



Staff Report

File #: LN-312

Planning and Zoning Board
Meeting Date: June 22, 2022

Proposed Text Amendment: Accessory Drive-throughs in B-2 zoning districts

Request: Text Amendment
P&Z# N/A
Owner: N/A
Project Location: N/A
Folio Number: N/A
Land Use Designation: N/A
Zoning District: N/A
Commission District: N/A
Agent: N/A
Project Planner: Jennifer Gomez

Summary:

The zoning code currently does not allow drive-through facilities in the B-2 Community Business zoning district. The code further restricts drive-through facilities if they are within 100' of a residential district, and/or if they are in the Atlantic Boulevard Overlay district.

There are currently very few B-2 properties within the city. Please refer to the attached zoning map for an illustration of the existing B-2 properties. Many of these properties are located in either the AOD or are within 100' of a residentially zoned area, and therefore, cannot have drive-through facilities. Staff is proposing to allow drive-through services within the B-2 zoning districts. The AOD restrictions and residential distance requirements will still apply. This code change will allow a B-2 zoning district with an existing vacated drive-through to resume services. Given the additional restrictions, this code change will provide a viable business option, while only impacting very few other properties in the city. Those few properties that remain are primarily located along major roadways.

I. Drive-Through Service

1. Districts Where Permitted

| RS-1 | RS-2 | RS-3 | RS-4 | RS-L | RD-1 | RM-7 | RM-12 | RM-20 | RM-30 | RM-45 | MH-12 | B-1 | B-2 | B-3 | B-4 |
|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-----|-----|-----|-----|
| | | | | | | | | | | | | | A | A | A |

| M-1 | CR | I-1 | I-IX | OIP | M-2 | TO | PR | CF | PU | T | BP | RPUD | PCD | PD-TO | LAC | PD-1 |
|-----|----|-----|------|-----|-----|----|----|----|----|---|----|------|-----|-------|-----|------|
| | | A | A | A | | | | | | | | | A | | | A |

2. Definition

Drive-through service is the provision of products or services to customers who remain in their vehicles, whether through a window or door in a building, a machine in a building or detached structure (e.g., ATM), or via a mechanical device (e.g., a pneumatic tube system). In addition to the pick-up window or door, drive-through service facilities also may include remote menu boards and ordering stations. Use types that commonly have drive-through service include banks or financial institutions, restaurants, specialty eating or drinking establishments, and drug stores or pharmacies.

3. Standards

A use with drive-through service shall comply with the following standards:

- a. The drive-through service facilities shall be located at least 100 feet from any residential zoning district.
- b. The drive-through service facilities shall be designed in accordance with Section [155.5101.G.8](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38150) [<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38150>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38150), Vehicle Stacking Space.
- c. The drive-through service facilities shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances.

Staff Recommendation:

Staff recommends approval.

CITY OF POMPANO BEACH, FLORIDA

Official Zoning Map

Map Updated: April 14, 2021



- LEGEND**
- CRA Boundaries
 - ATLANTIC BOULEVARD
 - EAST ATLANTIC OVERLAY DISTRICT
 - DOWNTOWN POMPANO BEACH OVERLAY DISTRICT

pompano_gls.DBO.ZoningDistrict

RESIDENTIAL ZONING DISTRICTS

- RS-1 - SINGLE-FAMILY RESIDENCE
- RS-2 - SINGLE-FAMILY RESIDENCE
- RS-3 - SINGLE-FAMILY RESIDENCE
- RS-4 - SINGLE-FAMILY RESIDENCE
- RS-L - SPECIAL SINGLE-FAMILY RESIDENCE
- RD-1 - TWO-FAMILY RESIDENCE
- RM-12 - MULTIPLE-FAMILY RESIDENCE
- RM-20 - MULTIPLE-FAMILY RESIDENCE
- RM-30 - MULTIPLE-FAMILY RESIDENCE
- RM-45 - MULTIPLE-FAMILY RESIDENCE
- MH-12 - MOBILE HOME PARK

COMMERCIAL ZONING DISTRICTS

- B-1 - LIMITED BUSINESS
- B-2 - COMMUNITY BUSINESS
- B-3 - GENERAL BUSINESS
- B-4 - HEAVY BUSINESS
- M-1 - MARINA COMMERCIAL
- CR - COMMERCIAL RECREATION

INDUSTRIAL ZONING DISTRICTS

- I-1 - GENERAL INDUSTRIAL
- I-1X - SPECIAL INDUSTRIAL
- O-IP - OFFICE INDUSTRIAL PARK
- M-2 - MARINA INDUSTRIAL

SPECIAL ZONING DISTRICTS

- TO - TRANSIT ORIENTED
- PR - PARKS AND RECREATION
- CF - COMMUNITY FACILITIES
- PU - PUBLIC UTILITIES
- T - TRANSPORTATION
- BP - BUSINESS PARKING
- LAC - LOCAL ACTIVITY CENTER
- W - WATER

