

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA, AT CHAPTER 94, ZONING AND LAND DEVELOPMENT REGULATIONS, CREATING THE RAILROAD TRANSITION DISTRICT (RTD) IN SECTION 94-4 (ZONING DISTRICTS ESTABLISHED), ESTABLISHING SECTION 94-149 (RAILROAD TRANSITION DISTRICT), AMENDING SECTION 94-243 (SCHEDULE OF DISTRICT REGULATIONS) AND SECTION 94-272 (PERMITTED USE TABLE); DECLARING THIS AMENDMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING A CONFLICTS CLAUSE, A CODIFICATION CLAUSE, AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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WHEREAS, the City has identified properties located along railroad rights-of-way that are immediately adjacent to single family neighborhoods; and

WHEREAS, the City desires to amend Chapter 94 (Zoning and Land Development Regulations) of the City's Code of Ordinances to establish a Railroad Transition District zoning category and its associated development regulations to provide a mixed-use zoning district that would be conducive to these properties; and

WHEREAS, the Planning Board recommended approval (7-0) of this request to the City Commission after a Public Hearing on February 17, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:

SECTION 1: The City Commission hereby finds and determines that the amendment to the Zoning and Land Development Regulations proposed by this Ordinance is consistent with the Comprehensive Plan of the City adopted pursuant to Sections 163.3161 et seq., Florida Statutes.

SECTION 2: The City Commission hereby finds and determines that the amendment to the City's Zoning and Land Development Regulations described herein is consistent with the standards established in Section 94-32 of the Zoning and Land Development Regulations as follows:

- A. The proposed amendment is consistent with all elements of the City's Comprehensive Plan.
- B. The City has identified areas where properties adjacent to the railroad right-of-way and existing single family neighborhoods would benefit from a new zoning district that is compatible with such context. The

ORDINANCE NO. 4620-16

establishment of a new zoning district necessitates an amendment to the Zoning and Land Development Regulations.

- C. No development is proposed at this time; any future development will be reviewed in accordance with the City's ZLDRs and reviewed for compliance with the City Development Code.
- D. The proposed zoning designation will provide for development that is compatible with the surrounding residential neighborhood, as well as the adjacent FEC railway.
- E. Future development on the subject properties is not expected to exceed the capacity of the various public facilities; and a developer will be required to make any upgrades necessary in order to accommodate development of their site.
- F. The proposed amendments will not result in an impact on the natural environment. The subject properties are either vacant land that was previously developed, or has non-residential development currently on the property.
- G. The proposed amendment will provide for development that is more conducive to the surrounding area, especially with regard to the close proximity to the railroad tracks.
- H. With the proposed development regulations, it can be assured that the development will continue to be in scale with the existing neighborhood and compatible with nearby residences.

SECTION 3: The Code of Ordinances of the City of West Palm Beach at Chapter 94 (Zoning and Land Development Regulations); Article I (In General), Section 94-4 (Zoning Districts Established; Relationship to Land Use Categories in Comprehensive Plan) is hereby amended to add the Railroad Transition District and shall read as follows:

Sec. 94-4. - Zoning districts established; relationship to land use categories in comprehensive plan.

- (a) Zoning districts established. The city is hereby divided into various residential, commercial, industrial, and special zoning districts that are shown on the Zoning Atlas for West Palm Beach. These zoning districts shall be applied to real property within the city by ordinance of the city commission. The zoning districts shall be as follows:

ORDINANCE NO. 4620-16

SF3	Single-Family Low Density-3 Residential
SF5	Single-Family Medium Density-5 Residential
SF7	Single-Family Low Density Residential
SF11	Single-Family/Small Lot High Density Residential
SF14	Single-Family High Density Residential
SF7-C4	Historic Single-Family Low Density Residential, Context 4
SF14-C2	Historic Single-Family High Density Residential, Context 2
SF14-C3	Historic Single-Family High Density Residential, Context 3
SF14-C5	Historic Single-Family High Density Residential, Context 5
MF14	Multifamily Low Density Residential
MF20	Multifamily Medium Density Residential
MF32	Multifamily High Density Residential
MF14-C1	Historic Multifamily Low Density Residential, Context 1
MF14-C2	Historic Multifamily Low Density Residential, Context 2
MF20-C1	Historic Multifamily Medium Density Residential, Context 1
MF32-C1	Historic Multifamily High Density Residential, Context 1
CC2	City Center Lake Front
CM	Commercial Marine
OC	Office Commercial
NC	Neighborhood Commercial
GC	General Commercial
AC	Airport Commercial
POR	Professional Office Residential
I	Industrial
ROS	Recreation and Open Space
CS	Community Service
UT	Utility
PC	Planned Community
PD	Planned Development
(CON)	Conservation
NMUD-I	Northwood Mixed-Use District - Building Type I
NUMD-II	Northwood Mixed-Use District - Building Type II
NMUD - III	Northwood Mixed-Use District - Building Type III
CMUD - I	Currie Mixed-Use District
BMUD - I	Broadway Mixed-Use District - Building Type I
BMUD - II	Broadway Mixed-Use District - Building Type II
CAD-5	Cultural Arts District - 5
CLD-25	Clearlake District - 25
FWD-5	Flagler-Waterfront District - 5
ICD-2	Industrial Chic District - 2
ICD-5	Industrial Chic District - 5
LD-R	Loftin District - Residential
LD-4	Loftin District - 4
LD-5	Loftin District - 5
LD-10	Loftin District - 10
BPD-R	Brelsford Park District - Residential

Language underlined added, and language ~~stricken~~ deleted.

