

**CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)  
SPECIAL MEETING  
Tuesday - June 25, 2019  
4:00 PM  
CITY HALL  
8<sup>th</sup> FLOOR CONFERENCE ROOM  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33301**

**AGENDA**

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- |   |   |
|---|---|
| I. Call to Order  | Mark Antonelli<br>CCRAB Chair                                       |
| II. Rezoning Project Update – Permitted Uses<br>Presentation and Discussion | Althea Jefferson<br>Senior Associate<br>The Mellgren Planning Group |
| III. Communications to City Commission                                      | CCRAB Members   |
| IV. Public Comment  |   |
| V. Adjournment  |   |

**THE NEXT REGULAR CCRAB MEETING WILL BE HELD, August 7, 2019**

**Purpose:** To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

**Note:** Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

**Note:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

**Note:** Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

**Note:** If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.



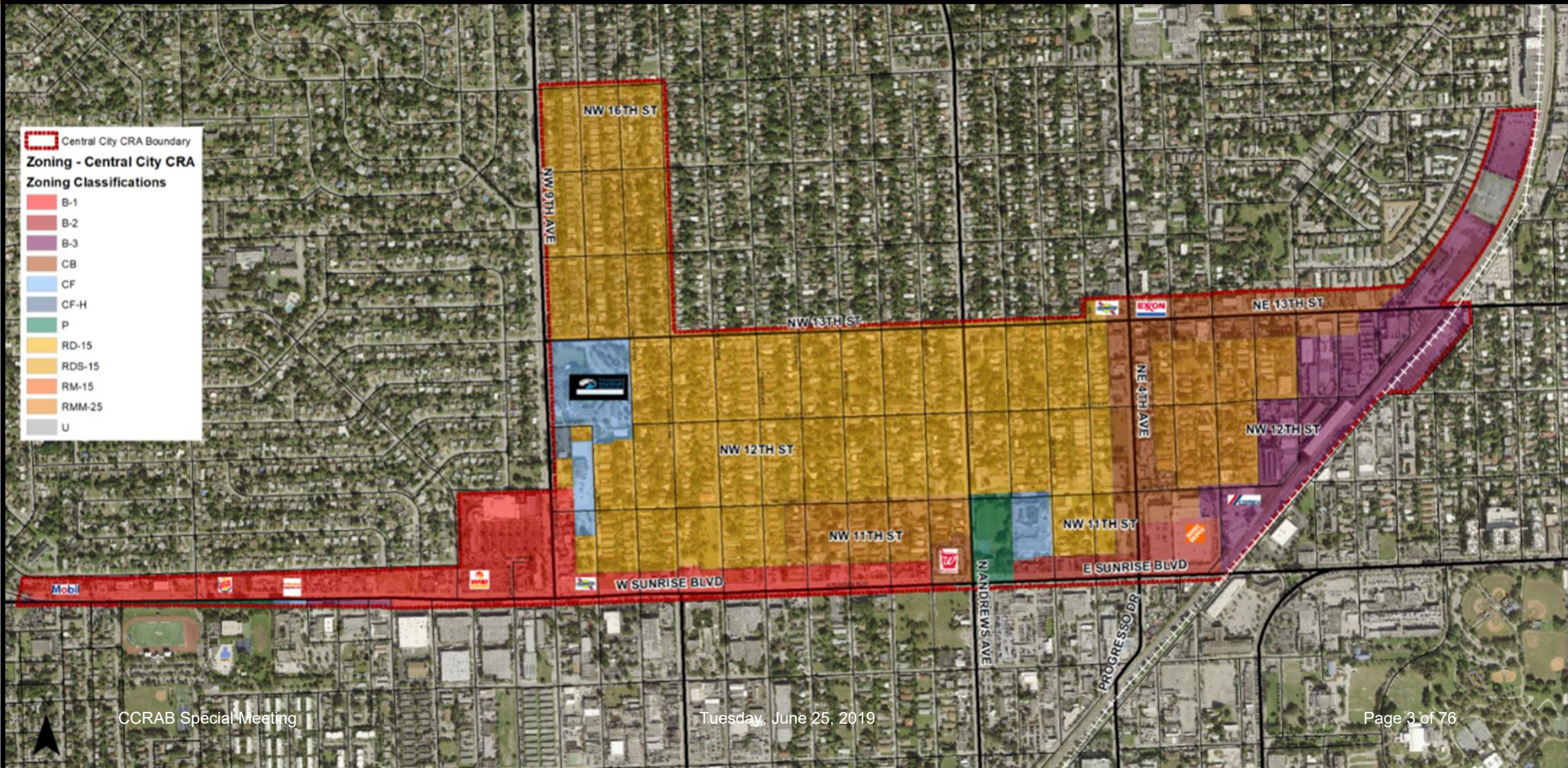
# FORT LAUDERDALE CENTRAL CITY CRA REZONING PROJECT