PLANNED DEVELOPMENT DISTRICTS

- RM-45HR - MULTIPLE-FAMILY RESIDENCE / HIGH-RISE OVERLAY
- RM-45PCI - MULTIPLE-FAMILY RESIDENCE PLANNED INDUSTRIAL DEVELOPMENT
- RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
- RPUD-6 - RESIDENTIAL PLANNED UNIT DEVELOPMENT
- B-3PCD - GENERAL BUSINESS PLANNED COMMERCIAL OVERLAY
- B-3PCI - GENERAL BUSINESS PLANNED INDUSTRIAL OVERLAY
- B-4PCD - HEAVY BUSINESS PLANNED COMMERCIAL OVERLAY
- PD-I - PLANNED DEVELOPMENT - INFILL
- PCD - PLANNED COMMERCIAL/INDUSTRIAL DISTRICT
- O-IPPCI - OFFICE INDUSTRIAL PARK PLANNED INDUSTRIAL OVERLAY
- O-IPPCD - OFFICE INDUSTRIAL PARK PLANNED COMMERCIAL DEVELOPMENT
- I-1PCD - GENERAL INDUSTRIAL PLANNED INDUSTRIAL OVERLAY
- I-1PCD - GENERAL INDUSTRIAL PLANNED COMMERCIAL OVERLAY