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ORDINANCE NO. 4620-16

BPD-5	Brelsford Park District - 5
CWD-CD	Clematis-Waterfront District - Conservation District
CWD-5	Clematis-Waterfront District - 5
CWD-10	Clematis-Waterfront District - 10
QGD-5	Quadrille Garden District - 5
QGD-10	Quadrille Garden District - 10
QGD-25	Quadrille Garden District - 25
TOD-8	Transit-Oriented District - 8
TOD-10	Transit-Oriented District - 10
TOD-25	Transit-Oriented District - 25
QBD-3	Quadrille Business District - 3
QBD-5	Quadrille Business District - 5
QBD-8	Quadrille Business District - 8
QBD-10	Quadrille Business District - 10
NWD-R	Northwest District - Residential
NWD-2	Northwest District - 2
NWD-4	Northwest District - 4
NWD-5	Northwest District - 5
PPD-R	Providencia Park District - Residential
PPD-PO	Providencia Park District - Professional Office Overlay
UOS	Urban Open Space
<u>RTD</u>	<u>Railroad Transition District</u>

- (b) Boundaries. The boundaries of each district are designed and established as shown on the Zoning Atlas of the City of West Palm Beach, Florida.
- (c) Relationship to land use categories in comprehensive plan. Table I-1 shows which zoning districts are consistent with and implement the land use categories in the city comprehensive plan, future land use element.
- (d) Relationship to the future land use map. Special impact zone (SIZ) notation on the future land use map does not reflect or change densities or intensities but is to ensure heightened site plan review and could be subject to more restrictive site plan requirements. (see future land use element policies 1.7.4 and 1.7.5)

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TABLE I-1
FUTURE LAND USE DESIGNATION AND ZONING DISTRICT CORRESPONDENCE

	Zoning Districts																				
<div>Future Land Uses-Future Designation</div>	SF3 thru SF14	Historic Single-family Residential Districts (SF7- C4 thru SF14-C5)	MF14 thru MF32	Historic Multifamily Residential Districts (MF14-C1 thru MF32-C1)	DMP Sub-districts	CC2 CC2/PD	CM	OC	NC	GC	AC	POR	<u>RTD</u>	I	ROS	CS	UT	PC	PD ⁹	CON	MUD
Single-Family Low Density (SFLD)	SF3																		X		
Single-Family Medium Density (SFMD)	SF5																		X		
Single-Family (SF)	SF7 SF11 SF14	X																	X		
Multifamily Medium Density (MFMD)			X	X															X		
Multifamily (MF)			X	X								X ¹							X ²		
Commercial East (CE) ³							X	X ⁴	X	X			X						X		
Commercial DRI																			X		
Commercial (C)								X ⁴	X	X	X								X		
UCBD/ Downtown					X	X													X ⁵		

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ORDINANCE NO. 4620-16

<u>Future Land Uses-Future Designation</u>	Zoning Districts																	
	SF3 thru SF14	Historic Single-family Residential Districts (SF7- C4 thru SF14-C5)	MF14 thru MF32	Historic Multifamily Residential Districts (MF14-C1 thru MF32-C1)	DMP Sub-districts	CC2 CC2/PD	CM	OC	NC	GC	AC	POR	<u>RTD</u>	I	ROS	CS	UT	PC
Office/Residential (OR)								X				X						
Industrial (I)														X				X
Conservation (CON)																		X
Planned Community (PC)																	X	X
Community Service (CS)															X	X		X
Utility (UT)																	X	
Mixed-Use (MU)												X ⁶						X ⁷
																		X ⁸

Notes:

- Professional offices shall only be located within an existing professional office building that was legally established on or before January 10, 2010. Limited commercial uses that do not occupy more than five percent of the total project square footage may be permitted if they: a) are located within a planned development district; b) are designed for the convenience of the residents and are neighborhood serving commercial uses; and c) are vertically integrated with the residential uses. (see Future Land Use Policy 1.1.3)
- The commercial east (CE) land use designation is only applicable east of I-95.
- Residential uses are not permitted in a commercial future land use designation and are only permitted in OC if east of I-95 in a corresponding commercial east (CE) future land use designation.
- Planned developments (PDs) shall be prohibited unless legally established on or before December 4, 1995 per Ord. No. 2759-94. Existing PDs are regulated by section 94-104(e).

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ORDINANCE NO. 4620-16

6. The professional office residential (POR) zoning district within the Currie mixed-use district is only applicable to planned developments legally established on or before July 19, 2004.
7. New planned developments (PDs) are not permitted within a mixed-use zoning district.
8. The "MU" zoning district is applicable to the Currie Corridor mixed-use district (CMUD), the Broadway mixed-use district (BMUD), and the Northwood mixed-use district (NMUD).
9. Planned development densities (dwelling units per acre) and intensities (FAR) shall not exceed the allowable maximum densities and intensities provided for in the Comprehensive Plan Future Land Use Element Policy 1.1.3 Future Land Use Designation Densities and Intensities.

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Language underlined added, and language ~~stricken~~ deleted.

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SECTION 4: The Code of Ordinances of the City of West Palm Beach is hereby amended at Chapter 94 (Zoning and Land Development Regulations); Article V (Commercial Districts), to add Section 94-149 (Railroad Transition District) to read as follows. The remainder of Article V shall remain unchanged:

Sec. 94-149. – Railroad Transition District (RTD).

Development standards for the railroad transition district shall be as follows:

- (1) Minimum lot dimensions:
 - a. Lot area: 5,000 square feet.
 - b. Lot width: 50 feet.
- (2) Minimum setbacks:
 - a. Front: 25 feet.
 - b. Corner: 15 feet.
 - c. Side: ten feet.
 - d. Rear: 15 feet.
- (3) Maximum lot coverage by buildings: 60 percent.
- (4) Maximum lot coverage by impermeable surface: 85 percent.
- (5) Minimum required open space and landscape areas:
 - a. Minimum required open space: 40 percent.
 - b. Minimum required landscape area: 15 percent.
- (6) Maximum building height: 40 feet or two feet in height for each one foot setback from side and rear setbacks, whichever is greater.
- (7) Building separation: zero feet or not less than ten feet.
- (8) Maximum floor area ratio: 0.50
- (9) Residential density. The maximum density under the RTD district shall be 14 dwelling units per acre.
- (10) Mixed-uses. A project may utilize up to 100 percent of the allowable residential density, 100 percent of the allowable non-residential intensity, or a portion of the allowable residential and a portion of the allowable

ORDINANCE NO. 4620-16

non-residential. For example: if developing with both residential and non-residential uses, an owner may choose to develop 60 percent of the allowable residential density and then may also develop up to 40 percent of the allowable non-residential intensity.

