pompano beach
Florida's Warmest Welcome

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 17-192

DATE: May 10, 2017

TO: Planning & Zoning Board

VIA: Robin M. Bird, Development Services Director

Jennifer Gomez, Assistant Development Services Director

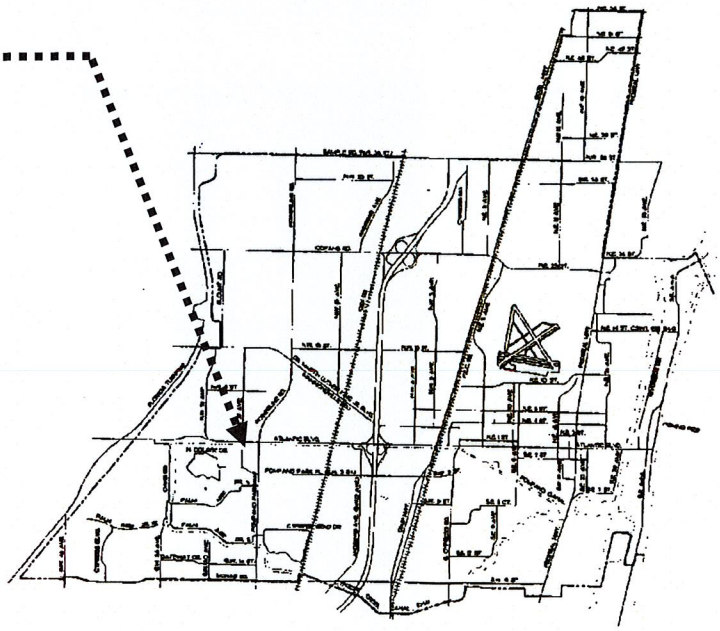
FROM: Maggie Barszewski, Planner

RE: Rezoning – From B-2 Neighborhood Commercial to B-3 (General Commercial
Location – 20 NW 27th Avenue
April 26, 2017 Meeting

P & Z #17-13000006

This approximate .66-acre property is located at 20 S.W. 27 Avenue. The applicant is requesting to intensify the Commercial designation from B-2 (Community Business) to B-3 (General Business). The subject property is located across the street and south of property zoned B-3. There is a Fire station to the north on B-2 zoned property with B-2 property also being on properties to the south & east. On the west is an assisted living facility zoned RM-45(Multi-Family Residential). The existing 17,230-square foot building currently has a senior medical care and home assistance service located in it. The intention of the applicant is to expand the medical uses in the building to provide such for the neighboring elderly and greater community population. The applicant has offered a voluntary declaration of restricted uses to limit certain types of B-3 uses that would be in conflict with the surrounding properties (*see attached letter*).

Subject Site: 20 SW 27 Ave
Tax Folio ID: 494204230010



LEGEND

FOR LAND USE PLAN

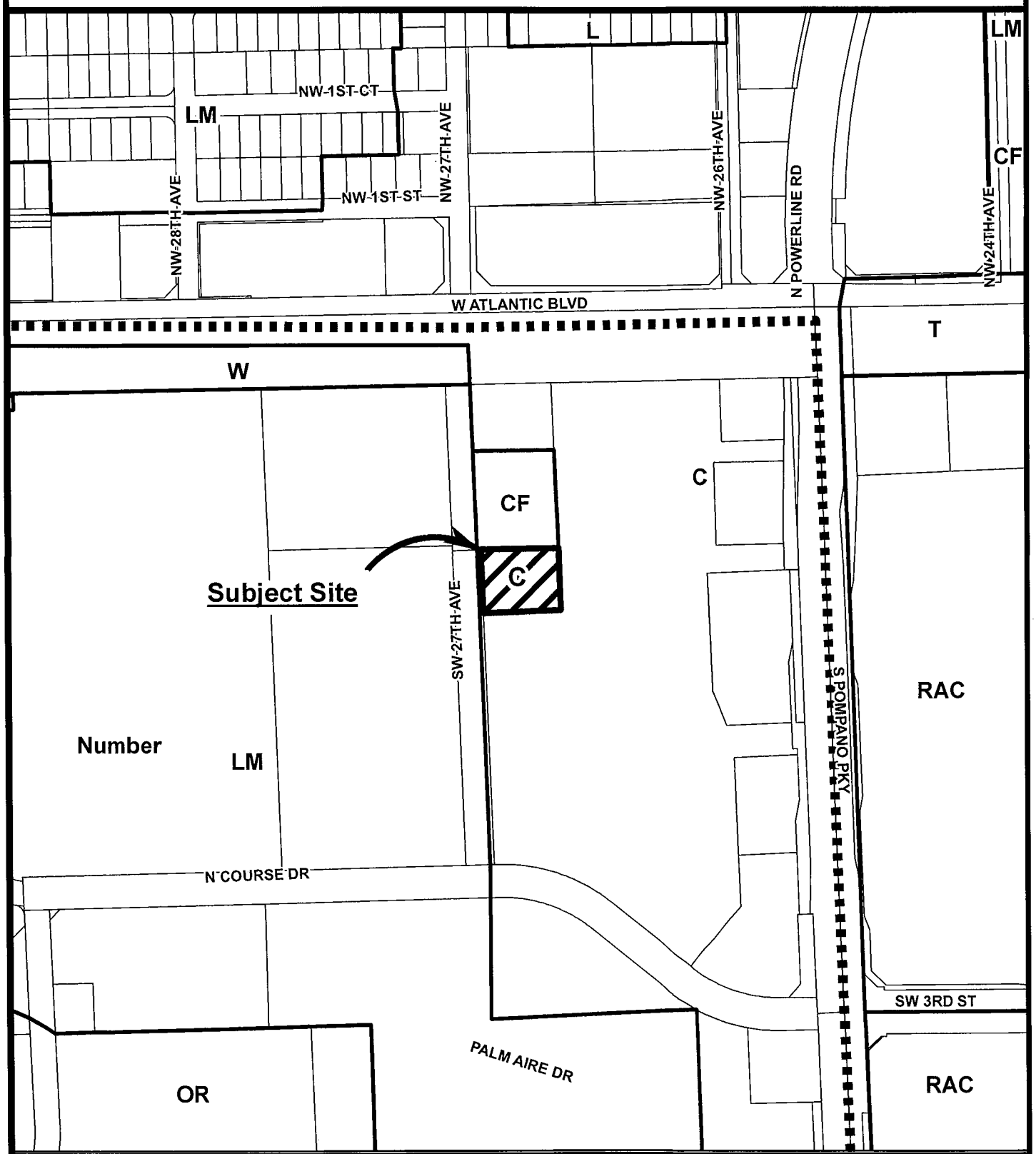
	Symbol	Classification Units/ Acre
		Gross Residential Density
		Residential
	E	Estate
	L	Low
	LM	Low- Medium
	M	Medium
	MH	Medium-High
	H	High
*	C	Commercial
	CR	Commercial Recreation
	I	Industrial
	T	Transportation
	U	Utilities
	CF	Community Facilities
	OR	Recreation & Open Space
	W	Water
	LAC	Local Activity Center
	RAC	Regional Activity Center
		Boundaries
		City of Pompano Beach
		Number
		Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

