. The following uses, subject to the approval of the Board, after a finding of their necessity or desirability for public convenience and/or welfare and of their conformity with the spirit and purpose of this Resolution.
  - a. Educational, recreational and social centers not operated for profit and intended to serve the surrounding neighborhood.
  - b. *Cemetery, crematory or mausoleum.*
  - c. Open parking lots for the parking of self-propelled passenger vehicles, not including buses, accessory to any of the permitted non-residential uses, when located on a separate plot, not involving any business, trade, occupation or profession. Such use shall be subject to all the provisions of Section 11.9 below.
  - d. Open parking lots for the parking of self-propelled passenger vehicles of customers, clients, patrons, visitors, owners or employees of business uses permissible in B-1, B-2, B-2A or B-3 Districts, where such lot is contiguous to such a business-zoned area or is separated therefrom by an alley. Such use shall be subject to all the provisions of Section 11.10 below.
  - e. Golf course, not including miniature golf course or practice driving tee, providing plot comprises at least

100 acres of land in one parcel and any accessory parking area, building or structure is located at least 100 feet from any other residentially-zoned property.

#### f. Transformer substation.

### SECTION 11.2 SIZE OF PLOT

Every plot upon which a residential structure is hereafter erected shall not be less in size than the following:

R-1A Districts: Plot width of 100 feet and plot area of 10,000 square feet.

R-1B Districts: Plot width of 75 feet and plot area of 7,500 square feet.

R-1C Districts: Plot width of 60 feet and plot area of 6,000 square feet.

Provided however, that in areas subdivided prior to the effective date of this Resolution a plot consisting of a lot of record may be utilized for a one-family dwelling.

Every plot upon which a permitted non-residential structure or use is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

### SECTION 11.3 PLOT COVERAGE

The combined area occupied by all principal and accessory buildings shall not exceed ~~3~~ <sup>40</sup> percent of the area of the plot.

### SECTION 11.4 H EIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two and half stories or 35 feet provided, that permitted non-residential buildings may be erected or altered to a height not exceeding 4 stories or 50 feet, if approved by the Board of Adjustment as being not injurious to surrounding property and in accordance with the spirit and purpose of this Resolution.

### SECTION 11.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for a one family dwelling shall have a front yard not less than 25 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.
2. NON-RESIDENTIAL USES: Every plot utilized for anon-residential building, structure or use, except accessory buildings, struc-



tures or uses, shall have a front yard not less than 30 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.

SECTION 11.6 SIDE YARDS

R-1B or

1. RESIDENTIAL USES: Every plot used for a one-family dwelling shall have a side yard on each side, each of which shall be at least 10 feet wide in an R-1A  ~~District~~ and at least 7½ feet wide in an R-1C District, except that where a plot is less than 60 feet in width, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot utilized for a non-residential building, structure or use, except accessory buildings, structures or uses, shall have a side yard on each side, each of which shall be not less than 20 feet in width with an increase of one foot in width of each side yard for every 2 feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and in addition thereto a side-yard at least 15 feet in width on the side of the plot abutting on the side street, unless a greater width is required under Article V, Yard Space Districts.

SECTION 11.7 REAR YARD

1. RESIDENTIAL USES: Every plot used for a one-family dwelling shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting upon a waterway shall be at least 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot utilized for a non-residential building, structure or use, except accessory buildings, structures or uses, shall have a rear yard not less than 25 feet in depth.

SECTION 11.8 MINIMUM FLOOR AREA DISTRICTS

A one-family dwelling shall have a minimum floor area of 1500 square feet in an R-1A District, 1000 square feet in an R-1B District and 600 square feet in an R-1C District.

SECTION 11.9 SEPARATE ACCESSORY PARKING LOTS

Open parking lots for the parking of self-propelled passenger vehicles, accessory to a permitted use, located on a plot separate from the plot occupied by a principal use permissible in a Residential District, and approved by the Board, shall be arranged, maintained and used in accordance with these requirements:

1. The plot shall provide a front yard not less than 25 feet in depth, nor less than the front yard of any existing residential structure on a plot immediately adjacent and on either side of the plot, unless a greater depth is required under Article V, Yard Space Districts.
2. A side yard shall be provided on each side of the plot, except on an alley side, not less than 10 feet in width.
3. An ornamental fence or wall 4 feet in height shall be placed between the parking area and the required yards and on the rear plot line, with only such openings as may be required for access.
4. The required front and side yards shall be planted and kept in lawn that is maintained so as to present a healthy, neat and orderly appearance. The required yards shall be kept free from refuse and debris.
5. No signs shall be permitted other than unlighted entrance and exit markers, not exceeding 2 square feet in area, located within the parking area.
6. The parking area shall be provided and maintained with a stable surface treated and graded so as to prevent dust and surface water accumulation.
7. If lighting is provided for the parking area, all lights shall be subdued, shaded and focused away from all dwellings.
8. Access driveways shall be limited in number and location as the Board may approve as reasonably necessary.

#### SECTION 11.10 BUSINESS PARKING LOTS

Open parking lots located in Residential Districts, for the parking of automobiles incidental to a business-zoned area adjacent thereto and approved by the Board, shall be designed, maintained and used in accordance with these requirements:

##### 1. LIMITATION OF USE

Parking area shall be used only for the parking of private passenger vehicles, in good running order, of customers, clients, patrons, visitors, employees in the business area. No charge shall be made for parking. No business of any kind, including repair, service washing, sale, display or storage, shall be conducted on or from the plot.

No structures other than those specifically permitted or required shall be erected on the premises.

No advertising signs shall be erected on the premises except that not more than one directional sign at each

point of ingress or egress may be erected which may also bear the name of the operator of the parking area and the enterprise it is intended to serve. Such signs shall not exceed 20 square feet in area not extend to a greater height than 6 feet above the ground, and shall be erected within the parking area.

## 2. INGRESSES AND EGRESS

Ingress and egress for such parking areas shall be over business-zoned property or from streets or alleys separating the parking area from the business district. In no case shall residentially-zoned property be used for driveways for access to the parking area, except that where there is not an alley separating the parking area from the business-zoned property, not more than 20 feet of residentially-zoned property adjacent to business zoning may be used for access.

## 3. PROTECTIVE WALL

The parking area shall be provided with a continuous unpierced masonry wall 6 feet in height adjacent to all required yards. All such walls shall be smoothly finished and shall not be used for any sign.

## 4. SIDE YARDS

Where the parking plot is contiguous to side plot lines of residentially-zoned property, a side yard at least 10 feet in width shall be provided.

Where the parking lot is separated by a street from residentially-zoned property whereon the side plot lines abut the street, a side yard at least 5 feet in width shall be provided.

## 5. FRONT YARDS

Where the parking plot is located upon a street upon which residentially-zoned properties front and abut in the same block, a front yard shall be provided at least 25 feet in depth. Where one or both of the plots contiguous to and on each side of the parking plot are developed with residential structures having front yards greater than 25 feet in depth, the front yard on the parking plot shall be not less in depth than the deeper of these existing front yards, unless a greater depth is required under Article V, Yard Space Districts.

## 6. LANDSCAPING

All yard spaces between the required wall and plot lines shall be landscaped with at least one hedgerow of hardy shrubs, not less than 5 feet in height, placed next to the walls and the remainder of the yard spaces shall be lawn. All such landscaping shall be maintained in a healthy, growing condition,

neat and orderly in appearance, and yard spaces shall be kept free of refuse or debris.

7. SURFACING

The parking area shall be provided with a pavement having an asphaltic or Portland cement binder, and shall be so graded and drained as to dispose of all surface water accumulation within the parking area.