- (11) Parking. The number of parking spaces shall be determined pursuant to the provisions of article XV of this chapter. Any residential structure converted in whole or in part to a non-residential use shall provide parking as required in article XV of this chapter.
- (12) Additional landscape requirements. Any residential structure converted in whole or in part to a non-residential use shall provide a landscape buffer of at least five feet along the perimeter of all parking areas and any adjacent residential zoning district. The landscape buffer shall consist of hedges, shrubs, and trees as provided in article XIV of this chapter.
- (13) Signage. Notwithstanding the provisions of article XIII of this chapter, signage shall conform to the following:

 - a. Low freestanding signs: One single-faced low freestanding sign shall be permitted, not to exceed four feet in height and four feet in width. Signs of this nature shall be located at least ten feet from any public right-of-way or property line, and shall conform to the visibility at intersection requirements of subsection 94-305(e).
 - b. Wall, facade, canopy, marquee, and related building-mounted signs: One sign, located on any building side shall be permitted, not to exceed the lesser of one percent of gross wall area or 16 square feet.
 - c. Other sign requirements: With the exception of the sign limitations provided in subsections (a) and (b) of this section, all signs shall meet the requirements of article XIII of this chapter.
- (14) Accessory uses. Accessory uses and structures shall include, but are not limited to private recreational facilities, sheds, unattached sheds, tennis courts, swimming pools, and retail sales associated with medical offices. Retail sales associated with medical offices shall not exceed 20 percent of the gross floor area of the principal use.

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SECTION 5: The Code of Ordinances of the City of West Palm Beach is hereby amended at Chapter 94 (Zoning and Land Development Regulations); Article VIII (Schedule of District Regulations), Section 94-243 – Table VIII-3 (Commercial Districts Schedule of District Regulations) to add the RTD District, and shall read as follows. The remainder of Article VIII shall remain unchanged:

ORDINANCE NO. 4620-16

Sec. 94-243. - Table VIII-3: Commercial districts schedule of district regulations.

**TABLE VIII-3
COMMERCIAL DISTRICTS SCHEDULE OF DISTRICT REGULATIONS**

Zoning District	Minimum Lot Size (1)		Required Setbacks (1)				Maximum Height (Feet) (1)	Maximum Lot Coverage (1)	Maximum Impermeable Surface (1)	Minimum Landscaping (1)	Minimum Open Space (1)	Minimum Building Separation (1)	Maximum Residential Density (DU/Ac.)	Floor Area Ratio
	Area (Square Feet)	Width (Feet)	Front (Feet)	Corner (Feet)	Side (Feet)	Rear (Feet)								
NC Lot	5,000	50	5	5	5/15 (2)	5/15 (2)	30	60%	85%	15%	40%	(10)	20 (3)	0.75
NC PDD (4)	10,000	75	5	5	5/15 (2)	5/15 (2)	30	60%	85%	15%	40%	10	20 (3)	0.75
OC Lot	5,000	50	25	12.5	10 10 (Interior)	15	None (5)	60%	85%	15%	40%	(10)	14.52 (3) (13)	0.75
OC PDD	1 acre	100	40	25	15	15	None (5)	50%	80%	20%	50%	(10)	14.52 (3) (13)	1.50
GC Lot	5,000	50	5 (7) 20 (8) (6)	5	5 (7) 15 (8) (2) (6)	5/15 (2)	None (12)	60%	85%	15%	40%	(10)	(20) (3)	0.75
GC PDD	10,000	75	5 (7) 20 (8) (6) (9)	5	5 (7) 15 (8) (2) (6)	5/15 (2)	None (12)	60%	85%	20%	40%	(10)	32.26 (3)	1.00 (16) 1.50 (17)
CM Lot	5,000	50	5/25 (11)	15	5/25 (11)	0	200	60%	75%	25%	40%	20'	32.26 (3) (14)	0.75
CM PDD	2 acres	150	N/A	N/A	N/A	N/A	150	75%	75%	25%	40%	20'	32.26 (14)	1.00
AC Lot	10,000	100	15	15	5/15 (6) (9)	15	None	60%	85%	15%	40%	20'	N/A	0.75
POR Lot	5,000	50	25	15	10 10 (Interior)	10	40	60%	85%	15%	40%	(10)	14	0.50

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ORDINANCE NO. 4620-16

Zoning District	Minimum Lot Size (1)		Required Setbacks (1)				Maximum Height (Feet) (1)	Maximum Lot Coverage (1)	Maximum Impermeable Surface (1)	Minimum Landscaping (1)	Minimum Open Space (1)	Minimum Building Separation (1)	Maximum Residential Density (DU/Ac.)	Floor Area Ratio
	Area (Square Feet)	Width (Feet)	Front (Feet)	Corner (Feet)	Side (Feet)	Rear (Feet)								
POR PDD	5,000	50	25	15	10 10 (Interior)	10	40	60%	85%	15%	40%	(10)	14	0.75
RTD	<u>5,000</u>	<u>50</u>	<u>25</u>	<u>15</u>	<u>10</u>	<u>15</u>	<u>40</u>	<u>60%</u>	<u>85%</u>	<u>15%</u>	<u>40%</u>	<u>(10)</u>	<u>14</u>	<u>0.50</u>

