

ORDINANCE NO. C-21-17

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING ARTICLE XIII – ADDITIONAL ZONING DISTRICTS OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS, SECTION 47-37B.4. ENTITLED “LIST OF PERMITTED AND CONDITIONAL USES—UPTOWN URBAN VILLAGE NORTHEAST (UUV-NE); UPTOWN URBAN VILLAGE NORTHWEST (UUV-NW); UPTOWN URBAN VILLAGE SOUTHEAST (UUV-SE); UPTOWN URBAN VILLAGE SOUTHWEST (UUV-SW); AND UPTOWN URBAN VILLAGE SOUTH CENTRAL (UUV-SC)” TO AMEND THE TABLE OF PERMITTED AND CONDITIONAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, desires to amend Article XIII – Additional Zoning Districts of the City of Fort Lauderdale, Florida Unified Land Development Regulations (“ULDR”), specifically Section 47-37B.4 – List of Permitted and Conditional Uses, Uptown Urban Village Northeast (UUV–NE); Uptown Urban Village Northwest (UUV–NW); Uptown Urban Village Southeast (UUV–SE); Uptown Urban Village Southwest (UUV–SW); and Uptown Urban Village South Central (UUV–SC); and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of March 17, 2021 (PZ Case No. UDP-T21001), reviewed the proposed text amendments for consistency with the City of Fort Lauderdale Comprehensive Plan and recommended the City Commission adopt the amendments to the ULDR; and

WHEREAS, notice was provided to the public that this ordinance would be considered at the City Commission meeting to be held on Tuesday, May 4, 2021, and Tuesday, May 18, 2021, at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. Article XIII – Additional Zoning Districts, Section 47-37B.4 of the ULDR is hereby amended to read as follows:

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Section 47-37B – Uptown Urban Village Zoning Districts

Sec. 47-37B.4. – List of Permitted and Conditional Uses, Uptown Urban Village Northeast (UUV-NE); Uptown Urban Village Northwest (UUV-NW); Uptown Urban Village Southeast (UUV-SE); Uptown Urban Village Southwest (UUV-SW); Uptown Urban Village Southcentral (UUV-SC).

Use Type	Zoning District				
	UUV-NE	UUV-NW	UUV-SE	UUV-SW	UUV-SC
Key:					
P - Permitted					
C - Conditional					
Automotive					
Automotive Detailing and Alarm Systems	P			P	P
Automotive Parts & Supplies Store (installation in wholly enclosed buildings including wholesale sales)	P			P	P
Automotive Repair Shop, Major Repair as a principal use, see Section 47-18.4				P	P
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3				P	P
Automotive Sales, Rental, new vehicles, see Section 47-18.3	P			P	P
Automotive Service Station, see Section 47-18.5				P	P
Car Wash, Automatic, see Section 47-18.7				P	P
Car Wash, Outdoor Hand Wash				C	P
Motorcycle/Moped Sale, wholesale sales permitted				P	P
Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27				P	P
Taxi Lot/Operations				P	P

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Towing Service					P
Tire sales, including Retreading and Service				P	
Boats, Watercraft and Marinas					
Marine Parts and Supplies Store				P	P
Sailmaking				P	P
Watercraft Repair, major repair, see Section 47-18.37				P	P
Watercraft Repair, minor repair, see Section 47-18.37				P	P
Watercraft Sales and Rental, new or used, see Section 47-18.36				P	
Commercial Recreation					
Amphitheater	<u>C</u>	<u>PC</u>	<u>PC</u>		
Billiard Parlor	P	P	P	P	
Bingo Hall	P			P	
Bowling Alley	P			P	
Indoor Firearms Range, see Section 47-18.18	<u>C</u>			<u>C</u>	<u>C</u>
Indoor Motion Picture Theater	P	P	P	P	
Performing Arts Theater, less than 300 seats	P	P	P	P	
Food and Beverage Sales and Service					
Bakery Store	P	P	P		
Bar, Cocktail Lounge, Nightclub	P	P	P	P	
Cafeteria	P	P	P	P	
Candy, Nuts Store	P	P	P	P	
Catering Service	P			P	
Convenience Kiosk	P	P	P	P	