8. LIGHTING

Where lighting facilities are provided for the parking area they shall be designed and installed so as to reflect the light away from any contiguous residentially-zoned property.

ARTICLE XII TWO-FAMILY DWELLING R-2 DISTRICTS

The following regulations shall apply in all R-2 Districts:

SECTION 12.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-1A, R-1B, or R-1C District, subject to the limitations, requirements and procedure specified for such use.
2. Two-family dwelling
3. Two one-family dwellings
4. Church
5. Uses accessory to any of the above when located on the same plot and not involving the conduct of any business, trade, occupation or profession.

SECTION 12.2 SIZE OF PLOT

DWELLINGS: Every plot upon which a residential structure is erected shall be not less than 60 feet in width and 6000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution may be utilized for a one-family dwelling.

NON-RESIDENTIAL USES: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

SECTION 12.3 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed ~~3~~ percent of the area of the plot.

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SECTION 12.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two and one half stories or 35 feet. Provided, that permitted non-residential buildings may be erected or altered to a height not exceeding 4 stories or 50 feet, if approved by the Board of Adjustment as being not injurious to

surrounding property and in accordance with the spirit and purpose of this Resolution.

#### SECTION 12.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth.

#### SECTION 12.6 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a side yard on each side, each of which shall be at least  $7\frac{1}{2}$  feet in width, except that where a plot is less than 60 feet in width, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 20 feet in width, with an increase of one foot in width of each side yard for each 2 feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and also a side yard at least 15 feet in width on the side of the plot abutting on the side street.

#### SECTION 12.7 REAR YARD

1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting upon a waterway shall be at least 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

#### SECTION 12.8 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet and the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet.

ARTICLE XIII LOW DENSITY MULTIPLE R-3 DISTRICT

The following regulations shall apply in all R-3 Districts.

SECTION 13.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-1A, R-1B, R-1C or R2 District, subject to the limitations, requirements and procedure specified for such use.
2. *Multiple dwellings.*
3. Private office for a doctor or dentist accessory to a dwelling provided such office does not exceed 25% of the floor space of a dwelling unit occupied by such doctor or dentist and not more than one doctor or dentist practices in such office.
4. Nursery school or child care center when building is located not less than 20 feet from any other plot in an R District, provided that there is established, maintained and used for the children at play in connection therewith one or more completely and securely fenced play lots which if closer than 50 feet to any property line, shall be screened by a masonry wall or compact evergreen hedge not less than 5 feet in height, located not less than 20 feet from any other plot in an R District.
5. Rooming house with not more than 4 rooms for rent.
6. Public, private or parochial:  
Elementary, junior and senior high schools. Private and parochial schools shall offer curricula substantially equivalent to public schools of comparable grades and shall meet the requirements of the State Department of Education.
7. Open parking lots for the parking of self-propelled passenger vehicles, not including busses, not involving any business trade occupation or profession, upon approval by the Board after a finding of their necessity or desirability for public convenience and/or welfare and their conformity with the spirit and purpose of this Resolution. Such use shall be subject to all of the provisions of Section 13.10 below.
8. Uses accessory to and of the above uses not involving the conduct of any business, trade, occupation or profession, *including a distributor transformer station for direct service to customers.*

SECTION 13.2 SIZE OF PLOT

DWELLINGS: Every plot upon which a dwelling is erected shall be not less than 60 feet in width and 6000 square feet in area, provided that a plot consisting of a single lot of record on the

effective date of this Resolution may be utilized for a one-family dwelling.

NON-RESIDENTIAL USES: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width, and 10,000 square feet in area.

### SECTION 13.3 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed 30 percent of the area of the plot for two story buildings or ~~30~~ <sup>40</sup> percent for one story buildings.

### SECTION 13.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two and a half stories or 35 feet. Provided that permitted non-residential buildings and structures may be erected or altered to a height not exceeding 4 stories or 50 feet, if approved by the Board of Adjustment as being not injurious to surrounding property and in accord with the spirit and purpose of this Resolution.

### SECTION 13.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25' feet in depth,
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth.

### SECTION 13.6 SIDE YARDS.

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a side yard on each side, each of which shall be at least ~~5 feet~~, except that on a plot less than 60 feet in width which is utilized for a one-family or two-family dwelling, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 25 feet in width with an increase of one foot in width for each 2 feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and also a side yard at least 15 feet in width on the side of the plot abutting on a side street.

*7 1/2 feet in width for a one-family or a two-family dwelling and at least 10 feet in width for other residential uses,*



SECTION 13.7 REAR YARD

1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting upon a waterway shall be at least 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

SECTION 13.8 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>Size of Dwelling Unit</u>	<u>Square feet of plot area</u>
One room	1000
Two rooms	725
Three rooms	580
Four rooms	550
Each additional room	500

SECTION 13.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, and the minimum floor area of a dwelling unit in a multiple dwelling shall be 325 square feet.

SECTION 13.10 OPEN PARKING LOTS

Open parking lots for the parking of self-propelled passenger vehicles, not including buses, which may be accessory to a use permitted in the District or to a use located outside of the District, and approved by the Zoning Board pursuant to Section 13.1 Paragraph 6 above, shall be arranged, maintained and used in accordance with these requirements:

1. The plot shall provide a front yard not less than 25 feet in depth, nor less than the front yard of any existing residential structure immediately adjacent and on either side of the plot.
2. A side yard shall be provided on each side of the plot, except on an alley side, not less than 15 feet in width.
3. An ornamental fence or wall 4 feet in height shall be placed between the parking area and the required yards and on the rear plot line, with only such openings as may be required for access.

4. The required front and side yards shall be planted and kept in lawn that is maintained so as to present a healthy, neat and orderly appearance. The required yards shall be kept free from refuse and debris.
5. No signs shall be permitted other than unlighted entrance and exit markers, not exceeding 2 square feet in area, located within the parking area.
6. The parking area shall be provided and maintained with a stable surface treated and graded so as to prevent dust and surface water accumulation.
7. If lighting is provided for the parking area, all lights shall be subdued, shaded and focused away from all dwellings.

ARTICLE XIV APARTMENT R-4 DISTRICT

The following regulations shall apply in all R-4 Districts:

SECTION 14.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-3 District, subject to the limitations, requirements and procedure prescribed for such use.
2. Hospitals, sanitariums, convalescent homes, nursing homes.
3. Orphanages, institutions for the aged, indigent or infirm, but not including mental cases.
4. Community garage.
5. Accessory uses and structures.

SECTION 14.2 SIZE OF PLOT

RESIDENTIAL USE: Every plot used for residential purposes shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a lot of record on the effective date of this Resolution, may be utilized for a one-family dwelling.

NON-RESIDENTIAL USE: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

SECTION 14.3 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed the percent given in the following table for various heights of building:

<u>HEIGHT</u>	<u>PERCENT</u>
One story	40
Two story	35
Three story	35
Four story	34
Five story	32
Six story	30
Seven story	28
Eight story	26

SECTION 14.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding eight stories or 100 feet.

SECTION 14.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.