FOR ZONING MAP

	Symbol	District
	RS-1	One-Family Residence
	RS-2	One-Family Residence
	RS-3	One-Family Residence
	RS-4	One-Family Residence
	RD-1	Two- Family Residence
	RM-12	Multi-Family Residence
	RM-20	Multi-Family Residence
	RM-30	Multi-Family Residence
	RM-45	Multi-Family Residence
	RM-45/HR	Overlay
	RPUD	Residential Planned Unit Dev.
	AOD	Atlantic Boulevard Overlay District
	MH-12	Mobile Home Park
	B-1	Limited Business
*	B-2	Neighborhood Business
>	B-3	General Business
	B-4	Heavy Business
	M-1	Marina Business
	M-2	Marina Industrial
	LAC	Local Activity Center
	I-1	General Industrial
	I-1X	Special Industrial
	O-IP	Office Industrial Park
	BP	Business Parking
	BSC	Planned Shopping Center
	PCI	Planned Commercial / Industrial Overlay
	PR	Parks & Recreation
	CR	Commerical Recreation
	CF	Community Facilities
	T	Transportation
	PU	Public Utility

*	**Existing**
>	**Proposed**

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 333 ft

5/12/2017 EdgMat

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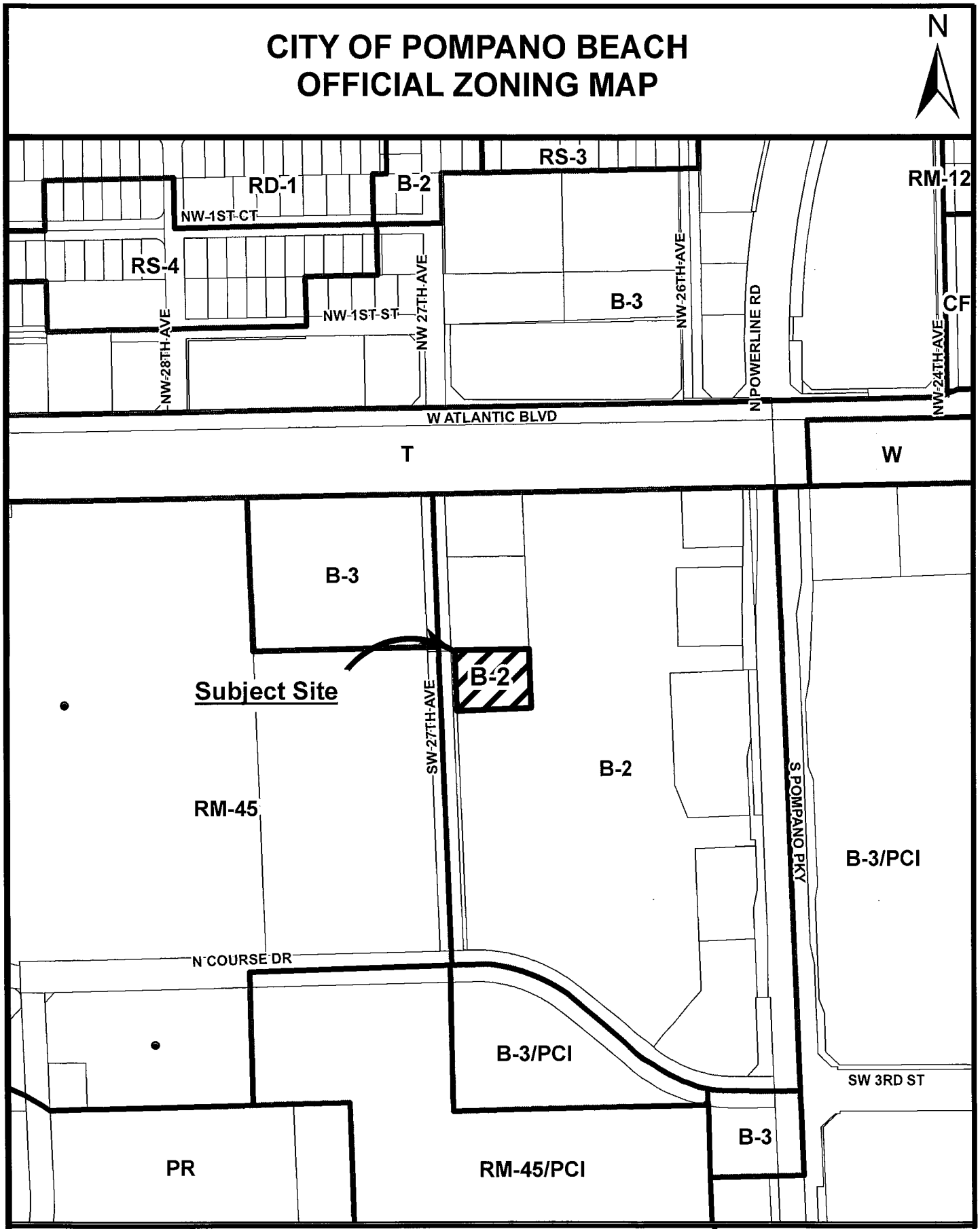
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