- (1) May be waived by city commission for all planned development districts.
- (2) Fifteen feet when abutting residential districts.
- (3) Only for commercial properties with Commercial East (CE) or mixed-use land use designations.
- (4) PDD - Planned development district.
- (5) Over 30 feet abutting residential districts:
 - (a) Single-family districts: Three feet setback for each additional one foot of height.
 - (b) Multifamily districts: Two feet setback for each additional one foot of height.
- (6) Six feet additional setback for each ten feet over 60 feet.
- (7) Building 50 feet or less in height.
- (8) Building greater than 50 feet in height, but less than 60 feet.
- (9) Five feet when building less than 50 feet in height, 15 feet when abutting a residential district or when building greater than 50 feet in height or less than 60 feet.
- (10) Zero feet or not less than ten feet.
- (11) Twenty-five feet when abutting residential district.
- (12) Over 30 feet abutting residential districts:
 - (a) Single-family districts: Two feet setback for each additional one foot of height.
 - (b) Multifamily districts: One foot setback for each additional one foot of height.
- (13) Residential structures shall conform to MF14 residential zoning district regulations (section 94-75).
- (14) Residential structures shall conform to MF32 residential zoning district regulations (section 94-77).
- (15) Forty feet or two feet in height for each one foot setback from side and rear setbacks, whichever is greater.
- (16) With a Commercial (C) future land use ~~designation~~ designation.
- (17) With a Commercial East (CE) future land use ~~designation~~ designation.

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ORDINANCE NO. 4620-16

SECTION 6: The Code of Ordinances of the City of West Palm Beach is hereby amended at Chapter 94 (Zoning and Land Development Regulations); Article IX (Permitted Uses, Uses Permitted with Extra Requirements, and Special Uses), Section 94-272 (Permitted Use Table), Table IX-1 (Permitted Use Table) to add permitted uses under the RTD district and shall read as follows. The remainder of Section 94-272 shall remain unchanged:

Remainder of page intentionally left blank Table IX-1 on following page.

Language underlined added, and language ~~stricken~~ deleted.

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Sec. 94-272. - Permitted use table.

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TABLE IX-1
PERMITTED USE TABLE

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
1.	ADULT ENTERTAINMENT														PXR					
2.	AIRPORTS, LANDING FIELDS, HELIPADS AND HELISTOPS; PRIVATE OR PUBLIC									Sb							Sb			
3.	APPAREL & ACCESSORY RETAIL SALES RENTAL STORES						P		<u>P</u>		P	P		P	P					P
4.	ART MERCHANDISING STUDIOS						P		<u>P</u>		P	P		P	P					P
5.	ART & DRAFTING SUPPLY STORES, INCLUDING PICTURE FRAMES ⁴						P		<u>P</u>		P	P		P	P					P ⁴
6.	BAIT AND TACKLE SHOPS ⁴										P	P	P		P					P ⁴
7.	BARBER & BEAUTY SHOPS ⁴						P	PXR		P	P	P		P	P					P ⁴
8.	BARS AND LOUNGES AND RELATED ENTERTAINMENT						Sb			P	Sb	P	P	P	P					Sb ⁴

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
9.	BATHROOM AND KITCHEN CONTRACTOR SHOWROOMS										P	P		P	P					
10.	BED AND BREAKFAST ESTABLISHMENTS ¹																			
10.1	BED AND BREAKFAST INNS ³						PXR				PXR	PXR								
11.	BOOK & STATIONARY STORES						P		<u>P</u>	P	P	P		P	P					P
12.	BOTANICAL GARDENS AND ACCESSORY OFFICES								<u>P</u>							P	P			
13.	BUSINESS AND COMMERCIAL MACHINE SALES ⁴						P				P	P		P	P					p ⁴
14.	CANDY, NUT AND CONFECTIONARY STORES						P		<u>P</u>	P	P	P		P	P					P
15.	CATERING ESTABLISHMENTS								<u>P</u>	P	P	P			P					PXR
16.	CEMETERIES, PUBLIC/PRIVATE																P			
17.	CHURCHES, SYNAGOGUES & OTHER HOUSES OF WORSHIP	Sb	Sb	Sb	Sb	Sb	Sb	Sb		P	P	P	P	P			P		P	p ²
18.	CLINICS-PUBLIC & PRIVATE						PXR				PXR	PXR					PXR			PXR ²
19.	CLUBS AND LODGES WITHOUT A RESTAURANT										Sb	P	P							p ²

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
20.	COIN & PHILATELIC STORES ⁴						P				P	P		P	P					P ⁴
21.	COLUMBARIUMS AS ACCESS, USE IN REL. INST., OTHER THAN CEMETERIES, PUBLIC OR PRIVATE	PXR	PXR	PXR	PXR	PXR	PXR				PXR	PXR		PXR			PXR			
22.	COMMERCIAL, COMPARISON SHOPPING EXCEPT AS OTHERWISE LISTED										P	P			P					P
23.	COMMERCIAL, CONVENIENCE SALES & PERSONAL SERVICES, EXCEPT AS OTHERWISE LISTED									P	P	P			P					P
24.	COMMERCIAL, SINGLE DESTINATION USES, EXCEPT AS OTHERWISE LISTED											P			P					
25	COMMUNITY CENTERS	Sb	Sb	Sb	Sb	Sb	P	Sb	<u>P</u>		P	P		P		P	P			p ²
25.1	COMMUNITY GARDENS				PXR	PXR					PXR	PXR								PXR
26.	CONVENIENCE STORES, FOOD, SPECIALTY FOOD AND BEV. SALES (INCLUDING SALE OF ALCOHOLIC BEV.)										Sb	Sb		Sb	Sb					Sa
27.	CONVENTS, MONASTERIES AND SEMINARIES				Sb	Sb	P				P	P	P	P						p ²
28.	CULTURAL FACILITIES, PUBLIC AND PRIVATE						P	P	<u>P</u>		P	P		P		Sb	P			P