SECTION 14.6 SIDE YARDS

1. ONE-FAMILY OR TWO-FAMILY DWELLINGS: Every plot used for a one-family or two-family dwelling shall supply side yards as specified in Section 11.6.
2. MULTIPLE DWELLINGS: Every plot used for a multiple dwelling or rooming house shall provide a side yard on each side, each of which shall be at least 10 feet in width, provided that the above required width of side yard shall be increased by ~~2~~ <sup>2</sup> feet for each ~~foot~~ ~~by~~ ~~which~~ ~~the~~ ~~height~~ ~~of~~ ~~building~~ ~~exceeds~~ ~~22~~ ~~feet~~, unless a greater width of the yard is required under Article V, Yard Space Districts. *10 feet by which the height of building exceeds 22 feet*
3. NON-RESIDENTIAL USE: Every plot whose principal use is non-residential shall provide a side yard on each side, each of which shall be at least 25 feet in width with an increase of one foot in width for each 2 feet in height of the structure in excess of 20 feet, unless a greater width of the yard is required under Article V, Yard Space Districts.
4. Upon corner plots there shall be a front yard as hereinbefore specified, and also a side yard at least 15 feet in width on the side of the plot, abutting on the side street, unless a greater width is required under Paragraphs 1, 2 and 3 or Article V, Yard Space Districts.

SECTION 14.7 REAR YARD

1. ONE-FAMILY AND TWO-FAMILY DWELLINGS:

Every plot used for a one-family or a two-family dwelling shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting on a waterway shall be at least 25 feet in depth.

2. OTHER USES: Every plot, the principal use of which is other than a one-family or two-family dwelling, shall have a rear yard not less than 25 feet in depth, plus an increase in depth of ¼ foot for every  foot in height of building or structure in excess of 44 feet.

SECTION 14.8 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One room	700
Two rooms	500
Three rooms	400
Four rooms	350
Each additional room	300

SECTION 14.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet and the minimum floor area of a dwelling unit in a multiple dwelling shall be 325 square feet.

ARTICLE XV PLANNED APARTMENT R-4A DISTRICT

The following regulations shall apply in all R-4A Districts:

SECTION 15.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-4 District, subject to the limitations, requirements and procedure specified for such use.

SECTION 15.2 SIZE OF PLOT

Every plot shall be not less than 3 acres in area.

SECTION 15.3 HEIGHT

No building or structure, or part thereof shall be erected or altered to a height exceeding 8 stories or 100 feet.

SECTION 15.4 GENERAL REQUIREMENTS

The provisions of Article XIV, R-4 Districts, pertaining to Plot Coverage, Yards, Plot Area per Room, and Minimum Floor Area shall apply in all R-4A Districts

SECTION 15.5 PLAN APPROVAL

No building or structure or part thereof shall be erected, altered or used, or land or water used, except in accordance with a plan for the location, spacing, arrangement, size, height and character of buildings, structures and uses, streets, alleys, open spaces, yards, parking, recreational facilities, walls, fences, driveways, signs, access and circulation, which plan has been approved by the Zoning Board. No such approval shall be given by the Board unless the Board finds after public hearing that the proposed plan, and development thereunder, will conform to all of the applicable provisions of this Resolution, and will provide light, air, privacy, open space, safety, health, and protection to surrounding property in accord with the spirit and purpose of this Resolution.

ARTICLE XVI    MOTEL R-5 DISTRICT

The following regulations shall apply in all R-5 Districts:

SECTION 16.1    USES PERMITTED

1. Any use permitted in an R-4 District, subject to the limitations, requirements and procedure prescribed for such use.
2. Hotel, motel, tourist home, lodging house, boarding house, villas, bungalow court.
3. Private club, lodge, fraternity, sorority and other similar uses, not operated for profit.
4. Institutions of an educational, philanthropic or eleemosynary character, not operated for profit, other than penal or correctional institutions or vocational or trade schools.
5. Medical or dental, office or clinic.
6. Colleges and universities offering courses of study leading to an academic degree and meeting the requirements of the Southern Association of Colleges and Secondary Schools.
7. Accessory uses and structures, not involving a business, except as provided in Section 16.2 following.

SECTION 16.2    SPECIAL ACCESSORY USES

1. Hotels, apartment hotels and motels having 50 or more units may have restaurants, night clubs, dining rooms, or bars which are located in the main building and which are of such design and size as to cater primarily to the guests of the main use, subject to the provisions of all regulations of Broward County.
2. Hotels, apartment hotels, multiple dwellings and motels having one hundred or more guest rooms may have retail stores, personal service shops, offices and similar uses for the convenience of their guests.
3. The special accessory uses permitted under Paragraphs 1 and 2 above shall be subject to the following limitations and requirements:
  - (a) Access to such special accessory uses shall be limited to the interior of the building and there shall be no direct public access from the exterior of the building, provided that doors for exit purposes only may be located in the exterior walls of the building.
  - (b) There shall be no signs or advertising relating to such special accessory uses on the exterior or interior of the

building visible from any street, waterway, ocean front or adjacent property.

- (c) There shall be no show windows or displays relating to such special accessory uses on the exterior of the building or visible from any street, waterway, ocean front or adjacent property.
- (d) The space occupied by such special accessory uses shall be on the interior of the building and there shall be no evidence or indication of the existence of such special accessory uses on or from the exterior of the building.

SECTION 16.3 SIZE OF PLOT

Every plot shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution, not less than 50 feet in width, may be utilized for a one-family dwelling.

SECTION 16.4 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed the percent given in the following table for various heights of buildings:

<u>HEIGHT</u>	<u>PERCENT</u>
One story	50
Two story	48
Three story	47

SECTION 16.6 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One room	550
Two rooms	340
Three rooms	260
Four rooms	240
Each additional room	200

SECTION 16.7 FRONT YARD

Every plot shall have a front yard not less than 25 feet, unless a greater depth is required under Article V, Yard Space Districts.

SECTION 16.8 SIDE YARDS

1. ONE-FAMILY OR TWO-FAMILY DWELLINGS: Every plot used for a



one-family or two-family dwelling shall supply side yards as specified in Section 11.6.

2. OTHER PERMITTED USES: Every plot utilized for any other use permitted in an R-5 District shall provide a side yard on each side, each of which shall be at least 10 feet in width, provided that the above required width of side yard shall be increased by 3 feet for each 10 feet, or major fraction thereof, by which the height of the building exceeds 22 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and a side yard on the side street at least 15 feet in width, unless a greater width is required under Article V, Yard Space Districts.

#### SECTION 16.9 REAR YARD

Every plot shall have a rear yard not less than 25 feet in depth.

#### SECTION 16.10 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, the minimum floor area of a dwelling unit in a multiple dwelling shall be 325 square feet and the minimum floor area of a rental sleeping room in an hotel, motel, lodging house, tourist home or similar use shall be 150 square feet.

ARTICLE XVII HOTEL R-6 DISTRICT

The following regulations shall apply in all R-6 Districts:

SECTION 17.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-5 District, Subject to the limitations, requirements and procedure prescribed for such use.

SECTION 17.2 SIZE OF PLOT

Every plot shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution, not less than 50 feet in width, may be utilized for a one-family dwelling.

SECTION 17.3 HEIGHT

No building or structure, or part thereof shall be erected or altered to a height exceeding 15 stories or 150 feet, provided that where any portion of a building or structure is utilized for a medical or dental office or clinic, such use shall extend to a greater height than three stories or 35 feet. <sup>↑</sup>not

SECTION 17.4 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed the percent given in the following table for various heights of buildings.

<u>H EIGHT</u>	<u>PERCENT</u>
One story	50
Two story	48
Three story	47
Four story	45.5
Five story	44.0
Six story	42.5
Seven story	41
Eight story	39.5
Nine story	38
Ten story	36
Eleven story	34.5
Twelve story	33
Thirteen story	32
Fourteen story	31
Fifteen story	30

SECTION 17.5 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One room	450
Two rooms	275
Three rooms	200
Four rooms	175
Each additional room	150

SECTION 17.6 FRONT YARD

Every plot shall have a front yard not less than 25 feet in depth, provided that where the building exceeds ~~25~~ 100 feet in height, the depth of the front yard shall be increased by 2½ feet for each 10 feet, or major fraction thereof, by which the height of the building exceeds ~~25~~ feet. A greater depth of front yard shall be provided where required under Article V, Yard Space Districts.