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5/12/2017 EdgMat

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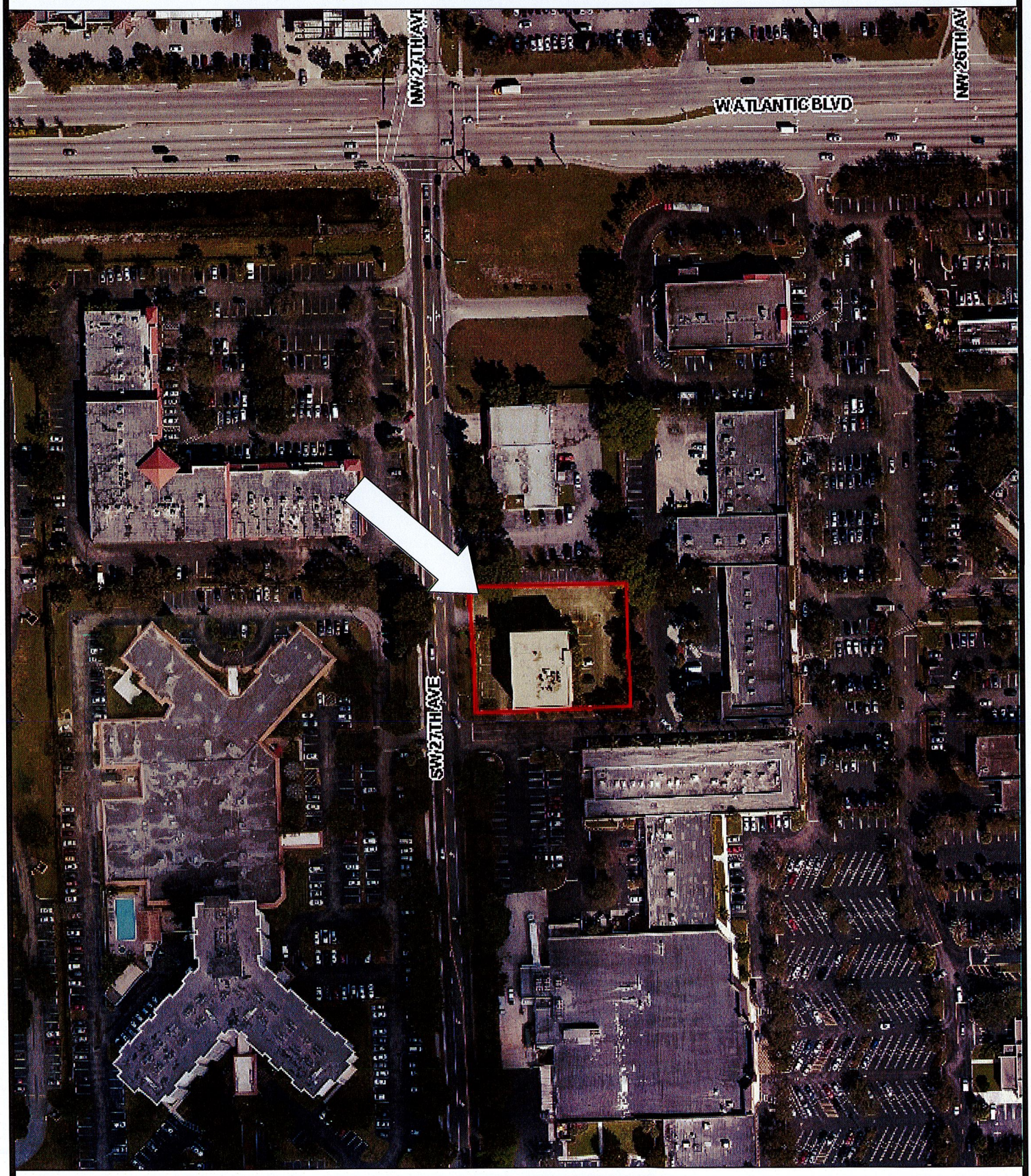
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

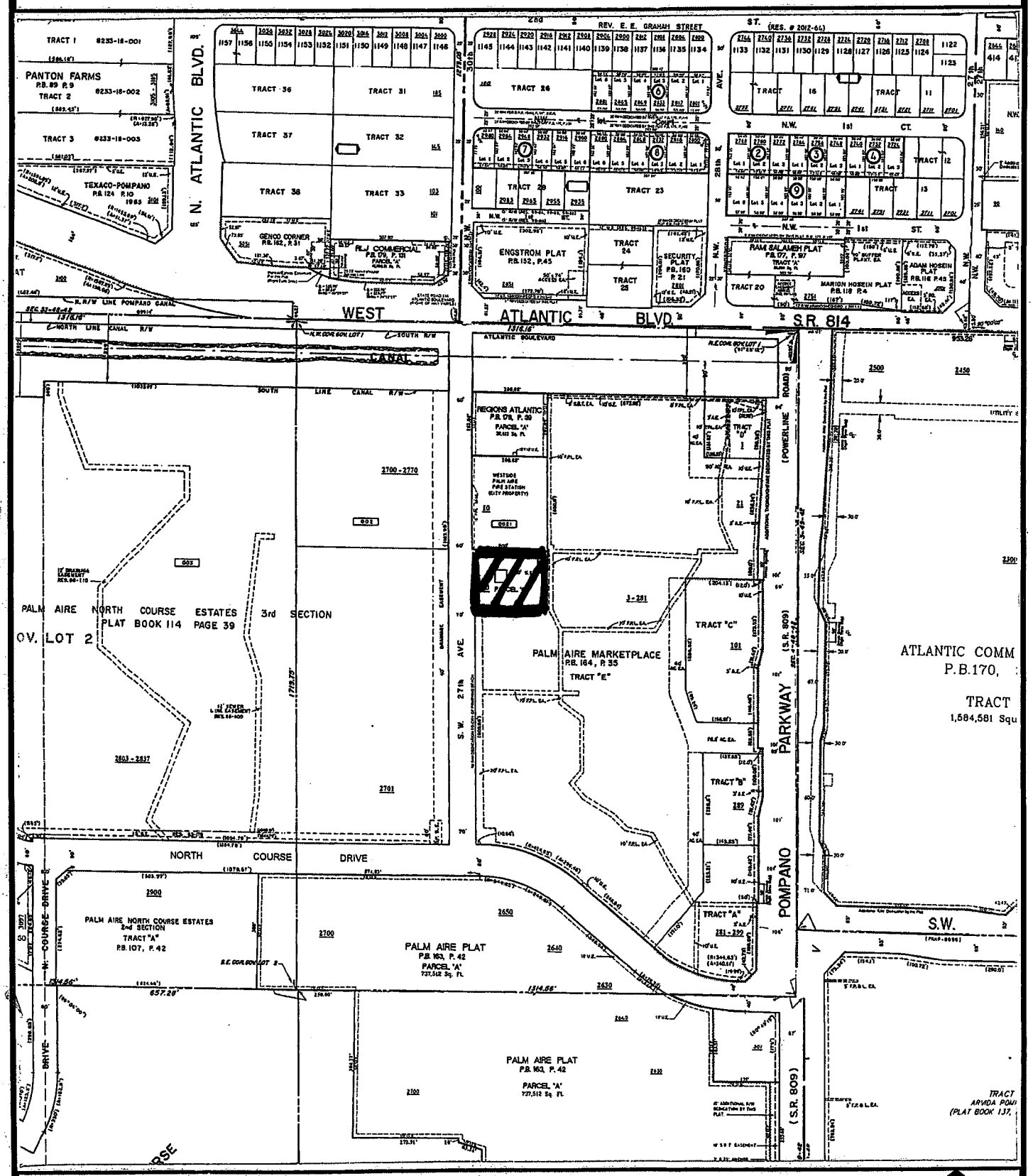
EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP



N T S

NORTH

EXCERPT FROM THE CITY OF POMPANO BEACH
PLAT MAP



SCALE: NTS

NORTH

A. Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Development Services Director has compiled the department comments from the January 4, 2017 Development Review (DRC) meeting which are summarized below:

ENGINEERING DEPARTMENT
Plan Reviewer: Bob Lawson
bob.lawson@copbfl.com
Status: Review Complete No Comments
Comments: 12-16-16:
The City Engineering has no review comments on the proposed property rezoning.