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
29.	DAY CARE HOMES, FAMILY ACCESSORY, CHILDREN	PXR	PXR	PXR	PXR	PXR	PXR	PXR						PXR						
29.1	DAY CARE HOMES, ACCESSORY, CHILDREN	PXR	PXR	PXR	PXR	PXR	PXR	PXR						PXR						
30.	DAY CARE FACILITIES, ADULT	Sb	Sb	Sb	Sb	Sb	Sb	Sb			PXR	PXR	PXR		PXR ⁷		PXR			
31.	DAY CARE FACILITIES, CHILDREN AS ACCESSORY USE IN HOUSES OF WORSHIP, SCHOOLS, BOTH PUBLIC AND PRIVATE	Sb	Sb	Sb	Sb	Sb	P	P			P	P		P			P			
32.	DAY CARE FACILITIES, CHILDREN AS PRINCIPAL USE			Sb	Sb	Sb	Sb	Sb			PXR	PXR	PXR	PXR	PXR ⁷		PXR			
33.	DELICATESSENS						P	PXR	<u>P</u>	P	P	P	P	P	P					P
34.	DEPARTMENT STORES, MAJOR											P		P						
35.	DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, AS PRINCIPAL USES						PXR			PXR	PXR	PXR			P					
36.	DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, FOR USES PERMITTED AS SPECIAL USES						Sb			Sb	Sb	Sb			Sb					
37.	EXERCISE STUDIOS AND HEALTH CLUBS						P		<u>P</u>	P	P	P		P	P					P
38.	FACIAL AND SCALP TREATMENT SERVICES ⁴								<u>P</u>	P	P	P		P	P					P ⁴

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
39.	FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS < 3,000 SQ. FT.						P			P	PXR	P		P						PXR ⁴
39.1	FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS > 3,000 SQ. FT.						P			P	PXR	P		P						
40.	FLEA MARKET											Sa			Sa					
41.	FLOWER SHOPS AND FLORISTS						P		<u>P</u>	P	P	P		P	P					P
42.	FOOD AND BEVERAGE RELATED USES, EXCEPT AS OTHERWISE LISTED (EXCLUDING SALES OF ALCOHOLIC BEVERAGES)								<u>P</u>	P	P	P			P					
43.	FOOD STORES OR SUPERMARKET OVER 10,000 SQ. FT. ⁴										Sb	P			P					P ⁴
44.	FOOD STORES: SPECIALTY (EXCLUDING SALES OF ALCOHOLIC BEVERAGES)								<u>P</u>	P	P	P			P					P
45.	FUNERAL HOMES, MORTUARIES AND CREMATORIES										P	P			P		P			
46.	FURNITURE REFINISHING AND REPAIR								<u>P</u>			P			P					

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
47.	GAME ARCADES										Sb	P		Sb	Sb					
48.	GIFT, NOVELTY, SOUVENIR AND SUNDRY SHOPS ⁴						P		<u>P</u>	P	P	P		P						P ⁴
49.	GOVERNMENT FACILITIES NOT OTHERWISE LISTED																P			
49.1	GOVERNMENT OPERATED SOCIAL SERVICES FACILITIES						PXR										PXR			
50.	GREENHOUSES, COMMERCIAL RETAIL FOR THE SALES OF PLANT MATERIALS GROWN OFF THE SITE								<u>P</u>		P	P			P					
51.	GROUP HOMES TYPE I (6 OR FEWER PERSONS)	PXR	PXR	PXR	PXR	PXR	Sb	PXR									Sb			
51.1	GROUP HOMES TYPE II (7 TO 14 PERSONS)			PXR	PXR	PXR	Sb	PXR			Sb	Sb		Sb			Sb			
52.	GROUP HOMES TYPE III (15 OR MORE PERSONS)			Sb	Sb	Sb	Sb	Sb			Sb	Sb		Sb			Sb			
53.	GROUP HOMES TYPE V											Sb					Sb			
54.	GUN CLUBS AND SHOOTING RANGES														Sa					
55.	HARDWARE, PAINT, GLASS AND WALL- PAPER STORES ⁴								<u>P</u>		P	P	P		P					P ⁴
56.	HELIPADS, HELISTOPS, W/OUT PERMANENT MOORING AND SERVICE FACILITIES						Sb	Sb		Sb		Sb	Sb	Sb	Sb	Sb	Sb			

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ORDINANCE NO. 4620-16

	USES	SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
56.1	HOME IMPROVEMENT SHOWROOMS ⁴								P											P ⁴
57.	ACCESSORY TO RES. USES	PXR	PXR	PXR	PXR	PXR	PXR	PXR					PXR	PXR						PXR
58.	HOSPITALS - PUBLIC & PRIVATE						Sa				Sa	Sa					P			
59.	HOTELS AND MOTELS						PXR	Sa		PXR	PXR	PXR	PXR	PXR						PXR ⁴
60.	HOTELS AND MOTELS, LIMITED SERVICE						PXR			PXR	PXR	PXR	PXR	PXR						PXR ⁴
61.	INDUSTRIAL USES HAVING MODERATE EXTERNAL IMPACTS														P					
62.	INDUSTRIAL USES HAVING SIGNIFICANT EXTERNAL IMPACTS														PXR					
63.	INDUSTRIAL USES HAVING VERY SIGNIFICANT EXTERNAL IMPACTS														Sa					
64.	INDUSTRIAL - TYPE USES HAVING, MODERATE EXTERNAL IMPACTS											P			P					
65.	INDUSTRIAL - TYPE USES HAVING SIGNIFICANT EXTERNAL IMPACTS											PXR			P					
66.	INDUSTRIAL - TYPE USES HAVING VERY SIGNIFICANT EXTERNAL IMPACTS														Sb					