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Convenience Store	P	P	P	P	
Convenience Store, Multi-Purpose	P			P	
Delicatessen	P	P	P	P	
Food and Beverage, Drive-Thru and Carryout	P*			P*	
Fruit and Produce Store	P	P	P	P	
Grocery/Food Store	P	P	P	P	
Ice Cream/Yogurt Store	P	P	P	P	
Liquor Store, see Section 47-18.43	P	P	P	P	
Meat and Poultry Store	P	P	P	P	
Restaurant	P	P	P	P	
Seafood Store	P	P	P	P	
Supermarket	P	P	P	P	
Wine Specialty Store	P	P	P	P	
Wholesale Sales/Rental Services					
Building Supplies, Materials and Equipment					P
Plumbing Equipment					P
Pump and Well					P
Restaurant and Hotel Equipment					P
Sign					P
Swimming Pool and Pool Accessories					P
Light Manufacturing					
Apparel, Textile, Canvas and related uses				P	P
Automotive, Trucks and Mobile Homes					P

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Computers and Peripherals				P	P
Contractor's yards				P	P
Electronic Appliances, Devices, Fixtures, Components				P	P
Industrial Machinery and Equipment					P
Medical Instruments, Supplies				P	P
Private Recycling Facility					C
Processing and assembly of previously prepared materials				P	P
Research and Laboratory Testing Facility (Medical, Educational, Scientific)				P	P
Wholesale Distribution Center				P	P
<u>Lodging</u>					
Lodging Bed and Breakfast Dwelling, see Section 47-18.6	P				
Hotel, see Section 47-18.16	P	P	P	P	
Mixed-Use Development					
Mixed-Use Development	P	P	P		
Public Purpose Facilities					
Active and Passive Park, see Section 47-18.44	P	P	P	P	P
Bus Terminal, Railroad Station, Transportation Terminal	P	<u>P</u>	P		
Civic and Private Club Facility	P	P	P	P	
College, University	P	P	P	P	
Communication Towers, Structures, and Stations, see Section 47-18.11	C	C		C	P
Conservation Area	P	P	P	P	
Courthouse	P	P	P	P	
Cultural, Educational and Civic Facility	P	P	P	P	
Fire Facility	P	P	P	P	

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Food Distribution Center, see Section 47-18.31				P	C
Government Facility	P	P	P	P	
Helistop, see Section 47-18.14	C	C	C	C	
Hospital, Medical and Public Health Clinic	P	P	P	P	
House of Worship	C	C	C	C	
Indoor Firearms Range, see Section 47-18.18	C			C	
Library	P	P	P	P	
Museum and Art Gallery	P	P	P	P	
Police and Fire Substation	P	P	P	P	P
Post Office Branch/Substation	P	P	P	P	
Public Maintenance and Storage Facility	P			P	P
Public/Private Meeting Rooms	P	P	P	P	
Public/Private Recreation (Private Recreation limited to indoor facilities in the UUV-NW and UUV-SE districts)	P	P	P	P	
Radio Station (digital)/Broadcast	P	P	P	P	C
Radio, Television and Motion Picture Production					C
School, including trade/business school	P	P	P	P	
Social Service Facility- General, see Section 47-18.31	C	C	C	C	
Social Service Residential Facility – Level 1, see Section 47-18.32	C	C	C	C	
Social Service Residential Facility – Level 2, see Section 47-18.32	C	C	C	C	
<u>Social Service Residential Facility – Level 3, see Section 47-18.32</u>	<u>C</u>	<u>C</u>	<u>C</u>		

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<u>Social Service Residential Facility – Level 4, see Section 47-18.32</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Residential Uses					
Multi-family Dwelling – <u>as part of Mixed Use Development</u>	P	P	P		
Retail Sales					
Antiques Store	P	P	P	P	
Apparel/Clothing, Accessories Store	P	P	P	P	
Art Galleries, Art Studio, Dealer	P	P	P	P	
Arts & Crafts Supplies Store	P	P	P	P	
Bait and Tackle Store	P	P	P	P	
Bicycle Shop	P	P	P	P	
Book Store	P	P	P	P	
Camera, Photographic Supplies Store	P	P	P	P	
Card & Stationery Store	P	P	P	P	
Cigar, Tobacco Store	P	P	P	P	
Computer/Software Store	P	P	P	P	
Consignment, Thrift Store	P			P	
Cosmetics, Sundries Store	P	P	P	P	
Department Store	P	P	P	P	
Fabric, Needlework, Yarn Shop	P	P	P	P	
Firearms Store	P			P	