FIRE DEPARTMENT
Plan Reviewer: Jim Galloway jim.galloway@copbfl.com
Status: Review Complete Pending Development Order
Comments: This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.
*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION
Plan Reviewer: Sal Pravata salvator.pravata@copbfl.com
Status: Review Complete Pending Development Order
Comments: Additional comments may follow throughout the remainder of the permitting process. At this time, the Building Division has no objections .Buildings shall comply with the 2014 Florida Building Code, HVHZ requirements, and appropriate floodplain ordinances..
1) Provide Survey, to verify all elevations applicable to the site, in addition, elevations at plans and survey must be in NAVD format and noted at plans and survey.
a. Elevations will be in accordance with City Ordinance 152.29 (C)
2) 53.14 - Erosion and sedimentation control permit To be submitted at the time of permit
3) A construction fence and permit will be required when any construction activity will occur and it shall contain all construction debris, airborne and otherwise, on the subject construction site as per City Ordinance 152.06
4) . Parking spaces complying with 502 that serve a particular building or facility
shall be located on the shortest accessible route from parking to an entrance complying with 206.4. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide and so that users
a) are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle

BSO
Plan Reviewer: Scott Longo scott_longo@sheriff.org
Status: Review Complete No Comments
Comments: 12/20/16
No comments at this time.

CRA
Plan Reviewer: Max Wemyss max@rma.us.com
Status: Review Complete No Comments
Comments: This project is not within the CRA and does not conflict with the CRA redevelopment goals/objectives. The CRA offers no comments or objections at this time.

WASTE MANAGEMENT
Plan Reviewer
Status
Comments

UTILITIES
Plan Reviewer: Nathaniel Watson nathaniel.watson@copbfl.com
Status: Review Complete Pending Development Order
Comments:
12-19-2016
• Please note that additional comments may be forth coming contingent upon submittals and review process.
• The Utilities department has no comment with regard to the requested Rezoning from B-2 / Community Business to B-3 / General Business.

LANDSCAPE REVIEW
Plan Reviewer: Wade Collum wade.collum@copbfl.com
Status: Review Complete Pending Development Order
Comments: All landscape must be in accordance with the approved plan on file.

PLANNING / ZONING
Plan Reviewer – Maggie Barszewski
Status: Review Complete Pending Development Order

Comments

Based on the application and documentation provided, below are comments:

1. The applicant must demonstrate the reasons that this property should be rezoned to B-3 and how such a rezoning would meet the intent specified in the following Code provisions:

§155.3304. GENERAL BUSINESS (B-3)
A. Purpose
The General Business (B-3) district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large (e.g., most retail sales and service uses, restaurants, offices, banks, restaurants, gasoline filling stations , marinas, auto and boat sales and service uses, theaters, hotels, child care facilities, vocational or trade schools , health care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate- to high-density multifamily development (either stand-alone or mixed with commercial development).

2. The applicant must demonstrate that the review standards have been met as stated in the following Code provisions:

§155.2307
A. Burden of Proof and Persuasion
The applicant bears the burden of demonstrating that an application complies with applicable review standards. The burden is not on the city or other parties to show that the standards are not met by the applicant.

§155.2403. GENERAL ZONING MAP AMENDMENT (REZONING)
C. General Zoning Map Amendment Review Standards
The advisability of a general amendment to the Official Zoning Map is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny a proposed General Zoning Map Amendment, the city shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan.

Review for consistency with City's Comprehensive Plan
The applicant must provide competent and substantial evidence that there is consistency with the following policies concerning compatibility:

Future Land Use

Policy 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests:
1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

Comments:
This is a request to intensify the Commercial Zoning designation from B-2 (Community Business) to B-3 (General Business). The applicant has not demonstrated consistency with the above-listed policies concerning compatibility with the surrounding properties; and there is also a possible issue with spot zoning. The adjacent properties include:

- North – B-2 Zoned land
- East – B-2 Zoned land
- South – B2 zoned land
- West – RM-45 – Multiple-Family Residential

There are many uses in the B-3 zoning district that Staff considers to be incompatible with the residential uses directly adjacent to the subject property. Therefore staff would not be able to support this request to rezone the subject property unless the concerns of compatibility and spot zoning are addressed. The applicant has mentioned an intent to conduct a Neighborhood meeting per §155.2302 of the Code. Such a meeting could address possible compatibility concerns with the surrounding properties.

B. The following policies of the City's Comprehensive Plan have been identified as pertinent to this rezoning:

Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests:
1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

C. Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:

1. The rezoning was reviewed by DRC on January 4, 2017.
2. The property is located at 20 SW 27 Avenue.
3. The overall site is .66 net acres and has a 17,230-square foot building on it.
4. The Zoning and uses of adjacent properties are:

Property	Adjacent Property	Zoning District	Existing Use
East of A1A	North	B-2 (Community Business)	Fire Station
	South	B-2 (Community Business)	Palm Aire Marketplace Retail & offices
	East	B-2 (Community Business)	Palm Aire Marketplace Retail & offices
	West	RM-45	Assisted Living Facility

5. The Land Use Designation is C (Commercial).
6. The review criteria for a Planned Development Rezoning Application are compliance of the proposed zoning reclassification and the PD Plan with the review standards in:
   - ***Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards***
     1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
        a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

D. Analysis

The DRC Planning and Zoning comments state:
1) The need to demonstrate consistency with the Comprehensive Plan Policies concerning compatibility with the surrounding properties; and
2) There is also a possible issue with spot zoning.

Through the submitted "Letter of Demonstration," the applicant addresses the compatibility issue by offering voluntary restrictions to limit the B-3 uses that would be allowed in the existing building. Staff finds the letter to be somewhat unclear since it identifies 7 primary uses the applicant intends to recruit for the property. However, that does not include all of the uses in the B-3 that are not being restricted. For a clearer list of those uses that will be either permitted by right or by Special Exception approval, staff

provides a marked up version of the Consolidated Use Table (*see attached Appendix A*). The uses listed in the table that are highlighted identify those uses allowed in B-3. The highlighted uses crossed out are those uses that the Applicant volunteers to specifically prohibit from allowance.

In light of this voluntary restriction, staff believes that the applicant has adequately addressed any possible incompatibility that could otherwise have been resulted from an approval of this B-3 rezoning request. Furthermore, the applicant did hold a Neighborhood meeting per §155.2302 of the Code to address possible concerns of the adjacent community. Staff attended the meeting and found that the residents that attended voiced their approval of the rezoning.

Regarding the spot zoning issue, staff believes that since there is B-3 located to the northwest of the subject property, approval of this request would not be considered spot zoning. Furthermore, as the Applicant points out, the request represents degrees of intensity between 2 Business Zoning Districts. The degree of intensity difference is mitigated with the hybrid nature of restricted B-3 uses being volunteered.

D. Recommendation:

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the rezoning request as the board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use policies.