SECTION 17.7 SIDE YARDS

- or two-family*
1. ONE-FAMILY OR TWO-FAMILY DWELLINGS: Every plot used for a one-family dwelling shall provide side yards as specified in Section 11.6
  2. OTHER PERMITTED USES: Every plot utilized for any other use permitted in an R-6 District shall provide a side yard on each side, each of which shall be at least 10 feet in width, provided that the above required width of side yard shall be increased by ~~2~~ 2 feet for each 10 feet, or major fraction thereof, by which the height of the building exceeds 22 feet.
  3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and a side yard at least 15 feet in width, unless a greater width is required under Paragraph 2 above or under Article V, Yard Space Districts.

SECTION 17.8 REAR YARD

Every plot shall have a rear yard not less than 25 feet in depth, which shall be increased by ~~2~~ 2½ feet for each 10 feet or major fraction thereof by which the height of the building exceeds ~~25~~ feet.

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SECTION 17.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, the minimum floor area of a dwelling unit in a multiple dwelling shall be 325 square feet and the minimum floor area of a rental sleeping room in an hotel, motel, lodging house, tourist home or similar use shall be 150 square feet.

ARTICLE XVIII TRAILER PARK T-1 DISTRICT

The following regulations shall apply in all T-1 Districts.

SECTION 18.1 PURPOSE OF DISTRICT

The T-1, Trailer Park District is intended to apply to areas to be used for the parking or placement of house trailers for occupancy as living quarters on a temporary or permanent basis.

SECTION 18.2 USES PERMITTED

No building or structure or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Trailer parks for use of house trailers as living quarters.
2. Accessory uses and structures, not including the conduct of any business occupation or profession except as permitted under Section 18.3 below.

SECTION 18.3 SPECIAL ACCESSORY USES

A trailer park, <sup>providing space for</sup> ~~40 or more~~ house trailers, may have retail stores and personal service shops for the care or treatment of the trailers' occupants or their clothing subject to the following limitations and requirements.

1. Such uses are wholly conducted within a completed enclosed building.
2. There are no signs or displays visible from any street, indicating such uses.
3. Such uses are conducted for the convenience of occupants of the trailer park and are not normally made available to other persons.
4. No animals, reptiles, insects poultry or fowl, shall be raised or kept in any trailer park, except where a trailer park has special facilities to take care of not more than one domestic animal per house trailer.

SECTION 18.4 PROHIBITED USES

The permissible uses enumerated in Sections 18.2 and 18.3 shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Display or sale of house trailers, except that an occupied house trailer, or an unoccupied house trailer previously occupied on the same site, may be sold on that site.
2. Storage or parking of house trailers except when a house trailer is located on a site preparatory to occupancy or between periods of occupancy.
3. Any filling station, service or repair garage.
4. No second-hand or used merchandise shall be offered for sale displayed or stored on the premises except as incidental to the bona-fide sale of a house trailer.
5. No animals, reptiles, insects, poultry or fowl, shall be raised or kept in any trailer park, except where a trailer park has special facilities to take care of not more than one domestic animal per house trailer.
6. Dwelling units or living quarters except in a house trailer or as an accessory use.

#### SECTION 18.5 PLOT SIZE

Every plot shall be not less than 150 feet in width and one acre in area.

#### SECTION 18.6 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two stories or 30 feet.

#### SECTION 18.7 TRAILER SITE AREA

Every house trailer shall be placed upon a site for such trailer and its appurtenances, having minimum dimensions of 35 feet by 40 feet.

#### SECTION 18.8 YARDS

Every plot used for trailer park purposes shall provide yards as follows:

1. FRONT YARD: Every plot shall have a front yard not less than 25 feet in depth, and this minimum depth of yard shall be provided on all streets upon which the plot abuts.
2. SIDE YARDS: Each side of every plot shall have a side yard not less than 10 feet in width.
3. REAR YARD: Every plot shall have a rear yard not less than 10 feet in depth.

4. No accessory building or structure shall be placed in any required yard space.

#### SECTION 18.9 SEPARATION OF TRAILERS

No part of any house trailer, or any addition or appurtenance thereto shall be placed within 10' of any other house trailer, addition or appurtenances thereto. No part of any house trailer or addition or appurtenance thereto shall be located within 25 feet of any accessory or service building or structure used in connection with a trailer park.

#### SECTION 18.10 ACCESS TO TRAILER SITES

Each trailer site shall abut upon a driveway or unobstructed space, not less than 30 feet in width, which space shall have unobstructed access to a street. Such driveway or space shall have a hard surfaced roadway not less than 20 feet in width and shall be adequately lighted.

#### SECTION 18.11 PORCHES AND ADDITIONS

Porches, additions and other appurtenances to house trailers shall conform to the provisions of this Article and also to the applicable provisions of all Broward County building regulations.

All canvas, portable or demountable roofs, porches or appurtenances shall be dismantled and stored either within the trailer or in some permanent building during the following circumstances:

- (1) Within one hour after all hurricane alerts by the U.S. Weather Bureau.
- (2) If the trailer is not to be occupied for a period of 30 days or more.

#### SECTION 18.12 HEALTH AND SANITATION

Every trailer park and the house trailers located therein shall comply with the following minimum requirements:

1. WATER SUPPLY: Fresh water supply shall be available within 100 feet of every trailer site.
2. TOILETS: No trailer site shall be more than 200 feet from approved toilet facilities.
3. REMOVALS: Provisions shall be made for the daily removal of all garbage, trash or refuse from each trailer site.
4. OCCUPANCY: The number of occupants of a trailer and its porch or additions shall be limited to the sleeping

accomodations for which the trailer was designed.

5. The sanitary regulations of the State and County shall be complied with as to all fixtures installed or maintained. Trailer parks shall provide at least one septic tank of 1800 gallons capacity which shall be increased as required by the Building Director if more than 20 trailers are accomodated.



## ARTICLE XIX NEIGHBORHOOD BUSINESS B-1 DISTRICT

The following regulations shall apply in all B-1 Districts:

### SECTION 19.1 PURPOSE OF DISTRICT

The B-1, Neighborhood Business District is intended primarily to meet the local neighborhood shopping and personal service needs of a limited surrounding residential area. Retail stores permitted therein are intended to include primarily convenience goods which are usually a daily necessity for a residential neighborhood.

### SECTION 19.2 USES PERMITTED

1. The following kinds of retail stores:  
Confectionery, dairy products, dressed poultry, drug, florist, fruit and vegetable, garden supply, gift, grocery, hardware, hobby supply, ice cream, jewelry, meat market, music, notions, pet supply, seafood, souvenir, sundry, supermarket, tobacco, toy, variety, wearing apparel.
2. Bakery or delicatessen, provided all preparation of food is for retail sale on the premises, and the services of not more than 6 persons, are utilized in any such establishment.
3. The following personal services:  
Barber, beauty parlor, hat cleaning and blocking, pressing and mending, shoe repair, shoe shine.
4. The following miscellaneous uses:  
Day nursery, dressmaking, laundry and dry-cleaning pick-up station, medical and dental offices, non-alcoholic beverage bar, nursery school, restaurant, self-service ice stations, tailor, watch and jewelry repair, self-service laundry.
5. Automobile parking lot and parking garage.
6. *Church, private or parochial school, nursery school or child care center.*
6. A residential use accessory to a permitted use.
7. Accessory uses and structures.