**CRA Advisory Board Special Meeting  
June 25, 2019**



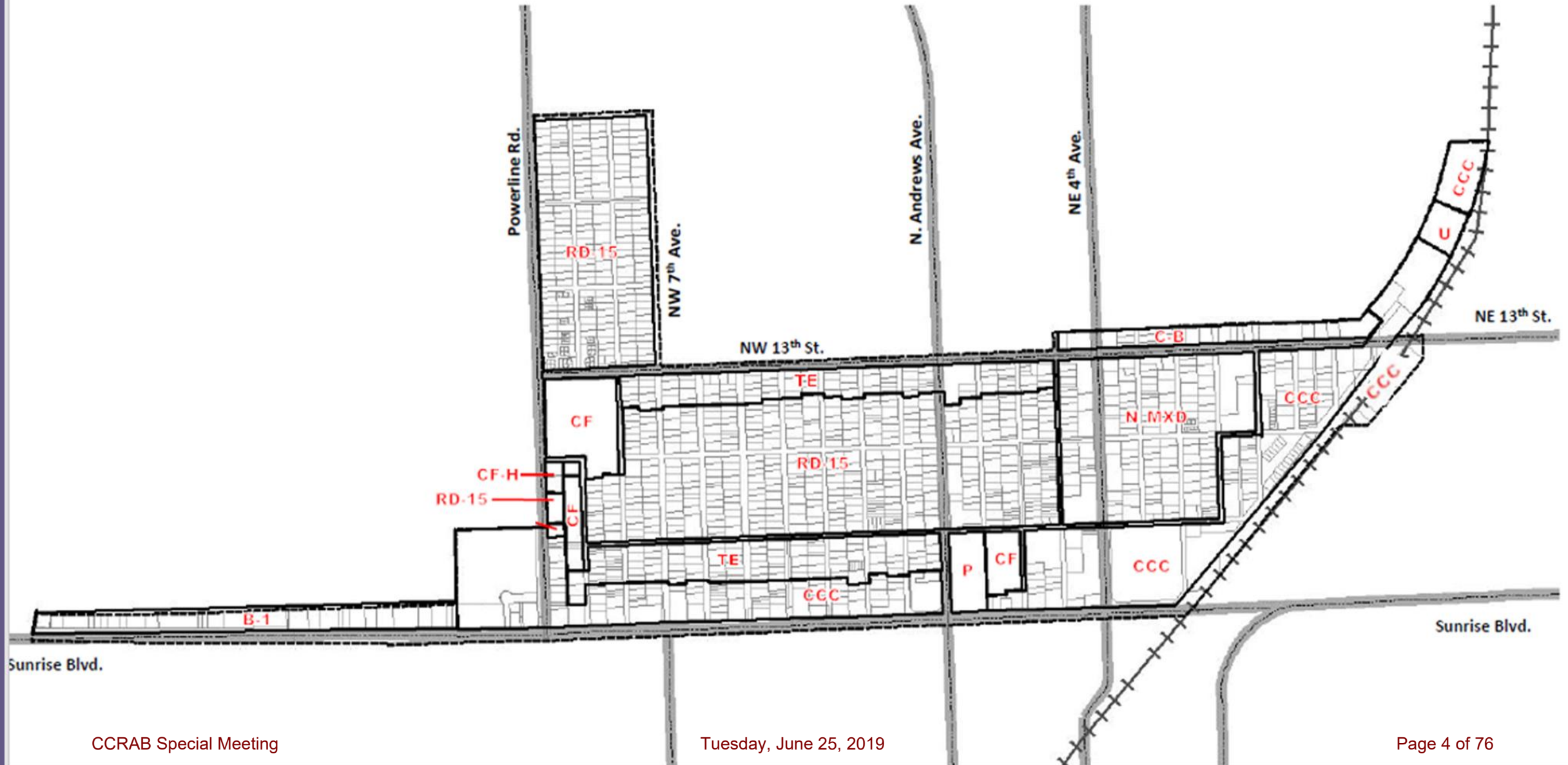


# Current Central City CRA Zoning

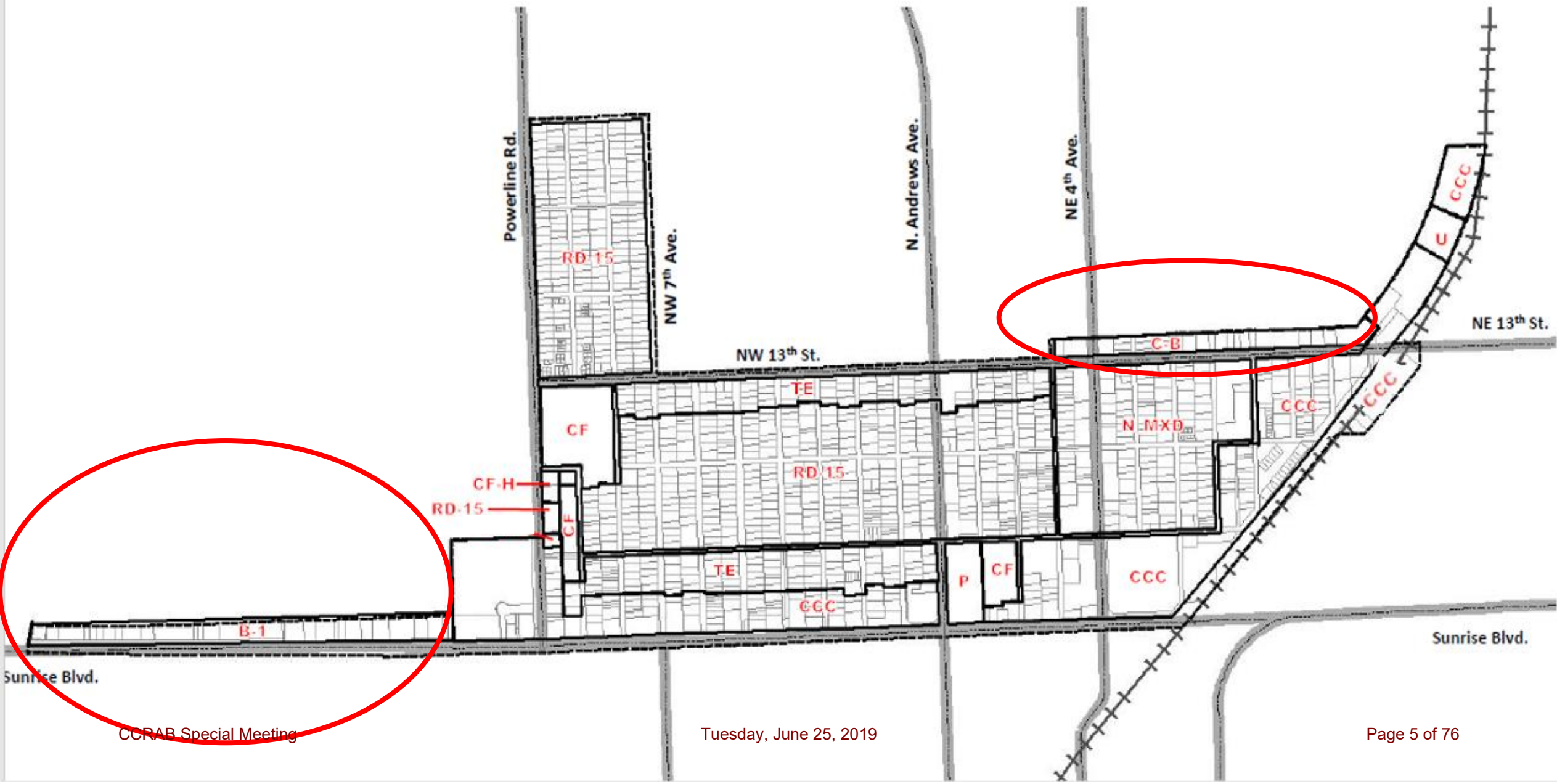




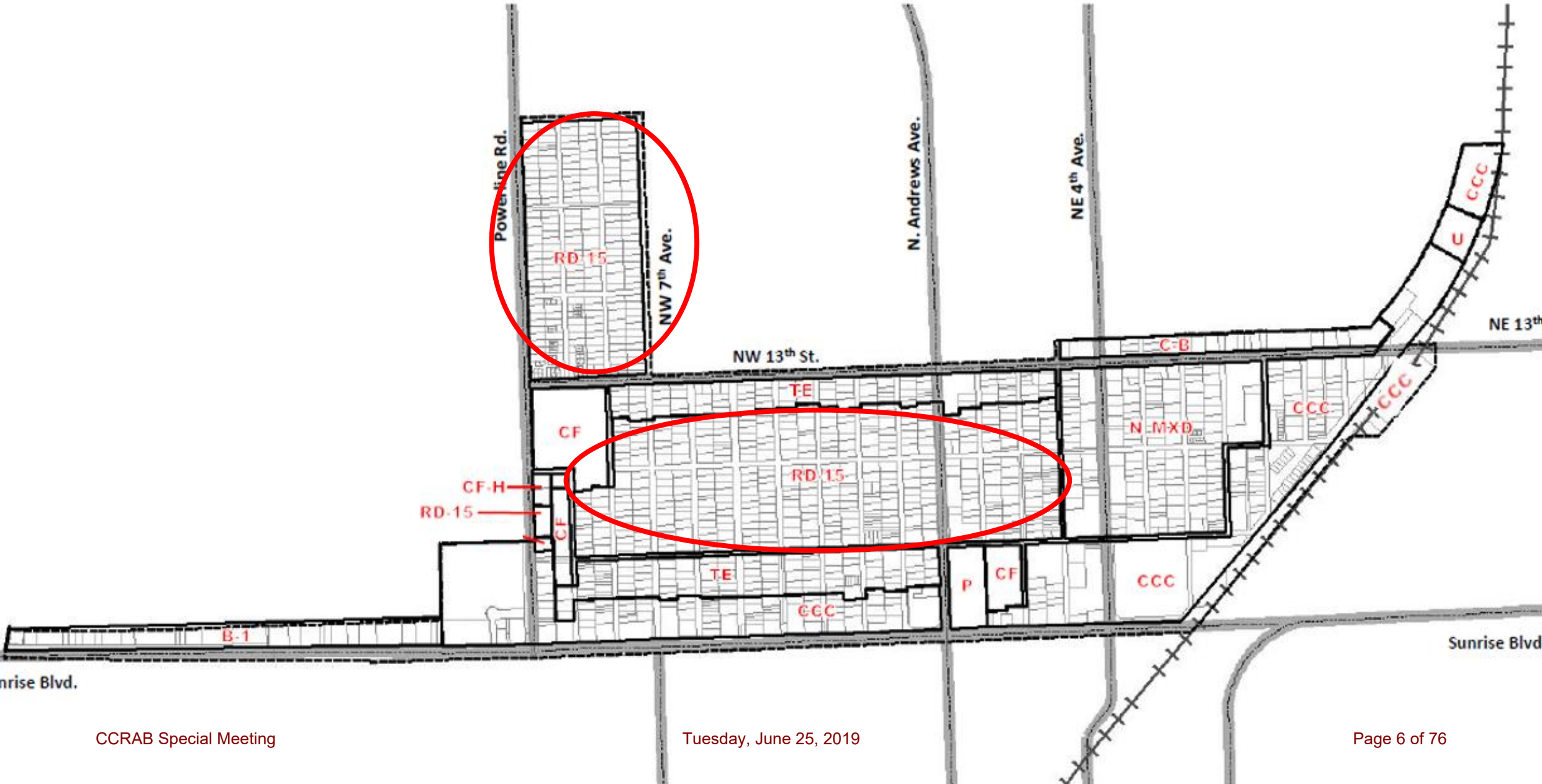
# PROPOSED CENTRAL CITY CRA ZONING MAP



# PROPOSED CENTRAL CITY CRA ZONING MAP



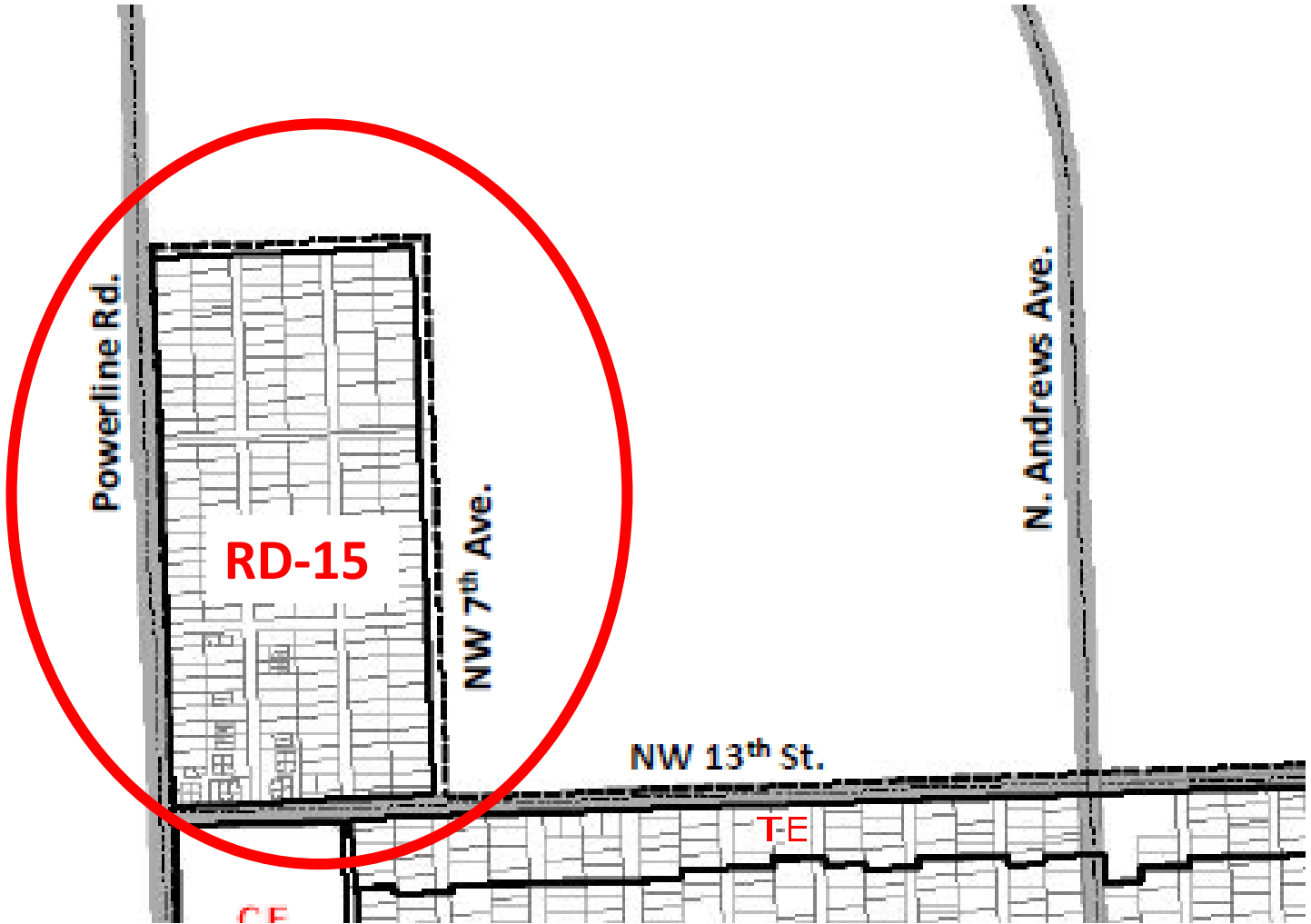
# PROPOSED CENTRAL CITY CRA ZONING MAP



# PROPOSED CENTRAL CITY CRA ZONING MAP

*RD-15* district is intended to provide areas within the city for single family detached dwellings and for duplex units or two-family residences where two units are either attached or semi-attached.

The RD-15 district has a maximum density of 15 dwelling units per net acre, which is consistent with the density permitted by the residential medium category of the city's comprehensive plan.





## RD-15 Zoning District - Permitted Use Table

Public Purpose Facilities		
	RD-15	RDs-15
Active and Passive Park, Sec. 47-18.44	P	P
(Child) Family Day Care Home, see Section 47-18.8	P	P
Community Residence (3 <u>residents</u> maximum), See Sec. 47-18.47	P	P
Community Residence, 4-10 residents; <b>with</b> 1,000 ft. distance separation, See Sec. 47-18.47	P	P