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the following pertinent Future Land Use policies.

Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

STAFF RECOMMENDS ALTERNATIVE MOTION I

REQUEST FOR SITE SPECIFIC REZONING

Date: 05.10.2017

To: City of Pompano Beach

Department of Development Services

Planning and Zoning Division

RE: LETTER OF DEMONSTRATION

To Development Review Committee:

Please accept this letter as my formal intent for approval of the request for site specific rezoning. This request is being made in order to help expand the allowable use options at the location. The building (17,230 sf) already has been used for senior medical care and home assistance services. Our hope is to provide needed medical related facilities for the neighboring elderly and greater community population.

Upon acquiring the building in foreclosure the owner invested thousands of dollars and time into restoring the site with permitted alterations including; a new roof, new a/c's, new partitions, new flooring throughout and bringing all landscaping up to current code requirements. The first floor is a fully built-out medical office space. The second floor has two suites, one a large hall space and the other a built out medical office currently occupied. The third floor acts as one suite, fully built out and can accommodate a variety of businesses and medical uses. Over 2/3^{rds} of the site has been sitting vacant for the last year and we are having tremendous difficulty renting out the spaces available. We've mostly had request from businesses that provide medical treatment and services currently only allowable in B-3 zones; showing that there is a demand/need for these B-3 approved uses at our site.

We are also posed with another restriction, unable to do residential units on this mixed use site as per Zoning Letter Number: 16-02000042; the maximum of 10,631 allowable residential units for our dashed-line area has already been filled.

With this change in zoning we are hoping to attract more tenants and vendors that can provide services needed for our local and at large Pompano Beach inhabitants.

Existing Land Use: Medical Office

Existing Zoning District: Community Business, B-2

The Community Business (B-2) district is established and intended to accommodate primarily low- to moderate-intensity office, service, and retail uses that primarily serve the needs of residents of surrounding residential neighborhoods (e.g., professional and business offices, business services, banks, restaurants, convenience stores , gasoline filling stations), as well as neighborhood-serving institutional uses (e.g., child care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate- to high-density multifamily development (either stand-alone or mixed with commercial development).

The subject property is surrounded by B-3 zoned sites directly to the west and on the north and east sides. The change in zoning looks to be compatible with the general plans for the subject area and would not cause any disruption to the overall atmosphere of the vicinity. The property has sufficient parking to accommodate using the building for medical office and or other proposed uses.

The site sits on SW 27th AVE just behind the fire station and is not visible from the main corridor – Atlantic Blvd. The Palm Aire Plaza just across from the site to the west, on SW 27th Ave, is B-3 and sits directly in front of The Court at Palm Aire, which is an assisted living facility. Just across Atlantic Blvd there is large swath of B-3 along the corridor.

Following are the details of my request:

Proposed Zoning District: B-3, General Business, with Restricted Uses

The General Business (B-3) district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large (e.g., most retail sales and service uses, restaurants, offices, banks, restaurants, gasoline filling stations , marinas, auto and boat sales and service uses, theaters, hotels, child care facilities, vocational or trade schools , health care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate- to high-density multifamily development (either stand-alone or mixed with commercial development).

Requesting the following allowable uses for B-3 zone:

- Medical Office / Larger than 5,000 sf
- Urgent Care Facility 24 hrs (S)
- Urgent Care Facility
- Adult Day Care
- General Hospital (S)
- Senior Center
- Medical or dental lab (S)

Requesting the restriction of all other listed allowable uses for B-3 zone:

- Newspaper or magazine publishing
- Telecommunications facility
- Community Center
- Library
- Museum
- Youth Center
- Child Care Facility
- Vocations or trade school
- College or University
- School, elementary
- School, high
- School, middle
- Specialty arts school
- Courthouse facility
- Fire or EMS station
- Government administrative offices
- Police station
- Post office
- Assisted Living Facility
- Nursing Home Facility

- Specialty hospital
- Specialty medical facility (Rehabilitation Facility)
- Open Space Uses
- Other Institutional Uses
- Transportation Uses
- Utility Uses
- Animal Care Uses
- Boat and Marine Sales and Service Uses
- Business Support Service Uses
- Commercial or Membership Recreation/ Entertainment Uses
- Eating and Drinking establishments
- Motor Vehicle Sales and Service Uses
- Office Uses
- Retail Sales and Service Uses – Personal Services
- Self-Service Storage Uses
- Visitor Accommodation Uses
- Industrial Services Uses
- Thrift Shop
- Consignment Boutique

Please see attached maps showing proximities of requested uses to the site. We are proposing uses that will enhance the experience of local neighbors but also the broader community. There is only one Adult Daycare and the number of urgent care centers and hospitals on the west side of I-95 is minimal. Our goal is to provide easy access to care that is needed in this region.

In order to be sure there is no major conflict, we have scheduled and will be advertising for a Neighborhood meeting as per 155.2302 of the code.

The meeting has been scheduled to occur on site and will give the concerned attendees an understanding of what is being proposed and how they may or may not be affected. Once the meeting has occurred, tentatively April 19th @6:30pm documentation of attendance and meeting summary will be submitted for review.

I appreciate your understanding and consideration in this matter.

Regards,

Shalina Jaffer

Owner Representative

Print

Pompano Beach, Florida Zoning Code

APPENDIX A: CONSOLIDATED USE TABLE

Note: Appendix A may be viewed in a printer-friendly, PDF document. Please click APPENDIX A.

APPENDIX A: CONSOLIDATED USE TABLE

P = Permitted Principal Use S = Use Allowed as a Special Exception A = Permitted Accessory Use
T = Temporary Use Allowed with a Major Temporary Use Permit t = Temporary Use Allowed with a Minor Temporary Use Permit
√ = Temporary Use Allowed without Temporary Use Permit I = Interim Use Allowed with an Interim Use Permit Blank Cell = Prohibited Use

Use Category (Principal Uses) and/or Use Type		Residential Districts												Commercial Districts						Industrial Districts				Special Districts						Planned Development Districts					Use-Specific Standards
		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	M-1	CR	I-1	I-1X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I	
Principal Uses																																			
Residential Uses																																			
Household Living Uses	Dwelling, live/work										S	S		P	P	P		P						P						P	P	P	P	P	155.4202.A
	Dwelling, mobile home												P																						155.4202.B
	Dwelling, multifamily							P	P	P	P	P		P	P	P								P						P	P	P	P	P	155.4202.C
	Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P												P						P		P	P	P	155.4202.D
	Dwelling, single-family (zero lot line)				S		P	P	P	P	P	P												P						P		P	P		155.4202.E
	Dwelling, two-family						P	P	P	P	P	P												P						P		P	P	P	155.4202.F
	Dwelling, mixed-use										S	S		P	P	P		P												P	P	P	P	P	155.4202.G
	Community Residential Home with Six or Fewer Residents	P	P	P	P	P	P	P	P	P	P	P												P						P		P	P	P	155.4202.H
	Mobile home park												P																						155.4202.I
Group Living Uses	Assisted living facility										P	P				P								P		P						P	P		155.4203.A
	Community residential home with seven to 14 residents							P	P	P	P	P		P	P	P								P		P				P	P	P	P	P	155.4203.B
	Continuing care retirement community								P	P	P	P				P								P		P				P		P	P		155.4203.C
	Rooming or boarding house									S	S	S				P								P						P		P	P	P	155.4203.D