AMENDMENTS

| Ord No. | Date | Ord No. | Date | Ord No. | Date | Ord No. | Date | Ord No. | Date |
|---------|------------|---------|-----------|---------|-----------|----------|-----------|---------|------------|
| 00-12 | 10/26/1999 | 06-59 | 6/14/2005 | 07-64 | 9/25/2007 | 2012-34 | 3/27/2012 | 2017-04 | 10/26/2016 |
| 00-17 | 12/13/2001 | 06-60 | 6/14/2005 | 07-65 | 9/25/2007 | 2012-35 | 3/27/2012 | 2017-05 | 10/26/2016 |
| 00-39 | 3/12/2002 | 06-61 | 6/14/2005 | 07-66 | 9/25/2007 | 2012-36 | 3/27/2012 | 2017-06 | 10/26/2016 |
| 00-84 | 9/24/2002 | 06-62 | 6/14/2005 | 07-67 | 9/25/2007 | 2012-37 | 3/27/2012 | 2017-07 | 10/26/2016 |
| 00-91 | 10/26/2002 | 06-63 | 6/14/2005 | 07-68 | 9/25/2007 | 2012-38 | 3/27/2012 | 2017-08 | 10/26/2016 |
| 00-93 | 10/26/2002 | 06-64 | 6/14/2005 | 07-69 | 9/25/2007 | 2012-39 | 3/27/2012 | 2017-09 | 10/26/2016 |
| 00-98 | 10/26/2002 | 06-65 | 6/14/2005 | 07-70 | 9/25/2007 | 2012-40 | 3/27/2012 | 2017-10 | 10/26/2016 |
| 00-101 | 11/13/2002 | 06-66 | 6/14/2005 | 07-71 | 9/25/2007 | 2012-41 | 3/27/2012 | 2017-11 | 10/26/2016 |
| 00-103 | 11/13/2002 | 06-67 | 6/14/2005 | 07-72 | 9/25/2007 | 2012-42 | 3/27/2012 | 2017-12 | 10/26/2016 |
| 00-105 | 11/13/2002 | 06-68 | 6/14/2005 | 07-73 | 9/25/2007 | 2012-43 | 3/27/2012 | 2017-13 | 10/26/2016 |
| 00-107 | 11/13/2002 | 06-69 | 6/14/2005 | 07-74 | 9/25/2007 | 2012-44 | 3/27/2012 | 2017-14 | 10/26/2016 |
| 00-109 | 11/13/2002 | 06-70 | 6/14/2005 | 07-75 | 9/25/2007 | 2012-45 | 3/27/2012 | 2017-15 | 10/26/2016 |
| 00-111 | 11/13/2002 | 06-71 | 6/14/2005 | 07-76 | 9/25/2007 | 2012-46 | 3/27/2012 | 2017-16 | 10/26/2016 |
| 00-113 | 11/13/2002 | 06-72 | 6/14/2005 | 07-77 | 9/25/2007 | 2012-47 | 3/27/2012 | 2017-17 | 10/26/2016 |
| 00-115 | 11/13/2002 | 06-73 | 6/14/2005 | 07-78 | 9/25/2007 | 2012-48 | 3/27/2012 | 2017-18 | 10/26/2016 |
| 00-117 | 11/13/2002 | 06-74 | 6/14/2005 | 07-79 | 9/25/2007 | 2012-49 | 3/27/2012 | 2017-19 | 10/26/2016 |
| 00-119 | 11/13/2002 | 06-75 | 6/14/2005 | 07-80 | 9/25/2007 | 2012-50 | 3/27/2012 | 2017-20 | 10/26/2016 |
| 00-121 | 11/13/2002 | 06-76 | 6/14/2005 | 07-81 | 9/25/2007 | 2012-51 | 3/27/2012 | 2017-21 | 10/26/2016 |
| 00-123 | 11/13/2002 | 06-77 | 6/14/2005 | 07-82 | 9/25/2007 | 2012-52 | 3/27/2012 | 2017-22 | 10/26/2016 |
| 00-125 | 11/13/2002 | 06-78 | 6/14/2005 | 07-83 | 9/25/2007 | 2012-53 | 3/27/2012 | 2017-23 | 10/26/2016 |
| 00-127 | 11/13/2002 | 06-79 | 6/14/2005 | 07-84 | 9/25/2007 | 2012-54 | 3/27/2012 | 2017-24 | 10/26/2016 |
| 00-129 | 11/13/2002 | 06-80 | 6/14/2005 | 07-85 | 9/25/2007 | 2012-55 | 3/27/2012 | 2017-25 | 10/26/2016 |
| 00-131 | 11/13/2002 | 06-81 | 6/14/2005 | 07-86 | 9/25/2007 | 2012-56 | 3/27/2012 | 2017-26 | 10/26/2016 |
| 00-133 | 11/13/2002 | 06-82 | 6/14/2005 | 07-87 | 9/25/2007 | 2012-57 | 3/27/2012 | 2017-27 | 10/26/2016 |
| 00-135 | 11/13/2002 | 06-83 | 6/14/2005 | 07-88 | 9/25/2007 | 2012-58 | 3/27/2012 | 2017-28 | 10/26/2016 |
| 00-137 | 11/13/2002 | 06-84 | 6/14/2005 | 07-89 | 9/25/2007 | 2012-59 | 3/27/2012 | 2017-29 | 10/26/2016 |
| 00-139 | 11/13/2002 | 06-85 | 6/14/2005 | 07-90 | 9/25/2007 | 2012-60 | 3/27/2012 | 2017-30 | 10/26/2016 |
| 00-141 | 11/13/2002 | 06-86 | 6/14/2005 | 07-91 | 9/25/2007 | 2012-61 | 3/27/2012 | 2017-31 | 10/26/2016 |
| 00-143 | 11/13/2002 | 06-87 | 6/14/2005 | 07-92 | 9/25/2007 | 2012-62 | 3/27/2012 | 2017-32 | 10/26/2016 |
| 00-145 | 11/13/2002 | 06-88 | 6/14/2005 | 07-93 | 9/25/2007 | 2012-63 | 3/27/2012 | 2017-33 | 10/26/2016 |
| 00-147 | 11/13/2002 | 06-89 | 6/14/2005 | 07-94 | 9/25/2007 | 2012-64 | 3/27/2012 | 2017-34 | 10/26/2016 |