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ORDINANCE NO. 4620-16

	USES	SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
67.	INTERIOR DECORATORS						P		<u>P</u>	P	P	P		P	P					P, P ⁶
68.	JUNK, SCRAP AND SALVAGE YARDS														Sa					
69.	LAKES, PONDS, MAN-MADE, ACCESSORY	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	
70.	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, CLEANING ON PREMISES											PXR			P					
71.	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, PRIMARILY SERVING THE PUBLIC, COIN OPERATED										Sb	PXR			PXR					Sb
72.	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, SERVING PRIMARILY THE PUBLIC, NO CLEANING ON PREMISES ⁴										Sb	Sb			P					P
73.	LIQUOR & PARTY STORES									PXR	PXR	P			P					PXR
74.	LOCKSMITH AND KEY ESTABLISHMENTS ⁴									P	P	P			P					P ⁴
75.	MAILING SERVICES ⁴						P			P	P	P			P					P ⁴
75.1	MARINA, COMMERCIAL												PXR	PXR						
76.	MARINE, INDUSTRIAL ESTABLISHMENTS												P		P					

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
77.	MARINE, RETAIL SALES AND SERVICES										P	P	P		P					
78.	MARTIAL ARTS STUDIO								<u>P</u>			P	P		P					P
79.	MINING AND EXTRACTIVE USES														Sa					
80.	MOBILE HOME SALES, RENTAL & SERVICE												P		P					
81.	MONUMENT SALES ESTABLISHMENTS												P		P					
82.	MOTION PICTURE STUDIOS														P					
83.	MOTOR VEHICLE FUEL SALES AND SERVICE									Sb	Sb	Sb	Sb		Sb					
83.1	MOTOR VEHICLE FUEL SALES (NO SERVICE) AND ACCESSORY CONVENIENCE STORE									Sb	Sb	Sb	Sb		Sb					
84.	MOTOR VEHICLE PARTS & ACCESSORY STORES										P	P			P					
85.	MOTOR VEHICLE REPAIR, HEAVY (INCL. BODY REPAIRS AND PAINTING)											Sb			P					
86.	MOTOR VEHICLE REPAIR, LIGHT (EXCLUDING BODY REPAIRS & PAINTING)										PXR	PXR			P					
87.	MOTOR VEHICLE SALES & RENTAL (NO SERVICE)									P	Sb	P			P					

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
88.	MOTOR VEHICLE SALES AND SERVICE AGENCIES										Sb	P			P					
89.	MOTOR VEHICLE TITLE AND TAG SERVICE ⁴						P				P	P			P					P ⁴
90.	MOTORCYCLE SALES & SERVICE ESTABLISHMENTS											P			P					
91.	MUSIC AND DANCE STUDIOS								<u>P</u>		P	P			P					P
92.	NEWSPAPER DISTRIBUTING AGENCIES														P					
93.	NEWSPAPER & MAGAZINE SHOPS						P	PXR	<u>P</u>	P	P	P		P	P					P
94.	NONCONFORMITIES, CHANGE FROM ONE MINOR NONCONFORMING USE TO ANOTHER MINOR NONCONFORMING USE	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb
95.	NONCONFORMITIES, CHANGE FROM A MAJOR NONCONFORMING USE TO A MINOR NONCONFORMING USE	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb
96.	NONCONFORMITIES, ALTERATIONS THAT REDUCE THE IMPACT OF A MINOR NONCONFORMING USE	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
97.	NONCONFORMITIES, ALTERATIONS THAT REDUCE THE IMPACT OF A MAJOR NONCONFORMING USE	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb
98.	NURSERIES, RETAIL FOR THE SALES OF PLANT MATERIALS GROWN OFF THE SITE								<u>P</u>	P	P	P		P	P					P
99.	OFFICE & RELATED USE, INCLUDING BUSINESS SERVICES EXCEPT AS OTHERWISE LISTED						P			P	P	P		P	P					p ^{2,5}
100.	OFFICE SUPPORT RETAIL NOT OCCUPYING MORE THAN 20% OF THE GROSS SQUARE FEET ⁴						P	P		P	P	P		P						p ⁴
101.	OFFICES-GOVERNMENT ADMINISTRATIVE ⁴						P	P		P	P	P		P			P			p ⁴
102.	OFFICES, PROFESSIONAL (MEDICAL) ⁴					PXR	P	P	<u>P</u>	P	P	P		P	p ⁷		P		p ⁴	
102.1	OFFICES, PROFESSIONAL (NON-MEDICAL) ⁴					PXR	P	P	<u>P</u>	P	P	P		P	p ⁷					p ⁴ , p ⁶
102.2.	OFFICES, REAL ESTATE						P	PXR	<u>P</u>	P	P	P		P	p ⁷ , PXR					p ^{2, 5}
103.	OFFICES OR FACILITIES, QUASI-PUBLIC ASSOC. AND ORGANIZATIONS, NOT-FOR-PROFIT						P	P	<u>P</u>	P	P	P		P	P		P			p ^{2,5,6}

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ORDINANCE NO. 4620-16

USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
104.	RESERVED																			
105.	OFFICES, FOR THE HIRING OF TEMPORARY NONMANUAL LABOR						P			P	P	P		P	P					p ^{2,5,6}
106.	OUTDOOR STORAGE FACILITIES FOR FAMILIES AND BUSINESSES														P					
107.	PARKING GARAGES AS PRINCIPAL USES						Sa			Sa		Sa	Sa	Sa	Sa					PXR
108.	PARKING LOTS AS PRINCIPAL, ACCESSORY OR OFF-SITE USES	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb	Sb	Sb		Sb	Sb	Sb			
109.	PARKING/STORAGE OF REC. VEHICLES ACCESSORY, IN RESIDENTIAL DIST.																			
109.1	PARKS	PXR	PXR	PXR	PXR	PXR		PXR	<u>PXR</u>					PXR		PXR	PXR		PXR	PXR
110.	PAWN SHOPS											Sb			Sb					
111.	PET GROOMING ESTABLISHMENTS, BUT NOT KENNELS								<u>P</u>		P	P			P					P
111.1	PHARMACY & DRUG STORE									PXR	PXR	PXR			PXR		PXR			PXR
112.	PHOTOCOPY SERVICES ⁴						P			P	P	P		P	P					P ⁴
113.	PHOTOGRAPHIC STUDIOS SERVICING PRIMARILY THE PUBLIC ⁴								<u>P</u>		P	P		P	P					P ⁴
114.	POST OFFICES						P			P	P	P			P		P			P