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Principal Uses																																			
Institutional Uses																																			
Communication Uses	Newspaper or magazine publishing														P	P	P			P	P	P		P		P					P	P	P	P	155.4204.A
	Radio or television station															S	P			P	P	P		P		S					P	P	P	P	155.4204.B
	Telecommunications facility, collocated on existing structure other than telecommunications tower									P	P	P			P	P				P	P			P	P	P	P	S		P	P	P	P	P	155.4204.C 155.4204.D
	Telecommunications facility, collocated on existing telecommunications tower																			P	P			P		P	P				P	P	P	P	155.4204.C 155.4204.E
	Telecommunications facility, on a new freestanding tower															S	S			P	P			S		P	P	S		P	P	P	P		155.4204.C 155.4204.F
Community Service Uses	Community center							S	S	S	S	S				P	P		S					P		P				P	P	P	P	P	155.4205.A
	Library								S	S	S	S				P	P							P		P				P	P	P	P	P	155.4205.B
	Museum								S	S	S	S				P	P			P	P	P		P						P	P	P	P	P	155.4205.C
	Senior center								S	S	S	S				P	P		S	S	S			P		P				P	P	P	P	P	155.4205.D
	Youth center								S	S	S	S				P	P		S	S	S			P		P				P	P	P	P	P	155.4205.E

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Use Category (Principal Uses) and/or Use Type		Residential Districts												Commercial Districts						Industrial Districts				Special Districts						Planned Development Districts					Use-Specific Standards
		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	M-1	CR	I-1	I-DX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I	
Principal Uses																																			
Institutional Uses																																			
Day Care Uses	Adult day care center								S	S	S	S		P	P	P	P			S		P		P		P		P		P	P	P	P	P	155.4206.A
	Child care facility								S	S	S	S		P	P	P	P			S		P		P		P		P		P	P	P	P	P	155.4206.B
Education Uses	College or university															P	P							P		P					P	P	P		155.4207.A
	School, elementary							S	S	S	S	S				P	P							P		P				P	P	P	P	P	155.4207.B
	School, high															P	P							P		P					P	P	P	P	155.4207.C
	School, middle															P	P							P		P					P	P	P	P	155.4207.D
	Specialty arts school													P	P	P	P		P	P	P	P		P		P				P	P	P	P	P	155.4207.F
	Vocational or trade school															P	P			P	P	P		P		P					P	P	P		155.4207.E
Government Uses	Correctional facility																									S									155.4208.A
	Courthouse facility															P	P					P		P		P					P	P	P	P	155.4208.B
	Fire or EMS station							S	S	S	S	S		P	P	P	P	P		P	P	P	P	P		P		P		P	P	P	P	P	155.4208.C
	Fire training facility																P			P	P	P				P		P							155.4208.D
	Government administrative offices													P	P	P	P							P		P		P		P	P	P	P	P	155.4208.E

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Principal Uses																																			
Institutional Uses																																			
Government Uses	Government maintenance, storage, or distribution facility																			P	P	P	P	P				P			P	P	P		155.4208.F
	Police station	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P		P	P	P	P	P		P		P		P	P	P	P	P	155.4208.G
	Post office								S	S	S	S		P	P	P	P							P				P			P	P	P	P	155.4208.H
Health Care Uses	Medical office													P	P	P	P			P		P		P		P					P	P	P	P	155.4209.A
	Speciality medical facility															S	P			P		P				P					P		P	P	155.4209.B
	Urgent care facility 24 hours															S	P			P		P				P					P		P	P	155.4209.C
	Specialty hospital															S	P			P		P				P					P		P		155.4209.D
	General hospital															S	P			P		P				P					P		P		155.4209.E
	Medical or dental lab															S	P			P		P				P					P		P		155.4209.F
	Nursing home facility								P	P	P	P				P								P		P					P	P	P		155.4209.G

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Principal Uses																																			
Institutional Uses																																			
Open Space Uses	Arboretum or botanical garden	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P					P	P	P	P	P		P	P	P	P	P	155.4210.A
	Cemetery or mausoleum																							S	P	P	P	P		P	P	P	P	P	155.4210.B
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P		P	P	P	P	P	155.4210.C
	Park or plaza	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	155.4210.D
Other Institutional Uses	Civic center															S	P		P					S							P	P	P		155.4211.A
	Halfway house or Shelter																									S					P	P	P	P	155.4211.B
	Lodge or club															P	P					S		P							P	P	P		155.4211.C
	Place of worship	S	S	S	S		S	S	S	S	S	S		S	S	P	P							P		P		P			P	P	P	P	155.4211.D
Transportation Uses	Aircraft or aviation equipment sales or rental																			P	P										P				155.4212.A
	Aviation related uses																											P							155.4212.B

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Principal Uses																																			
Institutional Uses																																			
Transportation Uses	Helicopter landing facility																									P		P			P				155.4212.F
	Transportation passenger station/terminal															P	P	P		P	P	P	P	P		P		P			P	P	P	P	155.4212.G
Utility Uses	Solar energy collection system (as a principal use)															S	S			P	P			S		P	P	P			P	P	P		155.4213.A
	Utility use, major																			P	P			S		P	P	P			P	P	P		155.4213.B
	Utility use, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	155.4213.C
Commercial Uses																																			
Animal Care Uses	Animal grooming													P	P	P	P							P						P	P	P	P	P	155.4214.A
	Animal shelter or kennel																P			P	P					P					P				155.4214.B
	Pet hotel															P	P																		155.4214.C
	Pet shop															P	P														P		P		155.4214.E
	Veterinary hospital or clinic															P	P					P		P		P				P	P	P	P	P	155.4214.D

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Principal Uses																																			
Commercial Uses																																			
Boat and Marine Sales and Service Uses	Boat dry storage facility																	P					P								P	P	P		155.4215.B
	Boat or marine parts sales without installation															P	P	P					P	P							P	P	P	P	155.4215.C
	Boat or marine parts sales with installation															P	P	P					P	P							P	P	P	P	155.4215.D
	Boat or marine repair and servicing																P	P		P			P								P		P		155.4215.E
	Boat sales or rental															P	P	P		P			P								P	P	P		155.4215.F
	Boat towing service																P	P	P				P			P					P	P	P	P	155.4215.G
	Docking facility, barge																	P					P												155.4215.H
	Docking facility, commercial fishing boat																	P					P											P	155.4215.I
	Docking facility, recreational boat															P	P	P	P				P			P				P	P	P	P	P	155.4215.J
	Marina															P	P	P					P								P	P	P	P	155.4215.K
	Yacht club															P	P	P	P				P	P						P	P	P	P	P	155.4215.L

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Principal Uses																																			
Commercial Uses																																			
Business Support Service Uses	Business service center													P	P	P	P			P	P	P		P						P	P	P	P	P	155.4216.A
	Conference or training center															P	P			P	P	P		P		P		P			P	P	P	P	155.4216.B
	Day labor service															P	P			P	P	P		P							P	P	P	P	155.4216.C
	Employment agency														P	P	P			P	P	P		P		P		P			P	P	P	P	155.4216.D
	Parcel services													P	P	P	P	P		P	P	P	P	P		P					P	P	P	P	155.4216.E
	Telephone call center															P	P			P	P	P									P			P	155.4216.F
	Travel agency													P	P	P	P	P				P		P		P		P		P	P	P	P	P	155.4216.G
Commercial or Membership Recreation/ Entertainment Uses	Amusement arcade																P		P					P	P						P	P	P	P	155.4217.A
	Arena, stadium, or amphitheater															S	P		S					S	S	P					P	P	P		155.4217.B
	Auditorium or theater													P	P	P	P							P		P					P	P	P	P	155.4217.C
	Bowling alley or skating rink														P	P	P		P					P	P	P					P	P	P	P	155.4217.D
	Gaming establishment																		S												P	P	P		155.4217.E
	Golf course	S	S	S	S	S	S	S	S	S	S	S							P						P	P	P			P	P				155.4217.F

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Principal Uses																																			
Commercial Uses																																			
Commercial or Membership Recreation/ Entertainment Uses	Golf driving range																P		P						P	P	P			P	P				155.4217.G
	Miniature golf course																P		P												P	P	P	P	155.4217.H
	Motion picture theater														P	P	P		P					P							P	P	P	P	155.4217.I
	Racing facility, dog or horse																		S												P				155.4217.J
	Racquet sports facility														P	P	P		P					P	P	P				P	P	P	P	P	155.4217.K
	Sport shooting and training range																S			P	P					P					P	P	P	P	155.4217.L
	Other indoor commercial or membership recreation/ entertainment use													P	P	P	P		P	P	P			P	P	P				P	P	P	P	P	155.4217.M
	Other outdoor commercial or membership recreation/ entertainment use															S	S		P	S	S	P		P	P	P				P	P	P	P	P	155.4217.N

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Principal Uses																																			
Commercial Uses																																			
Eating and Drinking Establishments	Bar or lounge													S	P	P	P			P	P	P		P						P	P	P	P	P	155.4218.A
	Brewpub													S	P	P	P					P		P						P	P	P	P	P	155.4218.B
	Hall for Hire													P	P	P	P		P	P	P	P		P	P	P		P	P	P	P	P	P	P	155.4218.C
	Nightclub														P	P	P							P						P	P	P	P	P	155.4218.D
	Restaurant													P	P	P	P	S	S	P	P	P	S	P						P	P	P	P	P	155.4218.E
	Speciality eating or drinking establishment													P	P	P	P		P	P	P	P		P	P	P		P		P	P	P	P	P	155.4218.F
Motor Vehicle Sales and Service Uses	Automotive painting or body shop																P			P	P										P				155.4219.B
	Automotive parts sales without installation															P	P			P				P							P	P	P	P	155.4219.C
	Automotive parts sales with installation															S	P			P	P										P				155.4219.D
	Automotive repair and maintenance facility															S	P			P	P										P				155.4219.E
	Automotive wrecker service																P			P	P										P				155.4219.F

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Principal Uses																																			
Commercial Uses																																			
Motor Vehicle Sales and Service Uses	Battery exchange station															S	P			P	P										P				155.4219.G
	Car wash or auto detailing															S	S														P				155.4219.H
	Gasoline filling station														P	P	P			P	P	P									P			P	155.4219.I
	New Automobile and Light Truck sales															P	P			P	P										P				155.4219.J
	Used Automobile and Light Truck sales with indoor display only																P			P	P										P				155.4219.K
	Used Automobile and Light Truck sales with outdoor display																S			S	P										S				155.4219.L
	Automobile and Light Truck rental															P	P			P	P										P				155.4219.M
	Muffler/transmission sales and installation															S	P			P	P										P				155.4219.N
	Park deck or garage (as principal use)															P	P			P	P	P		P		P				P	P	P	P		155.4219.O

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Principal Uses																																			
Commercial Uses																																			
Motor Vehicle Sales and Service Uses	Parking lot (as principal use)															P	P			P	P	P		P		P			P	P	P	P	P	P	155.4219.P
	Taxi or limousine service facility																P			P	P										P				155.4219.Q
	Tire sales and mounting															S	P			P	P										P				155.4219.R
	Heavy Truck/recreational vehicle/trailer repair and servicing																			P	P										P				155.4219.S
	Heavy Truck/recreational vehicle/trailer sales																			P	P										P				155.4219.T
	Heavy Truck/recreational vehicle/trailer rental															S	P			P	P										P				155.4219.U
Office Uses	Contractor's office																P	P		P	P	P									P	P	P	P	155.4220.A
	Professional Office								S	S	S	S		P	P	P	P	P		P	P	P								P	P	P	P	P	155.4220.B
Retail Sales and Service Uses - Personal Services	Art, music, dance studio													P	P	P	P		P					P						P	P	P	P	P	155.4221.A

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Principal Uses																																			
Commercial Uses																																			
Retail Sales and Service Uses - Personal Services	Bank or financial institution									S	S	S		P	P	P	P							P				P		P	P	P	P	P	155.4221.C
	Check cashing or payday loan store													S	S	P	P														P		P		155.4221.M
	Crematory																P			P											P				155.4221.D
	Dry cleaning or laundry drop-off establishment													P	P	P	P	P						P						P	P	P	P	P	155.4221.E
	Fortune-telling establishment															P	P				P			P							P	P	P		155.4221.F
	Funeral home or mortuary															P	P							P							P	P	P	P	155.4221.G
	Laundromat															P	P	P						P						P	P	P	P	P	155.4221.H
	Lawn care, pool, or pest control service																P			P	P			S							P	P	P	P	155.4221.I
	Personal and household goods repair establishment													P	P	P	P							P						P	P	P	P	P	155.4221.J
	Personal services establishment													P	P	P	P							P				P		P	P	P	P	P	155.4221.K
	Tattoo or body piercing establishment															P	P							P							P	P	P	P	155.4221.L