Community Residence, 4-10 residents <b>less than</b> 1,000 ft. distance separation, See Sec. 47-18.47	C	C
Community Residence, more than 10 residents/Community Residence, no license or certification available, see Section 47-18.47	C	C
Social Service Residential Facility, Level I see Section 47-18.32	P	P
Residential Uses		
	RD-15	RDs-15
Single-Family Dwelling, Standard	P	P
Single-Family Dwelling Cluster (Attached), see Section 47-18.9	P	
Duplex /Two-family Dwellings (SFR Attached)	P	
Existing Dwelling Unit Structures, see Section 47-18.39.		P
Zero Lot Line Dwelling, see Section 47-18.38	P	



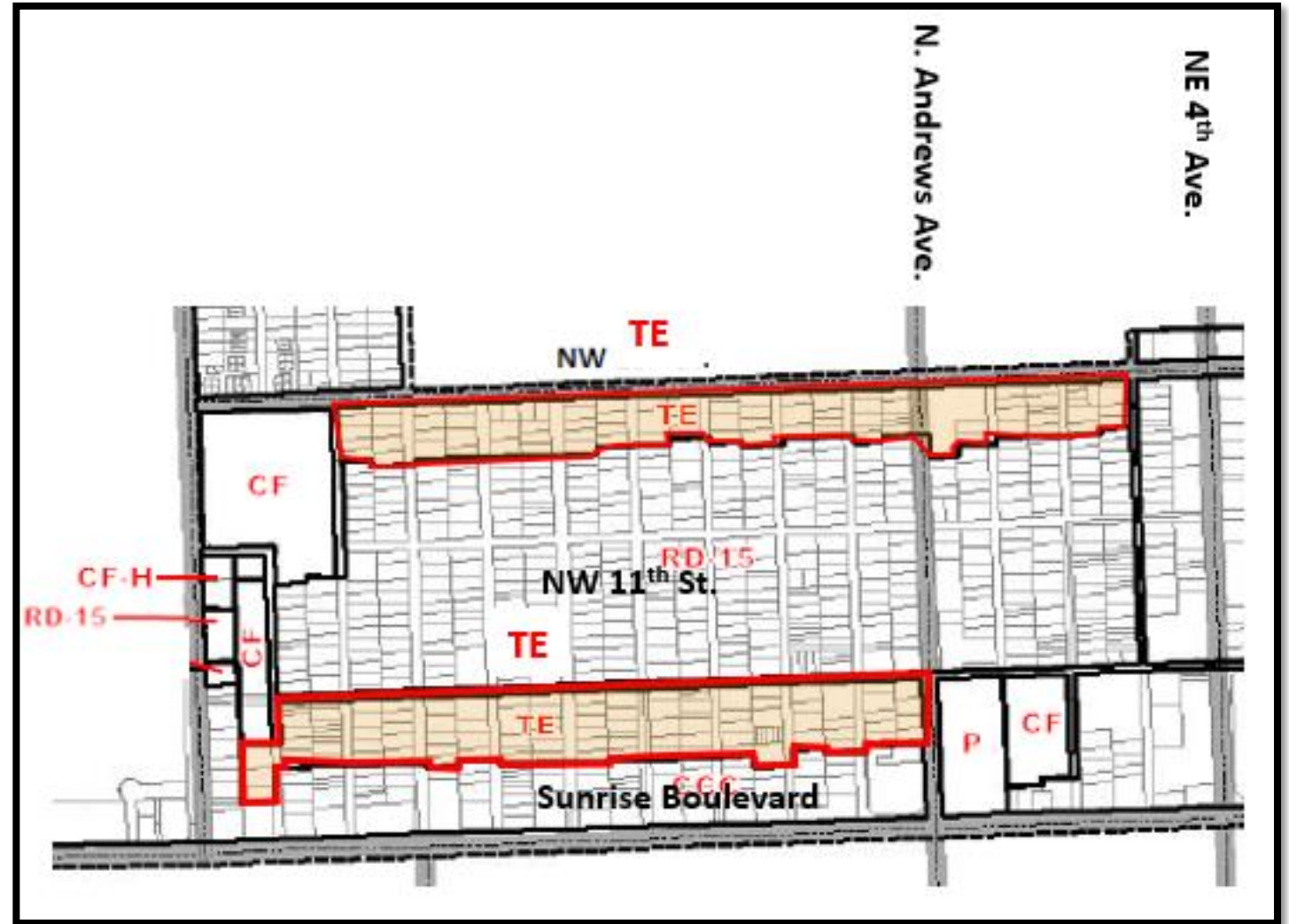
## PROPOSED TRANSITION EDGE (TE) ZONING DISTRICT

The following is proposed for the Transition Edge district:

The TE district is appropriate for single and multi-story residential development abutting arterial corridors; and,

provides an appropriate transition in scale to adjoining low rise residential areas.

Ideally, the TE district will attract redevelopment that encourages a mix of diverse housing types, especially townhomes and cluster developments.