| 00-149 | 11/13/2002 | 06-90 | 6/14/2005 | 07-95 | 9/25/2007 | 2012-65 | 3/27/2012 | 2017-35 | 10/26/2016 |
| 00-151 | 11/13/2002 | 06-91 | 6/14/2005 | 07-96 | 9/25/2007 | 2012-66 | 3/27/2012 | 2017-36 | 10/26/2016 |
| 00-153 | 11/13/2002 | 06-92 | 6/14/2005 | 07-97 | 9/25/2007 | 2012-67 | 3/27/2012 | 2017-37 | 10/26/2016 |
| 00-155 | 11/13/2002 | 06-93 | 6/14/2005 | 07-98 | 9/25/2007 | 2012-68 | 3/27/2012 | 2017-38 | 10/26/2016 |
| 00-157 | 11/13/2002 | 06-94 | 6/14/2005 | 07-99 | 9/25/2007 | 2012-69 | 3/27/2012 | 2017-39 | 10/26/2016 |
| 00-159 | 11/13/2002 | 06-95 | 6/14/2005 | 08-00 | 9/25/2007 | 2012-70 | 3/27/2012 | 2017-40 | 10/26/2016 |
| 00-161 | 11/13/2002 | 06-96 | 6/14/2005 | 08-01 | 9/25/2007 | 2012-71 | 3/27/2012 | 2017-41 | 10/26/2016 |
| 00-163 | 11/13/2002 | 06-97 | 6/14/2005 | 08-02 | 9/25/2007 | 2012-72 | 3/27/2012 | 2017-42 | 10/26/2016 |
| 00-165 | 11/13/2002 | 06-98 | 6/14/2005 | 08-03 | 9/25/2007 | 2012-73 | 3/27/2012 | 2017-43 | 10/26/2016 |
| 00-167 | 11/13/2002 | 06-99 | 6/14/2005 | 08-04 | 9/25/2007 | 2012-74 | 3/27/2012 | 2017-44 | 10/26/2016 |
| 00-169 | 11/13/2002 | 07-00 | 6/14/2005 | 08-05 | 9/25/2007 | 2012-75 | 3/27/2012 | 2017-45 | 10/26/2016 |
| 00-171 | 11/13/2002 | 07-01 | 6/14/2005 | 08-06 | 9/25/2007 | 2012-76 | 3/27/2012 | 2017-46 | 10/26/2016 |
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| 00-187 | 11/13/2002 | 07-09 | 6/14/2005 | 08-14 | 9/25/2007 | 2012-84 | 3/27/2012 | 2017-54 | 10/26/2016 |
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| 00-215 | 11/13/2002 | 07-23 | 6/14/2005 | 08-28 | 9/25/2007 | 2012-98 | 3/27/2012 | 2017-68 | 10/26/2016 |
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| 00-219 | 11/13/2002 | 07-25 | 6/14/2005 | 08-30 | 9/25/2007 | 2012-100 | 3/27/2012 | 2017-70 | 10/26/2016 |
| 00-221 | 11/13/2002 | 07-26 | 6/14/2005 | 08-31 | 9/25/2007 | 2012-101 | 3/27/2012 | 2017-71 | 10/26/2016 |
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| 00-225 | 11/13/2002 | 07-28 | 6/14/2005 | 08-33 | 9/25/2007 | 2012-103 | 3/27/2012 | 2017-73 | 10/26/2016 |
| 00-227 | 11/13/2002 | 07-29 | 6/14/2005 | 08-34 | 9/25/2007 | 2012-104 | 3/27/2012 | 2017-74 | 10/26/2016 |
| 00-229 | 11/13/2002 | 07-30 | 6/14/2005 | 08-35 | 9/25/2007 | 2012-105 | 3/27/2012 | 2017-75 | 10/26/2016 |
| 00-231 | 11/13/2002 | 07-31 | 6/14/2005 | 08-36 | 9/25/2007 | 2012-106 | 3/27/2012 | 2017-76 | 10/26/2016 |
| 00-233 | 11/13/2002 | 07-32 | 6/14/2005 | 08-37 | 9/25/2007 | 2012-107 | 3/27/2012 | 2017-77 | 10/26/2016 |
| 00-235 | 11/13/2002 | 07-33 | 6/14/2005 | 08-38 | 9/25/2007 | 2012-108 | 3/27/2012 | 2017-78 | 10/26/2016 |
| 00-237 | 11/13/2002 | 07-34 | 6/14/2005 | 08-39 | 9/25/2007 | 2012-109 | 3/27/2012 | 2017-79 | 10/26/2016 |
| 00-239 | 11/13/2002 | 07-35 | 6/14/2005 | 08-40 | 9/25/2007 | 2012-110 | 3/27/2012 | 2017-80 | 10/26/2016 |
| 00-241 | 11/13/2002 | 07-36 | 6/14/2005 | 08-41 | 9/25/2007 | 2012-111 | 3/27/2012 | 2017-81 | 10/26/2016 |
| 00-243 | 11/13/2002 | 07-37 | 6/14/2005 | 08-42 | 9/25/2007 | 2012-112 | 3/27/2012 | 2017-82 | 10/26/2016 |
| 00-245 | 11/13/2002 | 07-38 | 6/14/2005 | 08-43 | 9/25/2007 | 2012-113 | 3/27/2012 | 2017-83 | 10/26/2016 |
| 00-247 | 11/13/2002 | 07-39 | 6/14/2005 | 08-44 | 9/25/2007 | 2012-114 | 3/27/2012 | 2017-84 | 10/26/2016 |
| 00-249 | 11/13/2002 | 07-40 | 6/14/2005 | 08-45 | 9/25/2007 | 2012-115 | 3/27/2012 | 2017-85 | 10/26/2016 |
| 00-251 | 11/13/2002 | 07-41 | 6/14/2005 | 08-46 | 9/25/2007 | 2012-116 | 3/27/2012 | 2017-86 | 10/26 |