### SECTION 19.3 USES PROHIBITED

The permissible uses enumerated in Section 19.2 above shall not be construed to include, either as a principal or accessory use, any of the following, which are listed for emphasis:

1. Automobile, truck, trailer, motorcycle, boat or machinery sales, storage or service, including repair garages, used car lots, filling stations and auto laundries.
2. Mortuaries.

3. Business offices, and professional offices not listed under permitted uses.
4. Drive-in, restaurants or refreshment stands.
5. Wholesale establishments.
6. Pawn shops.
7. Sales, storage or display of lumber or building materials.
8. Theatres, night clubs, establishments for consumption of alcoholic beverages on the premises.
9. Plumbing, electrical or sheet metal shops.
10. Animal hospitals and veterinary clinics.
11. Cabinet or carpenter shop.
12. Storage or warehouse uses except as incidental to a permitted use.
13. Advertising sign.
14. Any other use first permitted in a less restricted district.

#### SECTION 19.4 LIMITATIONS ON USES

1. Except for automobile parking lots, all activities of permitted uses, including sale, display, preparation and storage, shall be conducted entirely within a completely enclosed building.
2. No second hand or used merchandise shall be offered for sale, displayed or stored.
3. All products produced shall be sold at retail in connection with a permitted use.
4. No retail store shall have a floor area open to the public, including display, service and sales, greater than 5000 square feet.

#### SECTION 19.5 HEIGHT

1. No building or structure shall be erected or altered for a use first permitted in a B-1 District to a height exceeding two stories or 30 feet.
2. No building or structure shall be erected or altered for any other use permitted in a B-1 District to a height exceeding 4 stories or 50 feet.

SECTION 19.6 PLOT SIZE

There shall be no minimum required width or area of plot.

SECTION 19.7 YARDS

1. Plots utilized for both a non-residential and permitted residential use shall provide yards as specified in Section 3.26.
2. All plots shall provide yards in accordance with Section 3.28.

ARTICLE XI COMMUNITY BUSINESS B-2 DISTRICT

The following regulations shall apply in all B-2 Districts.

SECTION 20.1 PURPOSE OF DISTRICT

The B-2, Community Business District is intended primarily to meet the shopping, and limited service needs of several neighborhoods or a substantial territory. Retail stores are intended to include convenience, fashion and durable goods. B-2 Districts may be located along traffic arteries or in concentrated shopping centers.

SECTION 20.2 USES PERMITTED

No building or structure, or part thereof, shall be erected altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in a B-1 District.
2. Hotel, motel, multiple dwelling, rooming or boarding house.
3. The following kinds of retail stores, and others similar thereto: Antiques, art supply, , automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, corsettiere, department, dry goods, furniture, furrier, greeting cards, home appliances household furnishings, leather goods and luggage, linens, fabrics and draperies, millinery and modiste, musical instruments, newstand, office furniture and equipment, optical goods, package liquor, paint, pets, sporting goods, stationery and books, television, radio and phonograph, wallpaper.
4. The following services: Bath and massage parlors, commercial gymnasiums, filling stations, fur storage, health institutions, radio, television and phonograph repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a filling station with not more than ~~5~~ such trailers for rental purposes.
5. The following amusement and recreation uses: Aquarium, assembly hall, night club, music hall, bar, tavern, pool or billiard room, theatre, museum, exhibits, amusement devices such as penny arcades, peep shows, shooting galleries, games of skill and science, astrologists, fortune telling, palmistry, phrenology.
6. The following office types of uses: Banks and financial institutions, business and professional offices, custom brokers and manufacturers agency, employment office,

governmental offices, messenger office, post office, public utility offices, stock broker, stock exchange, telegraph office, ticket office, travel agency, newspaper office.

7. The following water-related uses: Boat and marine motor service and repair while boats are in water, boat rental, livery and hire, Charter boats, group fishing boats, commercial wharves, piers, slips and anchorages, sightseeing and excursion boats.
8. The following miscellaneous uses: Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auctions of art goods, jewelry, rugs and the like, costumer, dental laboratory, interior decorator, motor bus terminal, lawn furniture sale, photographic studio, radio and television studios, day nursery or nursery school.
9. The following non-commercial types of uses: Church, church school and uses accessory thereto; library, museum and similar institutions of a non-profit character; publicly-owned or operated buildings or uses, including community buildings, parks, playgrounds, but not including dump, sanitary fill or incinerator; private club, lodge, fraternity and similar uses not operated for profit.
10. The following uses, subject to the Special approval of the Board after a finding of their necessity or desirability for public convenience and/or welfare and of their conformity with the spirit and purpose of this Resolution:
  - a. Fishing or amusement pier
  - b. Public utility station or substation.
11. Accessory uses and structures.

### SECTION 20.3 USES PROHIBITED

The permissible uses enumerated in Section 20.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Automobile, truck, trailer, motorcycle, or machinery, sales, display, storage or repair, including repair garages, new car agencies, used car lots and auto laundries.
2. Mortuaries, *vocational schools except as specifically permitted.*
3. Drive-in theatres, drive-in restaurants or drive-in refreshments stands.
4. Bulk sales, storage or display of lumber or building materials.
5. Wholesale establishments.

LAW OFFICES  
DALE, SCOTT & STEVENS

C. SHELBY DALE  
ROBERT C. SCOTT  
KENNETH G. STEVENS  
T. MINTON BAUGHMAN

201 SOUTHEAST SECOND STREET  
FORT LAUDERDALE, FLORIDA  
JACKSON 3-3435

March 4, 1958

Mr. William Rawls  
Broward County Zoning Department  
Broward County Court House  
Fort Lauderdale, Florida

Dear Mr. Rawls:

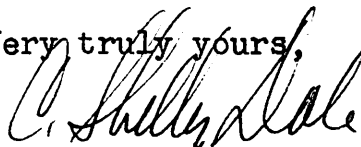
I hate to keep bothering you, but I do not seem to be able to accomplish the amendment that should go in Section 23.3 that was adopted at the February 7 meeting of the County Commission.

As you will recall, there was an amendment from the floor at that time which was adopted, so that Section 23.3(2) reads as follows: "open air display, sale or storage of new or used building materials, except as accessory to a permitted use."

The underlined portion is most important since it is contemplated by "electric utility yard" and "lumber yard" that open air storage of building materials would be permitted in these instances.

The reason I am writing you again on this is that I checked by your office today and find that under item 55 of the changes to zoning district categories, "electric utility yard" has been added, but the necessary language in Section 23.3(2) seems to have been omitted.

Very truly yours,



C. Shelby Dale

CSD:pkm

cc: Messrs. George Emory, County Zoning Dept.  
John U. Lloyd, County Attorney

6. Pawnshops.
7. Display or sale of second-hand or used merchandise except in antique store or in connection with a permitted auction.
8. Cabinet, carpenter, plumbing, electrical, sign or sheet metal shops.
9. Animal hospital or veterinary clinic.
10. Storage or warehouse uses except as accessory to a permitted use.
11. Any other use first permitted in a ~~less~~ restricted district.

#### SECTION 20.4 LIMITATIONS ON USES

1. Except for automobile parking lots, drive-in banks and filling stations, all activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building.
2. No second-hand or used merchandise shall be offered for sale, displayed or stored except in an antique store.
3. All products produced incidental to a permitted use shall be sold at retail on the premises.