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USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
115.	PRIVATE USE ON PUBLIC (CITY OWNED) LAND	Sa	Sa	Sa	Sa	Sa	Sa	Sa		Sa	Sa	Sa	Sa	Sa	Sa	Sa	Sa			Sa
116.	PRINTING AND TYPE SETTING SERVICES ⁴						P		<u>P</u>	P	P	P			P					P
117.	PRODUCE MARKETS								<u>P</u>		P	P			P					P
118.	PUBLIC SAFETY FACILITIES OPERATED BY PRIVATE AGENCIES				Sb	Sb	Sb			Sb		Sb		P	P		P			
119.	PUBLIC SAFETY FACILITIES OPERATED BY PUBLIC AGENCIES ⁴	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P ⁴
120.	RADIO AND TELEVISION BROADCASTING STUDIOS AND FACILITIES						P				P	P		P	P					
121.	RAILROAD SWITCHING AND MARSHALING YARDS					Sa									Sa					
122.	RECREATION, INDOOR ⁴							PXR		P	P	P			P	P				P ⁴
123.	RECREATION, OUTDOOR, GENERAL										P	P			P	P				
124.	RECREATION, OUTDOOR, HIGH INTENSITY											Sb			Sb	Sb	Sb		Sb	
125.	RECREATION, OUTDOOR AMUSEMENTS, TEMP	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb			
126.	RECREATION, STADIUMS/SPORTS ARENAS											Sa			Sb	Sb	Sb			

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USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
127.	REPAIR SHOPS FOR HOUSEHOLD APPLIANCES/SMALL MOTORS/MACHINES										P	P			P					
128.	RESEARCH & DEVELOPMENT FACILITIES NOT OF AN INDUSTRIAL NATURE						P			P		P			P		P			p ²
129.	RESEARCH & DEVELOPMENT FACILITIES OF AN INDUSTRIAL NATURE														P					
130.	RESIDENTIAL, FRATERNITIES AND SORORITIES					P														
131.	RESIDENTIAL, MULTIFAMILY			P	P	P	p ⁹	P	<u>P</u>		PXR	P ⁹		P						p ^{2, 6}
132.	RESIDENTIAL, ROOMING & BOARDING HOUSES				Sb	Sb														
133.	RESIDENTIAL, SINGLE-FAMILY, DETACHED	P	P	P	P	P		P	<u>P</u>					P	P					
134.	RESIDENTIAL, SINGLE-FAMILY ATTACHED AND DETACHED		P	P	P	P	p ⁹	P	<u>P</u>			P ⁹		P						p ^{2, 6}
135.	RESIDENTIAL, TOWNHOUSES			P	P	P	p ⁹	P	<u>P</u>		PXR	P ⁹		P						
136.	RESTAURANTS SERVING A LIMITED CLIENTELE (PRIVATE CLUBS & LODGES) ⁴						P			P	PXR	PXR	P	P	P					p ⁴

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USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
137.	RESTAURANTS SERVING THE GENERAL PUBLIC, BUT NOT DRIVE-IN OR DRIVE THRU						P			P	P	P	P	P	P					P
138.	RESTAURANTS SERVING THE GENERAL PUBLIC, DRIVE-IN OR DRIVE THRU FACILITIES										PXR	PXR			P					
139.	RETAIL BAKERIES								<u>P</u>	P	P	P			P					P
140.	RETAIL BUILDING MATERIAL SALES WHICH HAVE A VERY SIGNIFICANT EXTERNAL IMPACT											P			P					
141.	RETAIL BUSINESSES									P	P	P			P					P
142.	SANDWICH SHOPS AND SNACK BARS						P	PXR		P	P	P	P	P	P					P
143.	SCHOOLS - PUBLIC AND PRIVATE, ELEMENTARY, INTERMEDIATE AND SECONDARY	Sb	Sb	Sb	Sb	Sb	Sb	Sb			Sb	P		P	P		P			
144.	SCHOOLS - PUBLIC, VOCATION AND TRADE INVOLVING INDUSTRIAL EQUIPMENT														PXR		PXR			
145.	SCHOOLS - PUBLIC, VOCATION AND TRADE NOT INVOLVING INDUSTRIAL EQUIPMENT						PXR				PXR	PXR			PXR		PXR			PXR

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USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
146.	SCHOOLS, COMMERCIAL, VOCATION AND TRADE INVOLVING INDUSTRIAL EQUIPMENT														PXR		PXR			
147.	SCHOOLS, COMMERCIAL, VOCATION AND TRADE NOT INVOLVING INDUSTRIAL EQUIPMENT						PXR	PXR				PXR			PXR		PXR			PXR
148.	SCHOOLS, COLLEGES AND UNIVERSITIES, PUBLIC AND PRIVATE																P			
149.	SCRAP, WASTE AND RECLAIMED MATERIALS TRADE														P					
150.	SHIP AND BOAT BUILDING AND REPAIR												P		P					
151.	SPECIAL NONCOMMERCIAL EVENTS OF PUBLIC INTEREST	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR			PXR
152.	SWIMMING POOL SALES											P								
153.	TAX RETURN PREPARATION SERVICES ⁴						P	P	<u>P</u>		P	P		P						P ⁴ P ⁶
154.	TAXIDERMIST ⁴										P	P		P						P ⁴
155.	TEMPORARY BORROW PITS, BORROW PILES AND SIMILAR EXCAVATIONS	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR			