## **TE - Transition Edge Permitted Use Table (Proposed)**

<b>Residential Uses</b>				
	<b>TE</b>	<b>RMM-25</b>	<b>RD-15</b>	<b>RDs-15</b>
Single-Family Dwelling, Standard	P	P	P	P
Cluster Dwellings, (SFR Attached), see Section 47-18.9	P	P	P	
Duplex /Two-family Dwellings (SFR Attached)	P	P	P	
Multi-family Dwelling: Coach Home, See Sec. 47-18.10	P	P		
Multi-family Use	P	P		
Rowhouse, see Section 47-18.28	P			
Existing Dwelling Unit Structures, see Section 47-18.39.				P
Townhouse Group, (SFR Attached), see Section 47-18.33	P	P		
Zero Lot Line Dwelling, see Section 47-18.38	P	P	P	P
Nursing Home, see Section 47-18.23	C	C		

<b>Lodging</b>				
	<b>TE</b>	<b>RMM-25</b>	<b>RD-15</b>	<b>RDs-15</b>
Bed and Breakfast Dwelling, see Section 47-18.6	P	C		
Hotel, see Section 47-18.16		C		
<b>Public Purpose Facilities</b>				
	<b>TE</b>	<b>RMM-25</b>	<b>RD-15</b>	<b>RDs-15</b>
Active and Passive Park, Sec. 47-18.44	P	P	P	P
(Child) Family Day Care Home, see Section 47-18.8	P	C	P	P
Child Day Care Facilities, see Section 47-18.8		C		
Civic and Private Club Facility		P		
Community Residence (3 <u>residents</u> maximum), See Sec. 47-18.47	P	P	P	P
Community Residence, 4-10 residents; <i>with</i> 1,000 ft. distance separation, See Sec. 47-18.47	P	P	P	P
Community Residence, 4-10 residents <i>less than</i> 1,000 ft. distance separation, See Sec. 47-18.47		C	C	C
Community Residence, more than 10 residents/Community Residence, no license or certification available, see Section 47-18.47		P	C	C
Conservation Area	P			
School, including trade/business school		C		
Social Service Residential Facility, Level I see Section 47-18.32	P	P	P	P
Social Service Residential Facility, Level II see Section 47-18.32	C	C		
Social Service Residential Facility, Level III		C		
Social Service Residential Facility, Level IV		C		

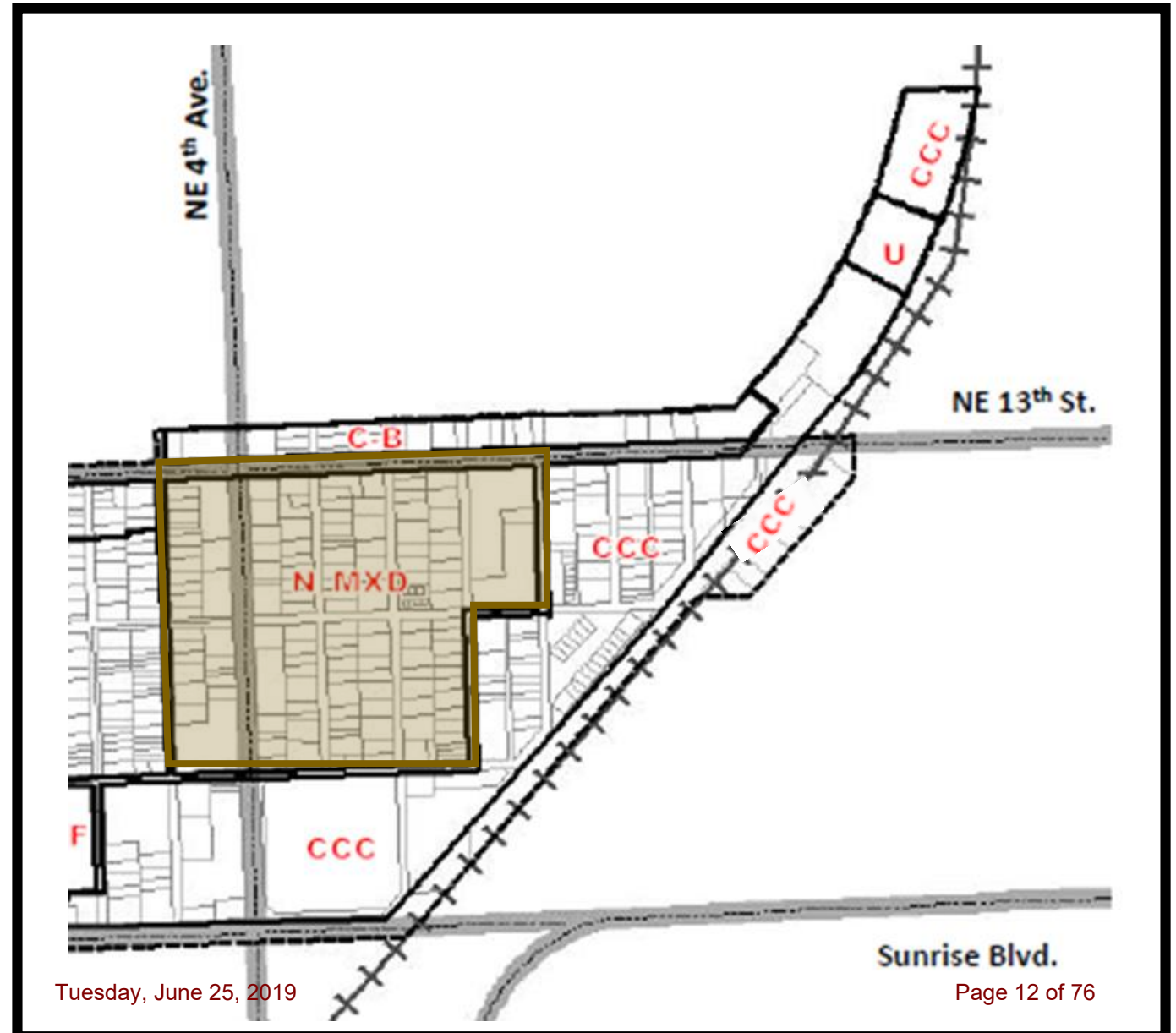


## PROPOSED NEIGHBORHOOD MIXED USE (N-MXD) ZONING DISTRICT

The following is proposed for the Neighborhood Mixed Use district:

Intended to provide opportunities for flexible use of properties in transitional areas at the edges of residential neighborhoods, while ensuring that the established residential character of these areas is preserved.

Also intended that the design enhancement standards of the N-MXD district will encourage new construction and redevelopment that will be harmonious with the existing adjacent residential neighborhoods and structures.



## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Commercial Recreation				
	N-MXD	CB	RMM-25	RD-15
Billiard Parlor	P	P		
Indoor Motion Picture Theater (fewer than 5 screens)	P	P		
Indoor Motion Picture Theater	P			
Performing Arts Theater, less than 300 seats	P	P		
Food and Beverage Sales and Service				
	N-MXD	CB	RMM-25	RD-15
Bakery Store	P	P		
Bar, Cocktail Lounge, Nightclub	P	P		
Cafeteria	P	P		
Candy, Nuts Store	P	P		
Catering Operation	P			
Convenience Kiosk. See Sec. 47-18.43	P	P		
Convenience Store. See Sec. 47-18.43	P	P		
Convenience Store, Multi-Purpose, see Sec. 47-18.43	P	P		

## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Food and Beverage Sales and Service				
	N-MXD	CB	RMM-25	RD-15
Delicatessen	P	P		
Food and Beverage, Drive-Thru and Carryout	P	P		
Fruit and Produce Store	P	P		
Grocery/Food Store	P	P		
Ice Cream/Yogurt Store	P	P		
Liquor Store	See Package Liquor Store)	P		
Meat and Poultry Store	P	P		
Package Liquor Store, see Sec. 47-18.43	P	P		
Restaurant	P	P		
Seafood Store	P	P		
Supermarket	P	P		
Wine Specialty Store	P			



## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Lodging				
	N-MXD	CB	RMM-25	RD-15
Bed and Breakfast Dwelling, see Section 47-18.6	P	P	C	
Hotel, see Section 47-18.16	P	P	C	
Mixed Use Developments				
	N-MXD	CB	RMM-25	RD-15
Mixed Use Development, see <a href="#">Sec. 47-18.21</a>	P	C		
Public Purpose Facilities				
	N-MXD	CB	RMM-25	RD-15
Active and Passive Park, Sec. 47-18.44	P	P	P	P
(Child) Family Day Care Home, see Section 47-18.8			C	P
Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see Section 47-18.8	A	A		
Child Day Care Facilities, see Section 47-18.8	C		C	
Civic and Private Club Facility	P	P	P	
College, University	P			

## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Public Purpose Facilities				
	N-MXD	CB	RMM-25	RD-15
Community Residence (3 <u>residents</u> maximum), See Sec. 47-18.47			P	P
Community Residence, 4-10 residents; <i>with</i> 1,000 ft. distance separation, See Sec. 47-18.47	C		P	P
Community Residence, 4-10 residents <i>less than</i> 1,000 ft. distance separation, See Sec. 47-18.47			C	C
Community Residence, more than 10 residents/Community Residence, no license or certification available, see Section 47-18.47			P	C
Conservation Area	P			
Cultural, Educational and Civic Facility	P			
Food Distribution Center, see Section 47-18.31		C		
Government Facility	P	P		
Helistop, see Sec. 47-18.14				
Hospital, Medical and Public Health Clinic	C	C		
House of Worship	P	P		
Library	P	P		

## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Public Purpose Facilities				
	N-MXD	CB	RMM-25	RD-15
Museum and Art Gallery	P	P		
Police and Fire Substation	P	P		
Post Office Branch/Substation	P	P		
Public/Private Recreation	P	P		
Railroad Freight & Passenger Depot				
School, including trade/business school	P	P	C	
Social Service Facility - General, see Section 47-18.31	C			
Social Service Residential Facility, see Section 47-18.32	C	C		
Social Service Residential Facility, Level I see Section 47-18.32	C	C	P	P
Social Service Residential Facility, Level II see Section 47-18.32	C		C	
Social Service Residential Facility, Level III			C	
Social Service Residential Facility, Level IV			C	



## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Residential Uses				
	N-MXD	CB	RMM-25	RD-15
Single-Family Dwelling, Standard	P		P	P
Cluster Dwellings, (SFR Attached), see Section 47-18.9	P		P	P
Duplex /Two-family Dwellings (SFR Attached)	P		P	P
Live/Work	P			
Multi-family Dwelling: Coach Home, See Sec. 47-18.10	P		P	
Multi-family Use	P		P	
Rowhouse, see Section 47-18.28				
Townhouse Group, (SFR Attached), see Section 47-18.33	P		P	
Zero Lot Line Dwelling, see Section 47-18.38	P		P	P

# N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Retail Sales, and Services (* Including Wholesale Sales)				
	N-MXD	CB	RMM-25	RD-15
Antiques Store	P	P		
Apparel/Clothing, Accessories Store	P	P		
Art Galleries, Art Studio, Dealer	P	P		
Arts & Crafts Supplies Store	P	P		
Bait and Tackle Store	P	P		
Bicycle Shop	P	P		
Book Store	P	P		
Camera, Photographic Supplies Store	P	P		
Candle Shop	P			

## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Retail Sales, and Services (* Including Wholesale Sales)				
	N-MXD	CB	RMM-25	RD-15
Card & Stationery Store	P	P		
Cigar, Tobacco Store	P	P		
Computer/Software Store	P	P		
Consignment, Thrift Store	P	P		
Cosmetics, Sundries Store	P	P		
Department Store	P	P		
Fabric, Needlework, Yarn Shop	P	P		
Firearms Store (whole sales)	P	P		
Flooring Store	P	P		
Florist Shop	P	P		
Furniture Store	P	P		
Gifts, Novelties, Souvenirs Store	P	P		
Glassware, China, Pottery Store	P	P		



## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Retail Sales, and Services (* Including Wholesale Sales)				
	N-MXD	CB	RMM-25	RD-15
Hardware Store	P	P		
Hobby Items, Toys, Games Store	P	P		
Holiday Merchandise, Outdoor Sales, see Section 47-18.15	P	P		
Household Appliances Store	P	P		
Jewelry Store	P	P		
Lawn and Garden Center, Outdoor Display, Furniture	P	P		
Linen, Bath, Bedding Store	P	P		
Luggage, Handbags, Leather Goods Store	P	P		
Medical Supplies Store	P	P		
Mobile Vendor, see Section 47-18.22	P			

## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Retail Sales, and Services (* Including Wholesale Sales)				
	N-MXD	CB	RMM-25	RD-15
Music, Musical Instruments Store	P	P		
Newspapers, Magazines Store	P	P		
Office Supplies, Equipment Store	P	P		
Optical Store	P	P		
Paint, Wallpaper Store	P	P		
Party Supply Store	P	P		
Pet Store		P		
Pharmacy	P	P		
Security Systems	P	P		
Shoe Store	P	P		
Shopping Center	P	P		
Sporting Goods Store	P	P		
Tapes, Videos, Music CD's Store	P	P		

## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Services / Office Facilities				
	N-MXD	CB	RMM-25	RD-15
Adult Gaming Center, See Sec. 47-18.42	C	C		
Check Cashing Store	P	P		
Copy Center	P	P		
Dry Cleaner, see Section 47-18.12	P	P		
Film Processing Store	P	P		
Financial Institution, <u>without Drive-through</u>	P	P		
Formal Wear, Rental	P	P		
Hair Salon	P	P		
Health and Fitness Center	P	P		
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P		
Interior Decorator	P	P		
Laundromat, see Section 47-18.19	P	P		
Mail, Postage, Fax Service	P	P		
Massage Therapist	P	P		
Medical/Dental Office/Clinic	P	P		
Nail Salon	P			

## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

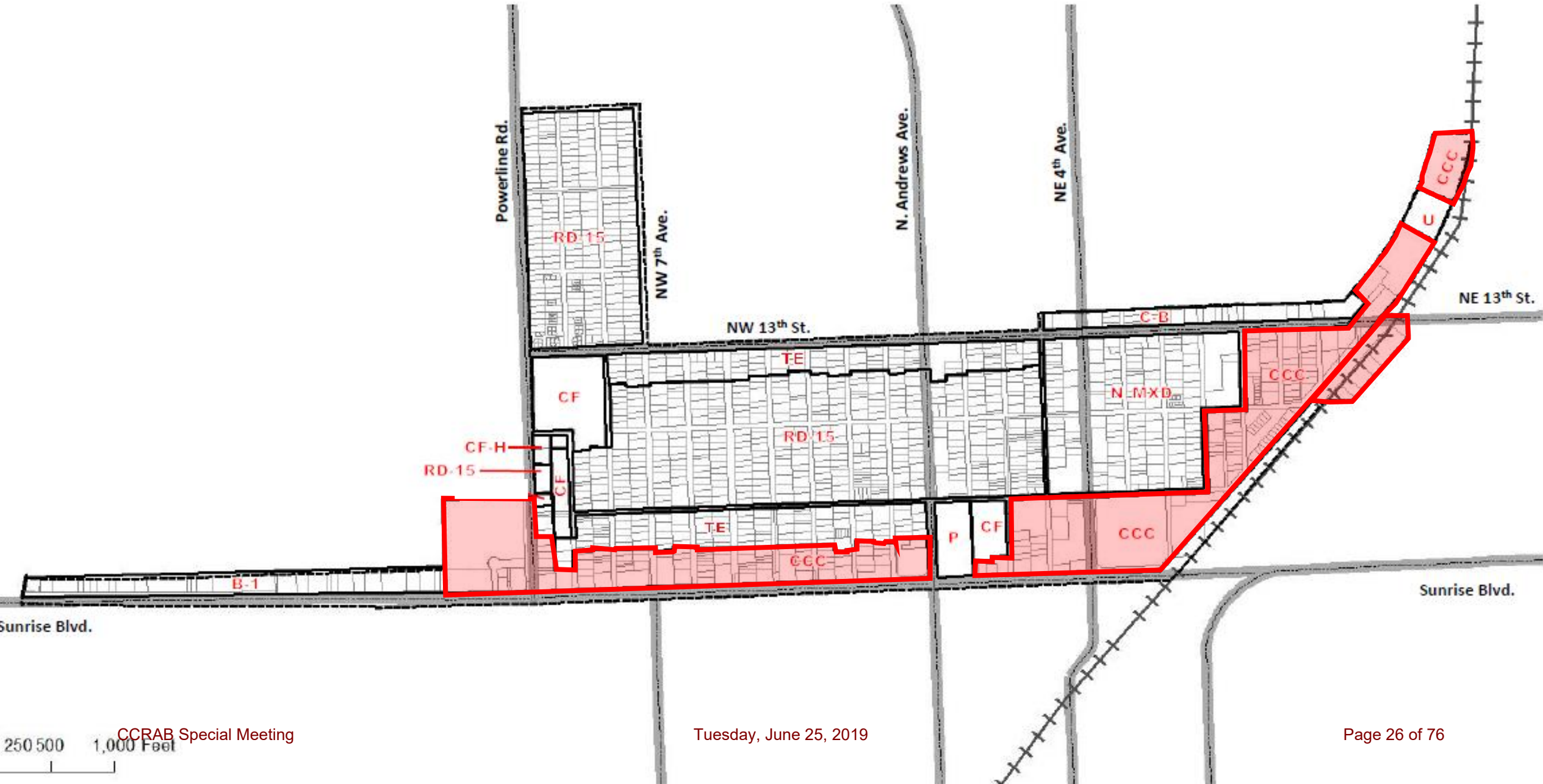
Services / Office Facilities				
	N-MXD	CB	RMM-25	RD-15
Nursing Home, see Section 47-18.23	P	C	C	
Parking Facility, see Section 47-20	P	P		
Personnel Services, including Labor Pools	C	P		
Pet Boarding Facility, Domestic Animals Only	P			
Photographic Studio	P	P		
Professional Office	P	P		
Security Systems	P	P		
Senior Citizen Center, see Section 47-18.30	P	P		
Shoe Repair, Shoe Shine	P	P		
Spa	P			
Tailor, Dressmaking Store, Direct to the Customer	P	P		
Tanning Salon	P	P		
Tattoo Artist	P	P		
Trade/Business School	P			
Travel Agency	P	P		
Veterinary Clinic, see Section 47-18.35	P	P		
Watch and Jewelry Repair	P	P		



## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Accessory Uses, Buildings, and Structures				
	N-MXD	CB	RMM-25	RD-15
Accessory uses to Hotels, see Section 47-19.8	A	A		
Catering Services	A	A		
Day Care as accessory use to Professional Office with Corporate/Employee Sponsor, See Sec. 47-18.8	A	A		
Film Processing, when accessory to a permitted use	A	A		
Granny Flat	A		A	
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	A	A		
Urban Agriculture				
	N-MXD	CB	RMM-25	RD-15
Urban Agriculture, See Sec. 47-18.41	P	P		
Automotive				
Automotive Parts & Supplies Store	P	P		
Automotive Service Station, see Section 47-18.5		P		

# PROPOSED CENTRAL CITY CRA ZONING MAP



# PROPOSED COMMUNITY COMMERCIAL CORRIDOR (CCC) ZONING DISTRICT

Community Commercial Corridor district:

The most intense proposed district

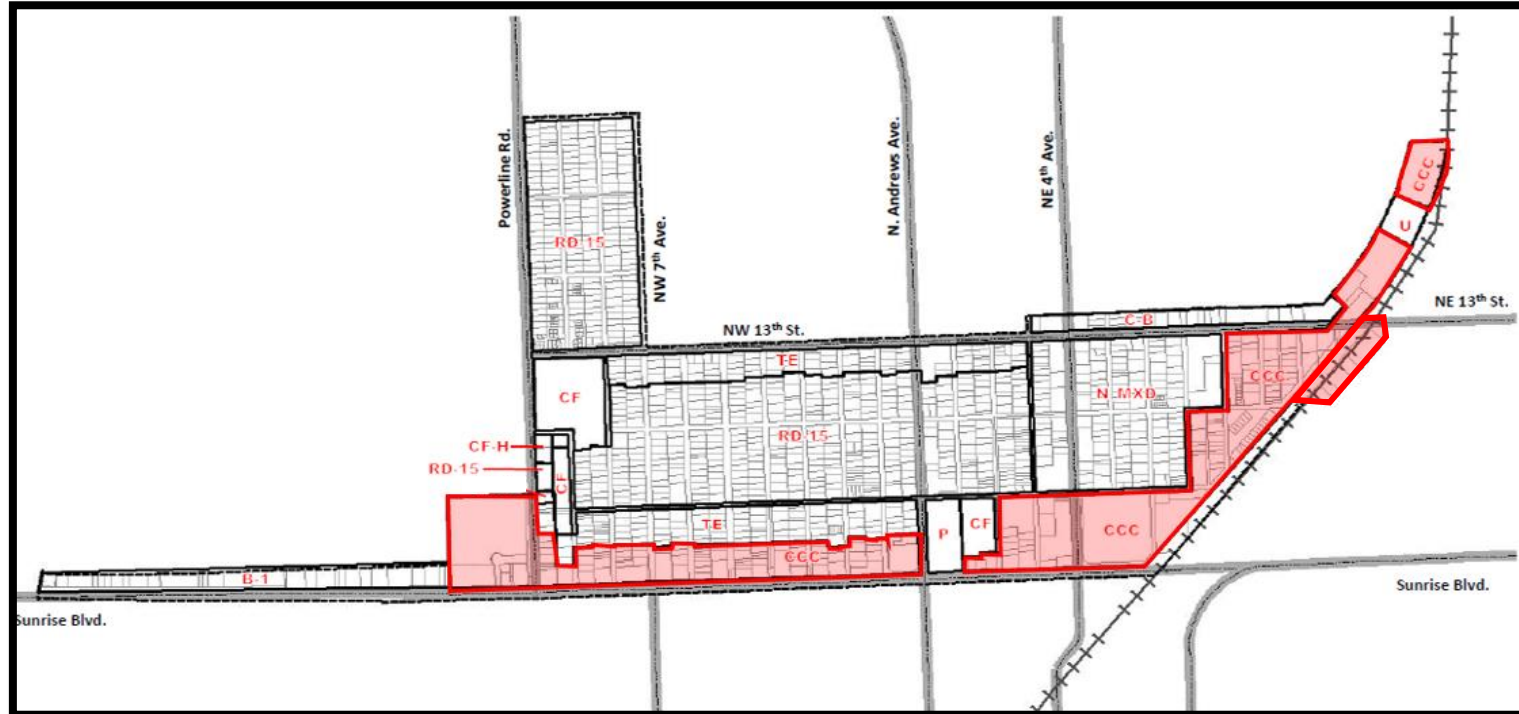
Accommodates uses like major employers, shopping, civic, office, and entertainment destinations, and multi-family residential uses

Located along existing commercial corridors (Sunrise and Progresso)

This district should experience the largest scale of redevelopment

Proposed depth – up to 300 feet (average)

The proposed depth is the maximum that can be included without exceeding flex strategy standards.



# CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Commercial Recreation						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Amphitheater	P					
Billiard Parlor	P	P	P	P		
Bingo Hall	P	P	P	P		
Bowling Alley	P	P	P	P		
Golf Course, Golf Range	C	C	C			
Indoor Firearms Range, see Section 47-18.18	C	C	C	C		
Indoor Motion Picture Theater (fewer than 5 screens)	P	P	P	P		
Indoor Motion Picture Theater	P	P	P	P		
Mini-Golf	C	C	C			
Performing Arts Theater, less than 300 seats	P	P	P	P		
Performing Arts Theater, unlimited seating	P	P	P	P		



## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Food and Beverage Sales and Service						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Bakery Store	P	P	P	P		
Bar, Cocktail Lounge, Nightclub	P	P	P	P		
Cafeteria	P	P	P	P		
Candy, Nuts Store	P	P	P	P		
Catering Operation	P			P		
Convenience Kiosk. See Sec. 47-18.43	P	P	P	P		
Convenience Store. See Sec. 47-18.43	P	P	P	P		
Convenience Store, Multi-Purpose, see Sec. 47-18.43	P	P	P	P		
Delicatessen	P	P	P	P		
Food and Beverage, Drive-Thru and Carryout	P	P	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 Package Liquor Store)					
Meat and Poultry Store	P	P	P	P		
Package Liquor Store, see Sec. 47-18.43	P	P	P	P		
Restaurant	P	P	P	P		
Seafood Store	P	P	P	P		
Supermarket	P	P	P	P		
Wine Specialty Store	P					

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Lodging						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Bed and Breakfast Dwelling, see Section 47-18.6	P	P			C	
Hotel, see Section 47-18.16	P	P	P	P	C	
Mixed Use Developments						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Mixed Use Development, see <a href="#">Sec. 47-18.21</a>	P	C	C	C		

Public Purpose Facilities						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Active and Passive Park, Sec. 47-18.44	P	P	P	P	P	P
Addiction Treatment Center, see Section 47-18.31	C			P		
Bus Terminal, Railroad Station	P		P	P		
(Child) Family Day Care Home, see Section 47-18.8					C	P
Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see Section 47-18.8	A	A	A	A		
Child Day Care Facilities, see Section 47-18.8		C	C		C	
Child Day Care Facilities, Large, see Section 47-18.8	P			C		
Civic and Private Club Facility	P	P	P	P	P	
College, University	P					
Communication Towers, Structures, and Stations, see Section 47-18.11	C			C		
Community Residence (3 <u>residents</u> maximum), See Sec. 47-18.47					P	P
Community Residence, 4-10 residents; <i>with</i> 1,000 ft. distance separation, See Sec. 47-18.47	C				P	P
Community Residence, 4-10 residents <i>less than</i> 1,000 ft. distance separation, See Sec. 47-18.47					C	C

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

	CCC	B-1	B-2	B-3	RMM-25	RD-15
Community Residence, more than 10 residents/Community Residence, no license or certification available, see Section 47-18.47					P	
Conservation Area	P					
Cultural, Educational and Civic Facility	P					
Food Distribution Center, see Section 47-18.31	C					
Government Facility	P	P	P	P		
Helistop, see Sec. 47-18.14		C				
Hospital, Medical and Public Health Clinic	P	C	P	P		
House of Worship	P	P				
Library	P	P	P			



## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

	CCC	B-1	B-2	B-3	RMM-25	RD-15
Museum and Art Gallery	P	P	P			
Police and Fire Substation	P	P	P	P		
Post Office Branch/Substation	P	P	P	P		
Public/Private Recreation	P	P	P	P		
Railroad Freight & Passenger Depot	P			P		
School, including trade/business school	P	P	P		C	
Social Service Facility - General, see Section 47-18.31	C		C	C		
Social Service Residential Facility, see Section 47-18.32	C	C	C			
Social Service Residential Facility, Level I see Section 47-18.32	C	C	C		P	P
Social Service Residential Facility, Level II see Section 47-18.32	C	C	C		C	
Social Service Residential Facility, Level III		C	C		C	
Social Service Residential Facility, Level IV		C	C		C	
Social Service Residential Facility, Level V		C	C			

# CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Residential Uses						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Single-Family Dwelling, Standard	P				P	P
Cluster Dwellings, (SFR Attached), see Section 47-18.9	P				P	P
Duplex /Two-family Dwellings (SFR Attached)	P				P	P
Live/Work	P					
Multi-family Dwelling: Coach Home, See Sec. 47-18.10	P				P	
Multi-family Use	P				P	
Townhouse Group, (SFR Attached), see Section 47-18.33	P				P	
Zero Lot Line Dwelling, see Section 47-18.38	P				P	P

<b>Retail Sales, and Services (* Including Wholesale Sales)</b>						
	<b>CCC</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>RMM-25</b>	<b>RD-15</b>
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		
Candle Shop	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	P	P		
Cosmetics, Sundries Store	P	P	P	P		
Department Store	P	P	P	P		

**CCC - Community Commercial Corridor District  
Permitted Use Table  
(Proposed)**

Retail Sales, and Services (* Including Wholesale Sales)						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Fabric, Needlework, Yarn Shop	P	P	P	P		
Firearms Store (whole sales)	P	P	P	P		
Flooring Store	P	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	P	P		
Home Improvement Center	P	P	P	P		
Household Appliances Store	P	P	P	P		
Jewelry Store	P	P	P	P		
Lawn and Garden Center, Outdoor Display, Furniture	P	P	P	P		
Linen, Bath, Bedding Store	P	P	P	P		
Luggage, Handbags, Leather Goods Store	P	P	P	P		
Lumber Yards				P		
Medical Supplies Store	P	P	P	P		
Mobile Vendor, see Section 47-18.22	P		P	P		
Music, Musical Instruments Store	P	P	P	P		
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		

# CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Retail Sales, and Services (* Including Wholesale Sales)						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Pain Management Clinic	C		P	P		
Paint, Wallpaper Store	P	P	P	P		
Party Supply Store	P	P	P	P		
Pawn Shop			P	P		
Pet Store	P	P	P	P		
Pharmacy	P	P	P	P		
Security Systems	P	P				
Shoe Store	P	P	P	P		
Shopping Center	P	P				
Sporting Goods Store	P	P	P	P		
Swimming Pools, Hot Tubs & Spas, supplies and service	P	P	P	P		
Tapes, Videos, Music CD's Store	P	P	P	P		



Services / Office Facilities						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Adult Gaming Center, See Sec. 47-18.42	C	C	C	C		
Auction House		P	P	P		
Check Cashing Store	P	P	P	P		
Copy Center	P	P	P	P		
Dry Cleaner, see Section 47-18.12		P	P	P		
Equipment rental				P		
Film Processing Store		P				
Film Processing Plant, including wholesale sales	P		P	P		
Financial Institution, <u>without Drive-through</u>	P	P	P	P		
Formal Wear, Rental	P	P				
Fortunetellers and Psychic Readers	P		P	P		

**CCC - Community Commercial Corridor District  
Permitted Use Table  
(Proposed)**

Services / Office Facilities	CCC	B-1	B-2	B-3	RMM-25	RD-15
Funeral Home	P	P	P	P		
Hair Salon	P	P	P			
Health and Fitness Center	P	P	P	P		
Helistop, see Section 47-18.14	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			
Mail, Postage, Fax Service	P	P	P	P		
Massage Therapist	P	P	P	P		
Medical/Dental Office/Clinic	P	P	P	P		
Medical Cannabis Dispensing Facilities, see Sec. 47-18.46	C	C	C	C		
Mover, Moving Van Service	C			P		
Nail Salon	P					
Nursing Home, see Section 47-18.23	P	P	P		C	
Parking Facility, see Section 47-20	P	P	P	P		
Personnel Services, including Labor Pools	P	P	P	P		
Pest Control	P		P	P		
Pet Boarding Facility, Domestic Animals Only	P	P	P	P		
Photographic Studio	P	P	P	P		
Professional Office	P	P	P	P		
Publishing Plant	P		P	P		
Security Systems		P	P	P		
Senior Citizen Center, see Section 47-18.30	P	P	P			
Shoe Repair, Shoe Shine	P	P	P	P		

# CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Services / Office Facilities						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Spa	P					
Swimming Pool Supplies and Service	P	P	P	P		
Tailor, Dressmaking Store, Direct to the Customer	P	P	P	P		
Tanning Salon	P	P	P	P		
Tattoo Artist	P	P	P	P		
Trade/Business School	P	P	P	P		
Taxidermist				P		
Travel Agency	P	P	P	P		
Veterinary Clinic, see Section 47-18.35	P	P	P	P		
Watch and Jewelry Repair	P	P	P	P		

<b>Storage Facilities</b>						
	<b>CCC</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>RMM-25</b>	<b>RD-15</b>
Self-Storage Facility, see Section 47-18.29	C		P	P		
Warehouse Facility	C			P		
<b>Accessory Uses, Buildings, and Structures</b>						
	<b>CCC</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>RMM-25</b>	<b>RD-15</b>
Accessory uses to Hotels, see Section 47-19.8	A	A	A	A		
Automotive Sales, Used Vehicles, when accessory to a new automotive sales dealer.	A	A	A			
Catering Services	A	A	A	A		
Day Care as accessory use to Professional Office with Corporate/Employee Sponsor, See Sec. 47-18.8	A	A	A	A		

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Accessory Uses, Buildings, and Structures						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Electronic Installation, accessory to electronic sales, only in wholly enclosed building	A	A	A			
Film Processing, when accessory to a permitted use	A	A				
Granny Flat	A				A	
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	A	A	A	A		
Outdoor storage, see Section 47-19.9	A		A	A		
Video Games Arcade, when accessory to a shopping center	A	A	A	A		
Warehouse Facilities	A			A		
Urban Agriculture						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Urban Agriculture, See Sec. 47-18.41	P	P	P	P		

<b>Light Manufacturing</b>						
	<b>CCC</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>RMM-25</b>	<b>RD-15</b>
Apparel, Textile, Canvas and related uses				P		
Contractor's Yards				P		
Processing and Assembly of previously prepared materials				P		
<b>Boat and Marina</b>						
	<b>CCC</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>RMM-25</b>	<b>RD-15</b>
Charter and Sightseeing Boat		C	C	C		
Hotel Marina		C	C	C		
Marina		C	C	C		
Marine Parts and Supplies Store		P	P	P		
Marine Service Station		C	C	C		
Sail making		C	C	P		
Shipyard				C		

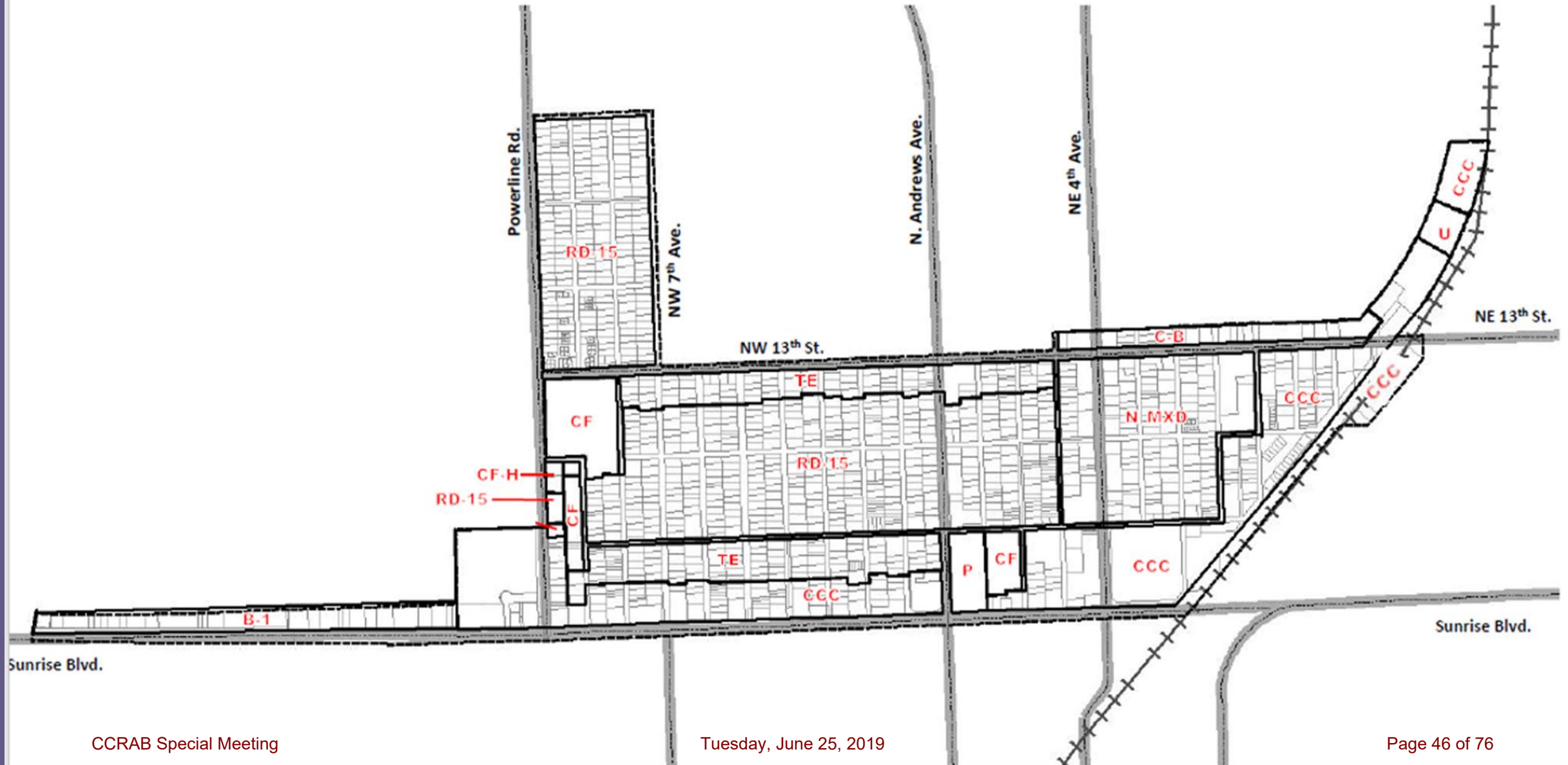


# CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Boat and Marina						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Watercraft Repair		P	P			
Watercraft Repair, Major repair				P		
Watercraft Sales and Rental, new or used		P				
Watercraft Sales and Rental, new or used, on waterway		C				