#### SECTION 20.5 H EIGHT

~~No building or structure shall be erected or altered on any lot or use first permitted in a B-1 or B-2 District to a height exceeding 4 stories.~~

1. No building or structure shall be erected or altered ~~on any lot or use first permitted in a B-2 District~~ to a height exceeding 4 stories or 50 feet.

#### SECTION 20.6 PLOT SIZE

There shall be no minimum required width or area of plot.

#### SECTION 20.7 YARDS

1. Plots utilized for both a non-residential and a permitted residential use shall provide yards as specified in Section 3.26.
2. All plots shall provide yards in accordance with Section 3.28.

## ARTICLE XXI PLANNED BUSINESS CENTER B-2A DISTRICTS

The following regulations shall apply in all B-2A Districts.

### SECTION 21.1 PURPOSE OF DISTRICT

The B-2A, Planned Business Center District, is intended for locations where there is a need for proper design of buildings and structures, access and circulation and relation to surrounding areas to provide for efficient functioning of the permissible uses, especially business uses, and for adequate protection to adjacent and nearby residential areas. These objectives can be only defined in general terms, and their realization can only be attained by review and specific approval of the site plans for each development in such planned business district.

### SECTION 21.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part for other than one or more of the following specified uses:

1. Any use permitted in B-2 Districts.

### SECTION 21.3 USES PROHIBITED

The permissible uses enumerated in Section 21.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Any use listed as prohibited in an B-2 District.

### SECTION 21.4 LIMITATIONS ON USES

1. Except for automobile parking lots and filling stations, all activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building, *unless otherwise indicated and approved in a development plan.*
2. No second hand or used merchandise shall be offered for sale, displayed or stored except in an antique store.
3. All products produced incidental to a permitted use shall be sold at retail on the premises.

### SECTION 21.5 APPROVAL OF DEVELOPMENT PLAN

1. No building or structure shall be erected or altered or land or water used, or any change of use consummated, nor shall any building permit be issued therefor unless and until a develop-



ment plan for such building, structure and/or use shall have been presented to and approved by the Zoning Board.

2. Any such building, structure and/or use shall be erected, altered or installed, and maintained in full conformity with the provisions of this Resolution and with development plans which have been approved by the Zoning Board.
3. In passing upon and approving such development plans the Zoning Board shall consider the location, size, height, spacing, appearance, character and use of any building, structure or use and their appurtenances, access and circulation for vehicles and pedestrians, streets, parking areas, yards and open spaces, and relationship to adjacent property. The Zoning Board shall not approve such development plan unless it finds that such development plan conforms to all applicable provisions of this Resolution, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous and nearby residential property. The Zoning Board may attach to its approval of a development plan any reasonable conditions, limitations or requirements which are found necessary in its judgment to effectuate the purposes of this Section and to carry out the spirit and purpose of this Resolution.
4. A development plan for the purposes of this Section shall include, but not necessarily be limited to, the following plans, designs, specifications and information.
  - a. Site Plan with grades or contours.
  - b. Elevations, floor plans and uses of all buildings and structures.
  - c. Location and character of all outside facilities for waste disposal.
  - d. All curb cuts, driveways, parking areas, loading areas and surfacing materials, of same.
  - e. All pedestrian walks, malls, yards and open areas.
  - f. Location, size, character, height and orientation of all signs.

#### SECTION 21.6 HEIGHT

No building or structure shall be erected or altered to a height exceeding 4 stories or 60 feet.

#### SECTION 21.7 PLOT SIZE

Every plot shall be not less than 100 feet in width and 10,000 square feet in area.

#### SECTION 21.8 YARDS

Yards shall be provided for every plot as required by the provisions of Section 3.28, provided that the Zoning Board may modify such yard requirements pursuant to the provisions of Section 21.5 in giving its approval on a Development Plan.

## ARTICLE XXII GENERAL BUSINESS B-3 DISTRICTS

The following regulations shall apply in all B-3 Districts.

### SECTION 22.1 PURPOSE OF DISTRICT

The B-3, General Business District is intended to apply to arterial streets and trafficways where business establishments primarily not of a neighborhood or community service type may *properly* locate to serve large sections of the city and metropolitan area. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.

### SECTION 22.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

#### USES PERMITTED

1. Any use permitted in a B-1 or B-2 District.
2. New or used automobile, truck and trailer display, sales and repairs. Repair and service garage, not including bumping and painting. Auto laundry. Display and storage of not more than 10 utility trailers for sale or rental purposes.
3. Boat sales.
4. Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonograph repair, newspaper printing plant.
5. Archery range, barbecue stand, boxing or sports arena, drive-in restaurant or refreshment stand, golf driving range, miniature golf course, bowling alley, pony ride and pony riding ring, skating rink, swimming pool.
6. Armory, lodge hall, pawn shop, telephone exchange, taxidermist, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery or landscaper.
7. Tire and battery store, retail plumbing and electrical fixtures, lawnmower rental, sales, and service, ship chandlery.
8. Accessory uses and structures.

### SECTION 22.3 USES PROHIBITED

The permissible uses enumerated in Section 22.2 above shall not

be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Open air sale or display of machinery, farm implements, construction equipment.
2. Manufacturing except as accessory to a permitted use.
3. Wholesale, warehouse or storage uses.
4. Any use first permitted in a less restricted district.

#### SECTION 22.4 LIMITATIONS ON USES

All products produced incidental to a permitted use shall be sold at retail on the premises.

#### SECTION 22.5 HEIGHT

No building or structure shall be erected or altered to a height exceeding 4 stories or 60 feet.

#### SECTION 22.6 PLOT SIZE

1. There shall be no minimum required size of plot for non-residential uses.
2. Plots containing a residential use permitted in an B-2 District shall be not less than 100 feet in width and 10,000 square feet in area.

#### SECTION 22.7 YARDS

1. Plots, which have both non-residential and permitted residential uses, shall be provided with the yards specified under Section 3.26.
2. All plots shall provide yards in accordance with Section 3.28.

#### SECTION 22.8 MINIMUM FLOOR AREA

The minimum floor area of a dwelling unit shall be 325 square feet. The minimum floor area of a rental sleeping room in an hotel, motel, lodging house, tourist home or similar use shall be 150 square feet.

ARTICLE ~~XXIII~~ COMMERCIAL C-1 DISTRICTS

The following regulations shall apply in all C-1 Districts.

SECTION 23.1 PURPOSE OF DISTRICT

The C-1 Commercial District is generally intended for certain repair and other services, wholesale, storage and warehouse uses and sales of large or heavy machinery and equipment. It serves large sections of the City or metropolitan area rather than nearby residential areas, and does not cater to pedestrian trade.

SECTION 23.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in B-3 Districts, except as specified in Section 23.3.
2. Sales and display of the following:
  - Automobile second hand parts (No wrecking)
  - Agricultural implements
  - Building supplies in a building
  - Construction equipment
  - Dairy supplies
  - Feed
  - Fertilizer
  - Fuel
  - Machinery
  - Monuments
  - Motorcycles
  - Pumps
  - Produce
  - Restaurant and hotel, supplies and equipment
  - Second-hand merchandise
  - Ship Chandlery
  - Swimming pool supplies
  - Tractors
  - Welding equipment and supplies
3. The following service establishments:
  - Ambulance service
  - Animal Hospital
  - Bookbinding
  - Boarding Kennel
  - Cleaning and Dyeing establishment
  - Carpet and rug cleaning
  - Crating, packing and shipping service
  - Distribution service and package delivery
  - Diaper Service
  - Food Catering
  - Fruit packing and shipping

Glass and mirror shop  
Linen supply  
Laundry  
Milk Distributing stations  
Magazine wholesale agency  
Mirror silvering  
Printing, lithography and engraving  
Soft drink bottling

4. The following repair and shop uses:

Automobile body shop  
Automobile paint shop  
Awning and canvas shop  
Battery repair and rebuilding  
Cabinet and carpenter shop  
Electrical repair shop  
Electrical contractor shop  
Furniture repair shop  
Household repair shop  
Heating contractor shop  
Plumbing shop  
Roofing contractor shop  
Restaurant and store fixture shop  
Sheet metal shop  
Sign painting shop  
Sign shop  
Tinsmith shop  
Tire recapping and vulcanizing  
Upholstering shop

5. The following wholesale, warehouse and storage uses:

Cold storage plant  
Frozen food lockers  
Ice storage house  
Fish house  
Storage warehouse  
Wholesale establishment  
Wholesale seafoods.