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USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
156.	TEMP MODEL DWELLINGS AND SALES OFFICES	PXR	PXR	PXR	PXR	PXR	PXR	PXR			PXR	PXR	PXR	PXR						PXR
157.	TEMPORARY OFFICES AND FACILITIES FOR CONSTRUCTION, STORAGE/SECURITY	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR
158.	TEMPORARY PRODUCE STANDS										Sb	Sb			Sb					PXR
159.	THEATERS, INDOOR, MOTION PICTURE & LIVE PERFORMANCES										P	P	P	P						P
160.	TOBACCO SHOPS ⁴						P			P	P	P	P	P						P ⁴
161.	TRANSIT STORAGE AND MAINT. FACILITIES FOR PASSENGER TRANSPORTATION OPERATIONS									P		Sb			P					
162.	TRANSIT, PASSENGER & FREIGHT TERMINALS									P		Sb			P					
163.	TRAVEL AGENCIES OR TRANSPORTATION TICKETS ⁴						P			P	P	P		P	P					P ⁴
164.	UPHOLSTERY, CLOTH & CANVAS PRODUCTS FABRICATION, INCL. SLIPCOVERS AND AWNINGS								<u>P</u>		P	P	P		P					
164.1	URBAN MARKET GARDENS				Sb	Sb					PXR	PXR Sb			PXR Sb		PXR Sb			

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	USES	SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
165.	UTILITY FACILITIES, HEAVY, PUBLIC AND PRIVATE														Sa		Sa	P ⁸ Sa		
166.	UTILITY FACILITIES, LIGHT, PUBLIC AND PRIVATE	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR	P	PXR	
167.	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, ENCLOSED						PXR				PXR	PXR			P		PXR			PXR
168.	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, ENCLOSED, NOT-FOR- PROFIT						PXR				PXR	PXR			P		PXR			PXR
169.	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, UNENCLOSED											Sb			P		PXR			
170.	WAREHOUSING FACILITIES FOR FAMILIES AND SMALL BUSINESSES											P			P					p ²
171.	WAREHOUSING HAVING MODERATE EXTERNAL IMPACTS											P			P					
172.	WAREHOUSING HAVING SIGNIFICANT EXTERNAL IMPACTS											PXR			P					
173.	WAREHOUSING HAVING VERY SIGNIFICANT EXTERNAL IMPACTS														PXR					

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	USES	SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	<u>RTD</u>	AC	NC	GC	CM	CC2	IND	ROS	CS	UT	CON	NMUD
174.	WATCH AND SHOE REPAIR ESTABLISHMENTS ⁴						P		P		P	P			P					P ⁴
175.	WHOLESALE HAVING A MODERATE EXTERNAL IMPACT											P			P					
176.	WHOLESALE HAVING A SIGNIFICANT EXTERNAL IMPACT											PXR			P					
177.	WHOLESALE HAVING A VERY SIGNIFICANT EXTERNAL IMPACT														PXR					
178.	YARD AND GARAGE SALES, TEMPORARY	PXR	PXR	PXR	PXR	PXR	PXR	PXR					PXR	PXR			PXR			
179.	ACCESSORY TO OTHER USES, LAND AND/OR STRUCTURES TO PRINCIPAL USES PERMITTED BY RIGHT ⁴	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P		P	P ⁴
180.	ACCESSORY TO OTHER USES, LAND AND/OR STRUCTURES TO SPECIAL USES PERMITTED BY RIGHT	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S		S	S

NOTES: All uses in the Downtown Master Plan (DMP) area are governed by the DMP Regulating Plan.

1. Permitted with Sb only within certain Historic District and in Historic Structures outside of Historic Districts - Please see Section 94-273(d)(5), (5.1), (5.2) and (6) for details.
2. Only permitted on second floor.
3. Permitted with PXR only along Broadway and U.S.1 (South Dixie Highway)
4. Uses not permitted on the first floor within the first 50 feet for properties with frontage on Spruce Avenue or Broadway within the Northwood Mixed-use District. On corner properties, the depth shall be measured from the Spruce Avenue or Broadway frontages.

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ORDINANCE NO. 4620-16

5. Uses may be permitted on the first floor if located on 24th or 25th Street, east of Spruce Avenue.
6. Live/work uses permitted on the third floor.
7. Permitted only within the Corporate Way Overlay District - See section 94-173(8) for boundary information.
8. Permitted by right for facilities associated with water treatment and distribution, or wastewater treatment and disposal.
9. Residential structures are only permitted if the corresponding future land use designation is Commercial East (CE).

Key: P = Permitted by Right; PXR = Permitted, Subject to Extra Requirements; Sa = Special Use, Class A; Sb = Special Use, Class B

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Remainder of page intentionally left blank.

Language underlined added, and language ~~stricken~~ deleted.

Asterisks **** indicate language not amended which has been omitted to save space.

ORDINANCE NO. 4620-16

SECTION 7: All ordinances or parts of ordinances in conflict herewith, are hereby repealed.

SECTION 8: Should any section or provision of this Ordinance or any portion, paragraph, sentence or word thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 9: Authority is hereby granted to codify the amendments set forth in this Ordinance.

SECTION 10: This Ordinance shall take effect in accordance with law.

FIRST READING THIS 28TH DAY OF MARCH, 2016.

SECOND READING THIS 11TH DAY OF APRIL, 2016.

THIRD READING AND PASSAGE THIS 25TH DAY OF APRIL, 2016.



ATTEST:

X

CITY CLERK

**CITY OF WEST PALM BEACH BY
ITS CITY COMMISSION:**

X

PRESIDING OFFICER

APPROVED AS TO FORM AND LEGALITY:

X

CITY ATTORNEY