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Flooring Store	P		P	P	
Florist Shop	P	P	P	P	
Furniture Store	P	P	P	P	
Gifts, Novelties, Souvenirs Store	P	P	P	P	
Glassware, China, Pottery Store	P	P	P	P	
Hardware Store	P	P	P	P	
Hobby Items, Toys, Games Store	P	P	P	P	
Holiday Merchandise, Outdoor Sales, see Section 47-18.15	P			P	
Home Improvement Center	P			P	P
Household Appliances Store	P	P	P	P	
Jewelry Store	P	P	P	P	
Lawn and Garden Center, Outdoor Display	P			P	P
Linen, Bath, Bedding Store	P	P	P	P	
Luggage, Handbags, Leather Goods Store	P	P	P	P	
Lumber Yards, see Outdoor Storage of goods and materials, Section 47-19.9				P	P
Medical Supplies Store	P	P	P	P	
Mobile Vendor, see Section 47-18.22	P	P	P	P	
Music, Musical Instruments Store	P	P	P	P	

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Newspapers, Magazines Store	P	P	P	P	
Nursery, Plants, Flowers	P			P	
Office Supplies, Equipment Store	P	P	P	P	
Optical Store	P	P	P	P	
Paint, Wallpaper Store	P			P	
Party Supply Store	P	P	P	P	
Pawn Shop	P			P	
Pet Store	P			P	
Pharmacy	P	P	P	P	
Shoe Store	P	P	P	P	
Shopping Center	P	<u>P</u>		P	
Sporting Goods Store	P	P	P	P	
Swimming Pools, Hot Tubs & Spas, supplies and service	P			P	P
Tapes, Videos, Music CD's Store	P	P	P	P	
Services/Office Facilities Adult Gaming Center	C			C	
Auction House	P			P	
Check Cashing Store	P			P	
Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8	C	P	P	C	

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Child Day Care Facilities, Large, see Section 47-18.8	P	P	P	P	
Child Day Care Facilities, Family Child Care Home, see Section 47-18.8	P				
Child Day Care Facilities, Small and Intermediate, see Section 47-18.8	C	C	C	C	
Contractors (office facilities only)	P			P	
Copy Center	P	P	P	P	
Dry Cleaner, see Section 47-18.12	P	P	P	P	
Equipment Rental	P			P	
Film Processing Store	P	P	P	P	
Financial Institution, including Drive-Thru Banks	P			P	
Formal Wear, Rental	P	P	P	P	
Funeral Home				P	
Hair Salon	P	P	P	P	
Health and Fitness Center	P	P	P	P	
Helistop, see Section 47-18.14	C	C	C	C	
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P	P	P	
Interior Decorator	P	P	P	P	
Laundromat, see Section 47-18.19	P	P	P	P	
Mail, Postage, Fax Service	P	P	P	P	

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Massage Therapist	P	P	P	P	
Medical Cannabis Dispensing, see Section 47-18.46	C	C	C	C	
Medical/Dental Office/Clinic	P	P	P	P	
Mover, Moving Van Service				P	
Nail Salon	P	P	P	P	
Nursing Home, see Section 47-18.23	P	<u>P</u>			
Parking Facility, see Section 47-20	P	P	P	P	
Personnel Services, including Labor Pools	P	P	P	P	
Pest Control	P			P	
Pet Boarding Facility, Domestic Animals Only				P	
Photographic Studio	P	P	P	P	
Professional Office	P	P	P	P	
Publishing Plant				P	
Security Systems	P			P	
Senior Citizen Center, see Section 47-18.30	P	P	P	P	
Shoe Repair, Shoe Shine	P	P	P	P	
Swimming Pool Supplies and Services				P	
Tailor, Dressmaking Store, Direct to the Customer	P	P	P	P	

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Tanning Salon	P	P	P	P	
Tattoo Artist	P	P	P	P	
Taxidermist				P	
Trade/Business School	P	P	P	P	
Travel Agency	P	P	P	P	
Veterinary Clinic, see Section 47-18.35	P			P	
Watch and Jewelry Repair	P	P	P	P	
Storage Facilities					
Lumber Yards, see Outdoor Storage of goods and materials, Section 47-19.9					P
Self Storage Facility, see Section 47-18.29	C	<u>C</u>	<u>C</u>	P	P
Storage Yard, except as provided herein					P
Warehouse Facility				P	P
Accessory Uses, Buildings and Structures (See Section 47-19)					

SECTION 2. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

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SECTION 4. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this 4th day of May, 2021.
PASSED SECOND READING this 18th day of May, 2021.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI