

AR 001308

No:	Issue	Date
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DORSKY + YUE

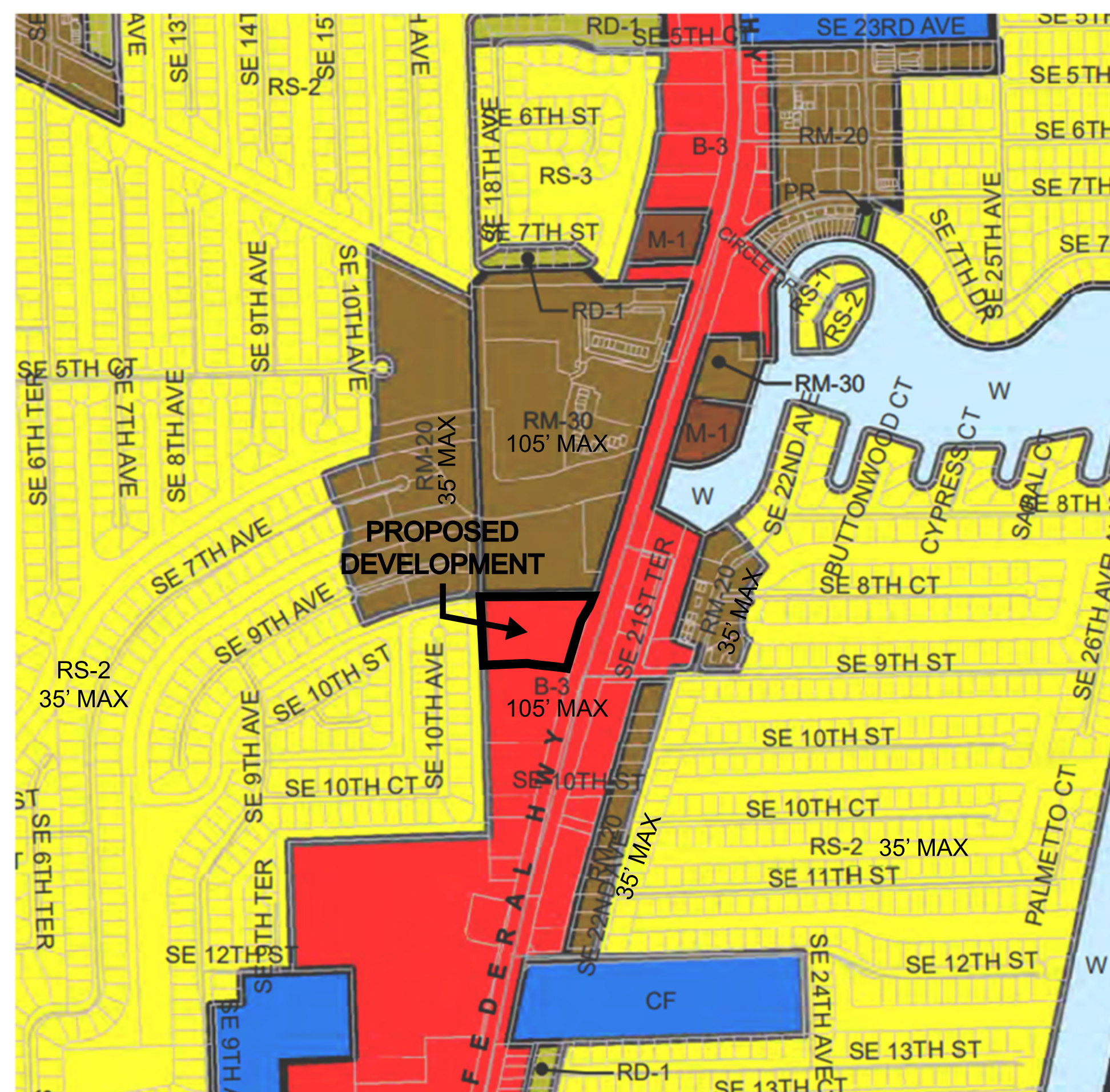
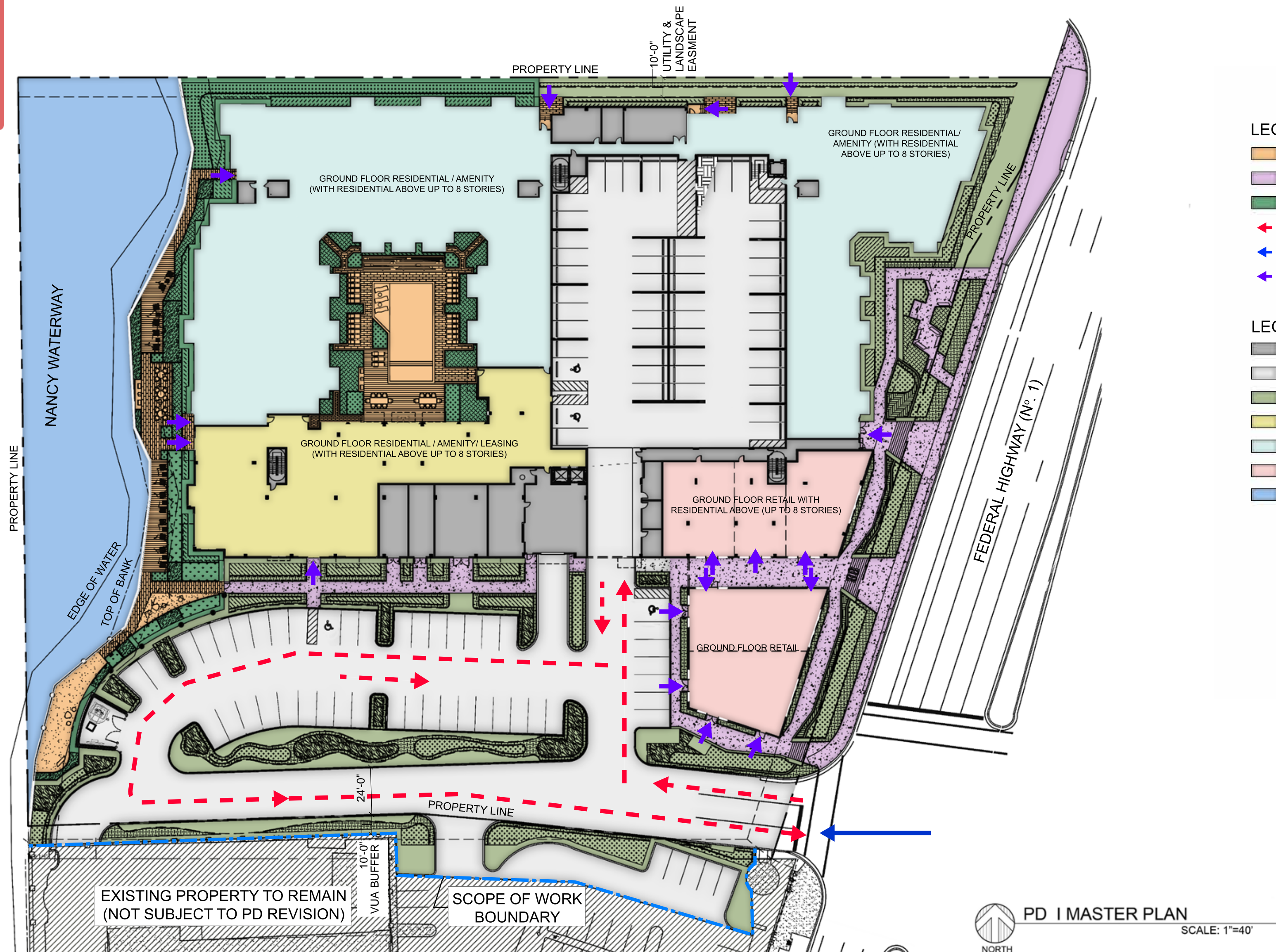
MODERA POMPANO BEACH