6. The following miscellaneous uses:

Boat building and repair, up to 45 foot length  
Creamery  
Express office  
Gas regulator station  
Railroad freight or passenger station  
Railroad transfer, storage and team tracks  
Theatrical studio  
Trade and vocational school  
Transformer and electrical switching station  
Seaplane base  
Utility trailer display and storage  
Lumber yard

7. Accessory uses and structures

SECTION 23.3 USES PROHIBITED

The permissible uses enumerated in Section 23.2 above shall

not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. <sup>Open air</sup> Motor Freight Terminal
2. display, sale or storage of new or used building materials
3. Any use first permitted in a less restricted district.
4. Dwellings, except as accessory to a permitted use.
5. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
6. Hospitals, sanitariums, orphanages and similar institutions for the care of treatment of persons.

#### SECTION 23.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding 6 stories or 90 feet.

#### SECTION 23.5 PLOT SIZE

There shall be no minimum required size of plot.

#### SECTION 23.6 YARDS

Yards shall be provided in accordance with the provisions of Sections 3.26 and 3.28.

*except as accessory to a permitted use.*

ARTICLE XXIV LIGHT INDUSTRIAL M-1 DISTRICTS

The following regulations shall apply in all M-1 Districts.

SECTION 24.1 PURPOSE OF DISTRICT

The M-1 Light Industrial District is intended primarily for the manufacture of small articles and non-objectionable products not involving the use of any materials, processes or machinery likely to cause undesirable effects upon nearby or adjacent residential or business property. The M-1 District may directly abut a residential or business district and the activities permitted in an M-1 District are intended to be such as may be compatible with such neighboring districts under the yard and separation regulations provided. In order to minimize conflict and preserve the M-1 Districts for their primary purposes, residential and institutional uses are not permitted therein.

SECTION 24.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following uses;

1. Any use permitted in a B-3 District, except as prohibited in Section 24.3
2. Manufacture of the following:
  - Brooms and brushes
  - Candy
  - Cigars, cigarettes or snuff
  - Cosmetics and toiletries, except soap
  - Clothing and hats
  - Ceramic products, electrically fired
  - Candles
  - Dairy products
  - Ice Cream
  - Jewelry
  - Leather goods and luggage
  - Optical equipment
  - Orthopedic and medical appliances
  - Pottery, electrically fired
  - Perfume
  - Pharmaceutical products
  - Precision instruments
  - Plastic products, except pyroxylin
  - Paper products, and cardboard products
  - Silver ware
  - Spices and spice packing
  - Stationary
  - Shoes
  - Television, radio and Phonograph

- One motor*
3. Manufacture of products from aluminum, brass, bronze, copper, steel, or other metal or from bone, cloth, hair, leather, paper, rubber, shell, plastic, wood or other materials, provided power not in excess of 3 horsepower *on any* is utilized in the operation of any one machine, such as:

Artificial flowers, feathers or plumes  
 Bags  
 Buttons or novelties  
 Canvas products  
 Food products, chewing gum, syrups, fruit juices, extracts, drugs or medicines

Electrical fixtures  
 Electronic devices  
 Hardware and cutlery  
 Musical instruments  
 Small parts and devices

4. Any of the following:

Bakery  
 Cutting or blending of liquor  
 Cheese making  
 Carpenter and cabinet shop  
 Electroplating  
 Egg storage, candling or processing  
 Hydroponic garden  
 Hatchery, fish or fowl  
 Motion picture studio

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Pattern making

Slat house

Stamping, dieing, shearing or punching of metal not over  
*1/8 inch in thickness incidental to other manufacturing processes.*

Tool, die and gauge shop  
*Transformer and electrical switching station.*

5. warehouses and storage buildings
6. Accessory uses and structures, including living quarters accessory to a permitted use.

SECTION 24.3 USES PROHIBITED

The permissible uses enumerated in Section 24.2 above shall not be construed to include, either as a principal or accessory use any of the following, which are listed for emphasis:

1. The manufacture of any product or the utilization of any process or operation expressly specified for a M-2 or M-3 District.
2. Foundry
3. Drop forging



4. Stamping, dieing, shearing or punching of metal exceeding 1/8 inch in thickness, *or of lesser thickness except as incidental to other manufacturing processes.*
5. Paint or varish manufacture.
6. Oil compounding or barrelling.
7. Manufacture of asphalt, brick, tile, cement, lime, plaster, concrete, or products thereof.
8. Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, Contractors' equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber, machinery, propane, roofing, rope, sand, stone, tar, tarred or creosoted products, terra cotta, timber, wine, wood or wool.  
This prohibition does not apply to storage of these materials in warehouses.
9. Use of automatic screw machines.
10. Institutions for the housing, care, or treatment of sick, indigent, aged or adolescent persons.
11. Dwellings except as accessory to a permitted use.
12. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
13. Motor freight terminals.

#### SECTION 24.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding two stories or ~~50~~ <sup>50</sup> feet.

#### SECTION 24.5 PLOT SIZE

There shall be no minimum required size of plot.

#### SECTION 24.6 YARDS

Every plot shall be provided with yards not less than the following unless a greater size, width or depth of yard is required under Sections 3.26 and 3.28.

1. FRONT YARD: Every plot shall have a front yard not less than 25 feet in depth. Where a plot abuts on two or more streets, every street yard shall be classed and provided as a front yard.

2. SIDE YARDS: There shall be a side yard, on each side of every plot, not less than 10 feet in width.
3. REAR YARD: Every plot shall have a rear yard not less than 20 feet in depth.

ARTICLE XXV MEDIUM INDUSTRIAL M-2 DISTRICTS

The following regulations shall apply in all M-2 Districts.

SECTION 25.1 PURPOSE OF DISTRICT

The M-2, Medium Industrial District, is intended primarily for those manufacturing operations which by their inherent nature, or by virtue of the materials used, processes utilized or products produced, may involve some characteristics objectionable to or incompatible with residential areas. Hence M-2 Districts are not intended for locations abutting residential property. In order to minimize possible conflicts and preserve M-2 Districts for their primary purposes, residential or institutional uses are not permitted therein.

SECTION 25.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an M-1 District or a C-1 District

2. Manufacture of the following:

Automobile accessories, except tires.  
Acids, except hydrochloric, nitric, picric, sulphurous  
or sulphuric acid.

Boxes

Carbon

Canvas, cloth, cork, excelsior or textiles.