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		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	M-1	CR	I-1	I-1X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I	
Principal Uses																																			
Commercial Uses																																			
Retail Sales and Service Uses - Retail Sales	Antique store													P	P	P	P							P							P	P	P	P	155.4222.A
	Art gallery													P	P	P	P							P						P	P	P	P	P	155.4222.B
	Auction house															P	P							P							P	P	P	P	155.4222.C
	Book or media shop													P	P	P	P							P						P	P	P	P	P	155.4222.D
	Consignment boutique															P	P							P							P	P	P	P	155.4222.E
	Grocery or convenience store													P	P	P	P	P						P						P	P	P	P	P	155.4222.F
	Drug store or pharmacy													P	P	P	P							P						P	P	P	P	P	155.4222.G
	Farmers' market																							S		P					P	P	P	P	155.4222.H
	Flea market																S							S		P					P	P	P	P	155.4222.I
	Home and building supply center													P	P	P	P														P				155.4222.J
	Local liquor or package store													S	S	S	S							P							P	P	P	P	155.4222.K
	Regional liquor or package store													S	S	P	P							P							P	P	P	P	155.4222.L
	Beer or wine store													S	S	P	P							P							P	P	P	P	155.4222.M

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Principal Uses																																			
Commercial Uses																																			
Retail Sales and Service Uses - Retail Sales	Pawn shop																P							P							P	P	P	P	155.4222.N
	Thrift shop															S	P							P							P	P	P	P	155.4222.O
	Retail sales establishment, large															P	P														P				155.4222.P
	Indoor mall or marketplace															P	P														P		P	P	155.4222.Q
	Other retail sales establishment													P	P	P	P							P							P	P	P	P	155.4222.R
Self-Service Storage Uses	Self-storage or mini-warehouse facility																P			P	P	P									P				155.4223.A
Sexually Oriented Businesses	Sexually oriented businesses																				P														155.4224.A
Visitor Accommodation Uses	Condo hotel									S	S	S			P	P	P							P							P	P	P	P	155.4225.A
	Bed and breakfast inn	S	S	S	S	S		S	S	S	S	S		P	P	P	P	S						P						P	P	P	P	P	155.4225.B
	Hotel or motel									S	S	S			S	P	P	S	P					P							P	P	P	P	155.4225.C

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Principal Uses																																			
Industrial Uses																																			
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard																			P	P										P			P	155.4226.A
	Educational, scientific, or industrial research and development																S			P	P	P									P	P	P	P	155.4226.B
	Electric motor repair																			P	P							P			P			P	155.4226.C
	Fuel oil or bottled gas distribution																S	S		P	P	P	S					S			P				155.4226.D
	Fuel oil storage																			P	P							S			P				155.4226.E
	General industrial services																			P	P							P			P				155.4226.F
	Heavy equipment establishments																			P	P										P				155.4226.G
	Laundry, dry cleaning, carpet cleaning, or dyeing facility																P			P	P										P				155.4226.H

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Principal Uses																																			
Industrial Uses																																			
Industrial Services Uses	Machine shop																		P	P	P										P			P	155.4226.I
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting																			P	P										P				155.4226.J
	Audio and visual recording and production studio																P			P	P	P				S					P				155.4226.K
	Printing or other similar reproduction facility																P			P	P	P									P				155.4226.L
	Repair of scientific or professional instruments															P	P			P	P	P									P			P	155.4226.M
	Tool repair shop																P			P	P	P									P			P	155.4226.N
Manufacturing and Production Uses	Boat manufacturing																			P	P	P	P								P				155.4227.A
	Cabinet or furniture manufacturing and woodworking																P			P	P	P									P				155.4227.B

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Principal Uses																																			
Industrial Uses																																			
Manufacturing and Production Uses	Cement concrete batching plant																				P										P				155.4227.C
	Cement concrete or brick products manufacturing																				P										P				155.4227.D
	Food and/or beverage products manufacturing (without slaughtering)																S			P	P	P									P				155.4227.E
	Manufacturing, assembly, or fabrication, heavy																				P										P				155.4227.F
	Manufacturing, assembly, or fabrication, light																P			P	P	P									P			P	155.4227.G
Warehouse and Freight Movement Uses	Outdoor storage (as a principal use)																			S	P										P				155.4228.A
	Truck or freight terminal																			P	P										P				155.4228.B

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Principal Uses																																			
Industrial Uses																																			
Warehouse and Freight Movement Uses	Warehouse, distribution or storage																P			P	P	P									P			P	155.4228.C
	Junkyard or salvage facility																			S	S										P				155.4228.D
Waste-Related Uses	Construction and demolition debris disposal facility																			S	S					S	S				P				155.4229.D & E
	Land clearing debris disposal facility																			S	S					S	S				P				155.4229.D & E
	Materials recovery facility																			S	S					S	S				P				155.4229.D & E
	Solid waste transfer station																			S	S					S	S				P				155.4229.D & E
	Tire disposal or recycling facility																			S	S					S	S				P				155.4229.D & E

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Principal Uses																																			
Industrial Uses																																			
Waste-Related Uses	Waste composting facility																			S	S					S	S				P				155.4229.D & E
	Waste-to-energy plant																			S	S					S	S				P				155.4229.D & E
Wholesale Uses	Plant nursery, wholesale																P			P	P	P				P					P			P	155.4230.A
	Showroom, wholesale																P			P	P	P				P					P	P	P	P	155.4230.B
	Other wholesale use																P			P	P	P				P					P	P	P	P	155.4230.C
Accessory Uses and Structures																																			
Accessory dwelling unit		A	A	A	A	A	A	A	A	A	A	A												A						A		A	A	A	155.4303.A
Amateur ham radio antenna		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.B
Automated teller machine (ATM)									A	A	A	A		A	A	A	A	A	A	A	A	A		A		A		A		A	A	A	A	A	155.4303.C
Bike rack		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.D
Canopy, vehicular use														A	A	A	A	A	A	A	A	A	A	A		A				A	A	A	A	A	155.4303.E
Clothesline (as accessory residential uses)		A	A	A	A	A	A	A	A	A	A	A	A																	A		A	A	A	155.4303.F
Clubhouse		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						A						A	A	A	A		155.4303.G

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Accessory Uses and Structures																																		
Dock	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.H
Drive-through service															A	A			A	A	A									A			A	155.4303.I
Drop-in child care													A	A	A	A					A		A							A	A	A		155.4303.J
Electric vehicle (EV) level 1 or 2 charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.K
Electric vehicle (EV) level 3 charging station							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.L
Family child care home	A	A	A	A	A	A	A	A	A	A	A												A						A		A	A	A	155.4303.M
Family child care home, large	A	A	A	A	A	A	A	A	A	A	A												A						A		A	A	A	155.4303.N
Fence or wall	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.O
Garage or carport	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.P
Greenhouse	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.Q
Green roof	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.R
Home based business	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A						A						A		A	A	A	155.4303.S
Limited fuel/bottled gas distribution													A	A	A	A					A		A						A	A	A	A	A	155.4303.T
Outdoor display of merchandise													A	A	A	A							A							A	A	A	A	155.4303.U