POMPANO BEACH, FLORIDA

MASTER SITE PLAN

Job No.:	Drawn:	Checked:	Date:
202515			11/07/2025

EX-E1



CONSOLIDATED USE TABLE			
P= Permitted principal use S= Use allowed as a special exception A= Permitted accessory use T= Permitted temporary use			
USE CATEGORY	USE TYPE	PERMITTED	STANDARD
Household Living Uses	Dwelling, live/work	P	155.4202.A
	Dwelling, multifamily	P	155.4202.C
	Dwelling, mixed use	P	155.4202.G
Communication Uses	Telecommunications facility, collocated on existing structure other than	P	155.4204.C
Day Care Uses	Child Care facility	P/A	155.4206.B
Health Care Uses	Medical office	P	155.4209.A
	Specialty medical Facility	P	155.4209.B
	Urgent Care Facility 24 hours	P	155.4209.C
Open Space uses	Park or Plaza	P/A	155.4210.D
Animal Care Uses	Animal grooming	P	155.4214.A
	Pet shop	P	155.4214.E
Commercial or Membership Recreation/Entertainment Uses	Other indoor commercial or membership recreation/entertainment use	P/A	155.4217.M
Eating and Drinking Establishments	Bar or Lounge	P	155.4218.A
	Brewpub	P	155.4218.B
	Restaurant	P	155.4218.E
	Specialty Eating or drinking establishment	P	155.4218.F
Office uses	Professional office	P	155.4220.B
	Bank or financial institution	P	155.4221.C
Retail Sales and Service Uses Personal services	Personal services establishment	P	155.4221.K
	Book or media shop	P	155.4222.D
	Grocery or convenience store	P	155.4222.F
	Drug store or pharmacy	P	155.4222.G
	Farmers' market	P	155.4222.H
	Ber and wine store	P	155.4222.N
	Retail sales establishment, large	P	155.4222.Q
	Art gallery	P	155.4222.B
	Other retail sales establishment	P	155.4222.S
Typical Accessory Uses and Structures	Dock	A	155.4303.H
	Drop-in Child care	A	155.4303.J
	Electric vehicle (EV) level 1, 2 or 3 charging station	A	155.4303.K 155.4303.L
	Fence or wall	A	155.4303.O
	Green roof	A	155.4303.R
	Home based business	A	155.4303.S
	Outdoor display of merchandise	A	155.4303.U
	Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)	A	155.4303.V
	Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers	A	155.4303.X
	Rainwater cistern or barrel	A	155.4303.Z
	Retail sales (as accessory uses)	A	155.4303.BB
	Small wind energy system	A	155.4303.DD
	Solar energy collection system	A	155.4303.EE
	Swimming pool or spa or hot tub	A	155.4303.GG
	Mechanical equipment and similar features	A	155.4303.JJ
	Uncovered porches, decks, patios, terraces, or walkways	A	155.4303.KK
	Lighting fixtures, projecting or freestanding	A	155.4303.MM
	Eating and drinking establishments (as an accessory use)	A	155.4303.PP
	Farmer's market (as a temporary use)	T	155.4403.A