Disinfectant and insecticide

Batteries and other electrical apparatus

Mattress

Poison

Rope

Sash and doors

Sperm oil

Starch, glucose and dex|trine
|  |

3. Any of the following:

Automatic screw machines

Automobile assembly plant

Animal burying ground

Animal refuge

Assaying

~~Airport~~ Airplane hanger

Brewing and distilling of malt beverages or liquors

Blacksmith shop

Canning factory

Cider mill

Carnival, Circus or similar amusement enterprise

Cooperage

Cemetery, columbarium, mausoleum or crematory

Construction or contractor yard

*Meat processing, no slaughtering.*

Circus quarters, menagerie or keeping of wild animals  
Correctional or penal institution  
Die casting  
Fish smoking, curing or canning  
Livery stable, riding academy or dude ranch  
Lumber yard with planing mill  
Metal-buffing, plating and polishing  
Machine shop  
Millwork, lumber and planing mill  
Motor freight terminal and depot  
Mattress and bedding renovator  
Painting and varnishing  
Race Track, automobile, motorcycle, horse or dog  
Radio or television, broadcasting towers or antenna  
Rifle range  
Tank storage of bulk oil and gasoline  
Truck terminal or motor freight terminal  
Welding shop

4. Storage in bulk of asphalt, brick, building materials, butane cement, clay products, concrete products, coal, contractor's equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber, machinery, propane, roofing, rope, sand, stone, tar, tarred or creosoted products, terra cotta, timber, wood or wool, provided the area so used is located inside a fully enclosed building or masonry wall at least 6 feet in height.

5. *Accessory uses and structures, including living quarters accessory to a permitted use.*

2. Foundry

3. Drop forging

4. Smelting or refining of ores or metals

5. Paint or varnish manufacture

6. Manufacture of asphalt, brick, tile, cement, lime, plaster, concrete or products thereof.

~~7. Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, contractor's equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber, machinery, propane, roofing, rope, sand, stone, tar, tarred or creosoted products, terra cotta, timber, wine, wood or wool.  
This prohibition does not apply to storage of these materials inside a building.~~

8. One-family, two-family, or multiple dwellings except as specified under permitted uses.

8. Hotel, motels, boarding or rooming houses, lodging house, tourist home, trailer court or park, bungalow court.
9. Institutions for the housing care or treatment of sick, indigent, aged or adolescent purposes.

#### SECTION 25.4 HEIGHT

No building or structure, or part thereof, shall be erected, or altered to a height exceeding 4 stories or ~~5~~ feet.  
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#### SECTION 25.5 PLOT SIZE

There shall be no minimum required size of plot.

#### SECTION 25.6 YARDS

Every plot shall be provided with yards not less than the following unless a greater size, width or depth is required under Sections 3.26 and 3.28.

1. FRONT YARD: Every plot shall have a front yard not less than 25 feet in depth. Where a plot abuts on two or more streets, every street yard shall be classed and provided as a front yard.
2. SIDE YARDS: There shall be a side yard, on each side of every plot, not less than 10 feet in width.
3. REAR YARD: Every plot shall have a rear yard not less than 20 feet in depth.

ARTICLE XXVI GENERAL INDUSTRIAL M-3 DISTRICTS

The following regulations shall apply in all M-3 Districts.

SECTION 26.1 PURPOSE OF DISTRICT

The M-3, General Industrial District, is intended primarily for those manufacturing activities which may unavoidably create some undesirable effects and which are not properly associated with residential or business areas. In order to minimize conflict, and to preserve and protect the character of the General Industrial Districts, certain residential and institutional uses are not permitted therein.

SECTION 26.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an M-2 District

2. Any of the following:

Automobile body plant

~~\_\_\_\_\_~~

Arsenal

Asphalt storage, liquid or solid

Boiler works

Bag cleaning

Butane and propane, manufacture and storage

Bulk storage of petroleum and petroleum products

Cotton gin or cotton oil mill

Canning or preserving

Concrete batching or transit mix plant

Cotton baling or compressing

Enameling plant

Extraction of animal or fish, fats and oils

Electric power plant

Feed grinding or processing

Flour mill

Galvanizing plant

Gas holder

Grain elevator and storage

Gravel crushing, screening and washing

Grain mill

Heat treating plant

Hair factory

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Iron or steel fabrication plant

Livestock auction sales

Metal stamping and pressing

Oil compounding or barreling

Oil reclamation plant

*Fertilizer manufacture limited to cold compounding of non-odorous materials*

or soil: excavation, removal,

Oil well equipment, service and supplies  
Potash works  
Paving plant  
Quarry or stone mill  
Railroad round house  
Rock, sand, gravel distribution, crushing, screening,  
Radium extraction  
Slag crushing or dump  
Salt works  
Salvage store and yard  
Sand blasting  
Septic tank service  
Stone cutting, monument works  
Storage or poisonous gases and insecticides  
Saw mill  
Shipbuilding or shipyard  
Sugar refining  
Wool pulling or scouring  
Vegetable oil manufacture, refining, storage  
Yeast plant

Tires and rubber products  
manufacture

3. The following uses, when approved by the Zoning Board after public hearing for a specific location, after a finding by the said Board that such use can be permitted with proper consideration and protection for surrounding areas and with full compliance with the spirit and purpose of this Resolution:

1. Animal slaughterhouse or abattoir
2. Asphalt manufacture or refining
3. Asphalt paving plant
4. Corrosive acid manufacture including hydrochloric, nitric, picric, sulphurous and sulphuric acids
5. Bone distillation
6. Blast furnace
7. Butane and propane manufacture or storage
8. Cement, lime, gypsum or plaster of paris, manufacture or grinding
9. Creosote manufacture or treatment
10. Coke oven
11. Distillation of coal tar, petroleum, refuse, grain or wood
12. Drilling, production or refining, of petroleum or inflammable liquids
13. Drop forge plant
14. Fat rendering
15. Fertilizer manufacture, except the cold compounding of non-odorous materials
16. Foundry
17. Gunpowder, fireworks or other explosives, manufacture, or storage except as incidental to a permitted use.
18. Garbage, offal, dead animal, refuse, rancid fats: incineration, reduction or storage

19. Glue, size or gelatin manufacture, where the processes used include the refining or recovery of products from fish, animal refuse or offal.
  20. House wrecking yards, used building material yards
  21. Junk yards, automobile wrecking yards.
  22. Paper and pulp mills
  23. Pyroxlin and pyroxlin product manufacture
  24. Rubber manufacture from raw materials
  25. Sewage disposal plants
  26. Smelting or refining of metals or ores
  27. Steel manufacture by Bessemer, open hearth or other process
  28. Steel mill, rolling mill, blooming mill
  29. Stock yards or feeding pens
  30. Tanning, curing or storage of raw hides or skins, except as incidental to taxidermy
  31. Tallow, grease or lard manufacture or refining from animal fat.
4. Other uses not prohibited by this Resolution and not included under Paragraph 3 above.
5. Accessory uses and structures, including living quarters accessory to a permitted use.

#### SECTION 26.3 USES PROHIBITED

1. Dwellings except as accessory to a permitted use.
2. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
3. Institutions for the housing, care or treatment of sick, indigent, aged, adolescent or other persons.

#### SECTION 26.4 HEIGHT

No building or structure or part thereof shall be erected or altered to a height exceeding 150 feet.

#### SECTION 26.5 PLOT SIZE

Every plot utilized for a use first permitted in an M-3 District shall not be less than 200 feet inwidth and 20,000 square feet in area.

#### SECTION 26.6 YARDS

Every plot shall be provided with yards not less than the following unless a greater size, width or depth is required under Sections 3.26 and 3.28.



1. FRONT YARD: Every plot shall have a front yard not less than 25 feet in depth. Where a plot abuts on two or more streets, every street yard shall be classed and provided as a front yard.
2. SIDE YARDS: There shall be a side yard on each side of every plot, not less than 10 feet in width.
3. REAR YARD: Every plot shall have a rear yard not less than 20 feet in depth.