Automotive						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Automotive Detailing and Alarm Systems	P		P	P		
Automotive Parts & Supplies Store	P	P	P	P		
Automotive Repair Shop, Major Repair, see Section 47-18.4	P		P	P		
Automotive Repair Shop, Minor Repair, see Section 47-18.4	P	P	P	P		
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3	P	P	P	P		
Automotive Service Station, see Section 47-18.5	P	P	P	P		
Car Wash, Automatic, see Section 47-18.7	P	P	P	P		
Car Wash, Outdoor Hand-wash	C		C	C		
Motorcycle/Moped Sale, wholesale sales permitted	P	P	P	P		
Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27	P		P	P		
Taxi Lot/Operations			P	P		

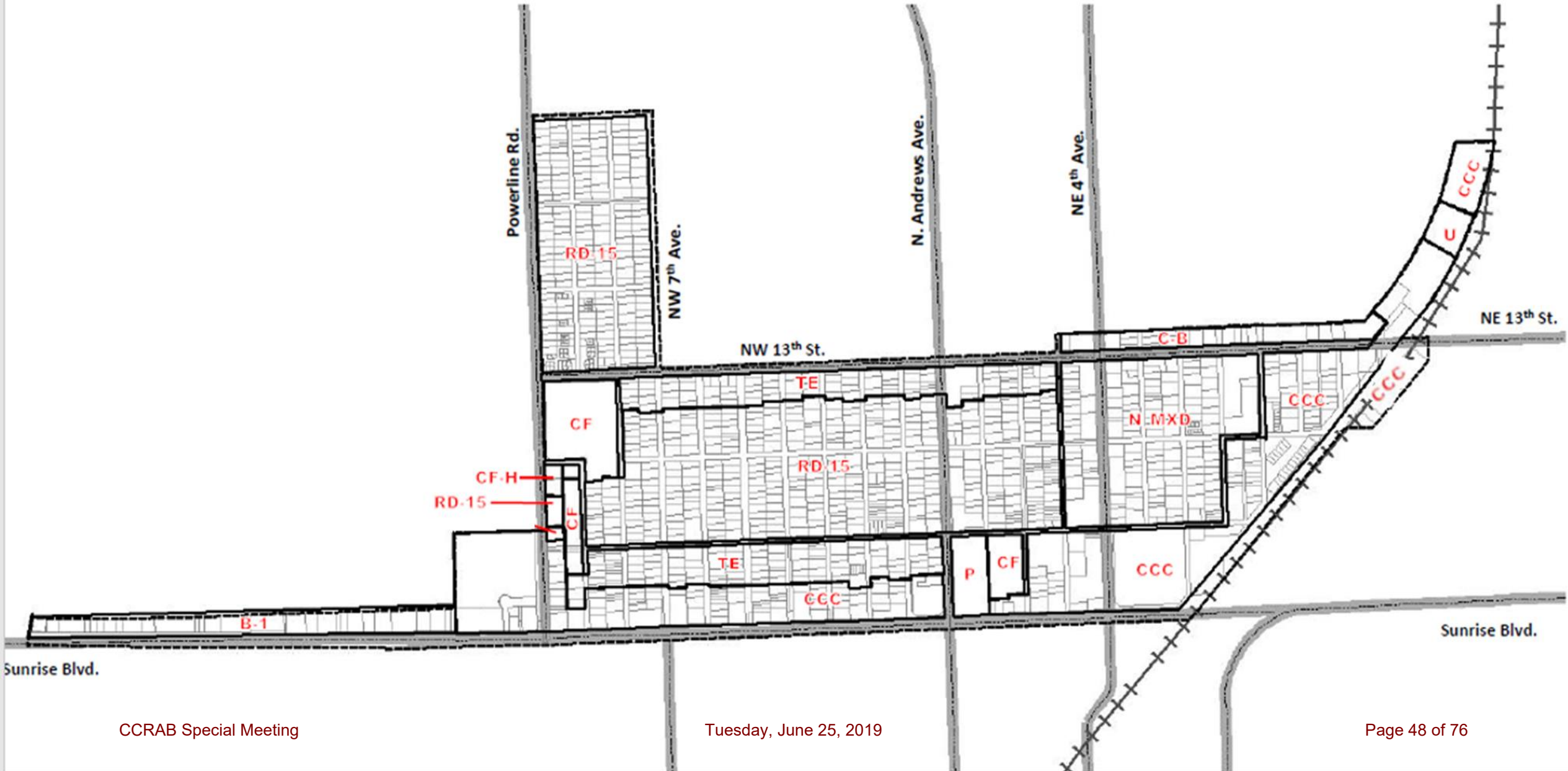
# PROPOSED CENTRAL CITY CRA ZONING MAP



# Next Steps

- Complete permitted use tables using feedback from tonight.
- Continue coordination with Urban Design and Planning Team to discuss proposed ordinance:
  - Dimensional regulations
  - Design regulations
- Presentation of regulations to the Neighbors, Advisory Board, PZB and City Commission.
- Ordinance adoption.

# PROPOSED CENTRAL CITY CRA ZONING MAP



# Thank You For Your Time. Questions?

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# FORT LAUDERDALE CENTRAL CITY CRA REZONING PROJECT

**CRA Advisory Board Special Meeting  
June 25, 2019**

RD-15 district is intended to provide areas within the city for single family detached dwellings and for duplex units or two family residences where two units are either attached or semi-attached.

### RD-15 Zoning District - Permitted Use Table

Public Purpose Facilities		
	RD-15	RDs-15
Active and Passive Park, Sec. 47-18.44	P	P
(Child) Family Day Care Home, see Section 47-18.8	P	P
Community Residence (3 residents maximum), See Sec. 47-18.47	P	P
Community Residence, 4-10 residents; <b>with</b> 1,000 ft. distance separation, See Sec. 47-18.47	P	P
Community Residence, 4-10 residents <b>less than</b> 1,000 ft. distance separation, See Sec. 47-18.47	C	C
Community Residence, more than 10 residents/Community Residence, no license or certification available, see Section 47-18.47	C	C
Social Service Residential Facility, Level I see Section 47-18.32	P	P
Residential Uses		
	RD-15	RDs-15
Single-Family Dwelling, Standard	P	P
Single-Family Dwelling Cluster (Attached), see Section 47-18.9	P	
Duplex /Two-family Dwellings (SFR Attached)	P	
Existing Dwelling Unit Structures, see Section 47-18.39.		P
Zero Lot Line Dwelling, see Section 47-18.38	P	

Transition Edge (TE) district is appropriate for single and multi-story residential development abutting arterial corridors and provides an appropriate transition in scale to adjoining low rise residential areas. Ideally, the TE district will attract redevelopment that encourages a mix of diverse housing types, especially townhomes and cluster developments.

### **TE - Transition Edge Permitted Use Table (Proposed)**

<b>Lodging</b>				
	<b>TE</b>	<b>RMM-25</b>	<b>RD-15</b>	<b>RDs-15</b>
Bed and Breakfast Dwelling, see Section 47-18.6	P	C		
Hotel, see Section 47-18.16		C		
<b>Public Purpose Facilities</b>				
	<b>TE</b>	<b>RMM-25</b>	<b>RD-15</b>	<b>RDs-15</b>
Active and Passive Park, Sec. 47-18.44	P	P	P	P
(Child) Family Day Care Home, see Section 47-18.8	P	C	P	P
Child Day Care Facilities, see Section 47-18.8		C		
Civic and Private Club Facility		P		
Community Residence (3 residents maximum), See Sec. 47-18.47	P	P	P	P
Community Residence, 4-10 residents; <i>with</i> 1,000 ft. distance separation, See Sec. 47-18.47	P	P	P	P
Community Residence, 4-10 residents <i>less than</i> 1,000 ft. distance separation, See Sec. 47-18.47		C	C	C
Community Residence, more than 10 residents/Community Residence, no license or certification available, see Section 47-18.47		P	C	C
Conservation Area	P			
School, including trade/business school		C		
Social Service Residential Facility, Level I see Section 47-18.32	P	P	P	P
Social Service Residential Facility, Level II see Section 47-18.32	C	C		
Social Service Residential Facility, Level III		C		
Social Service Residential Facility, Level IV		C		
<b>Residential Uses</b>				
	<b>TE</b>	<b>RMM-25</b>	<b>RD-15</b>	<b>RDs-15</b>
Single-Family Dwelling, Standard	P	P	P	P
Cluster Dwellings, (SFR Attached), see Section 47-18.9	P	P	P	
Duplex /Two-family Dwellings (SFR Attached)	P	P	P	
Multi-family Dwelling: Coach Home, See Sec. 47-18.10	P	P		
Multi-family Use	P	P		
Rowhouse, see Section 47-18.28	P			
Existing Dwelling Unit Structures, see Section 47-18.39.				P
Townhouse Group, (SFR Attached), see Section 47-18.33	P	P		
Zero Lot Line Dwelling, see Section 47-18.38	P	P	P	P
Nursing Home, see Section 47-18.23	C	C		

*N-MXD – Neighborhood Mixed Use* district is intended to provide opportunities for flexible use of properties in transitional areas at the edges of residential neighborhoods, while ensuring that the established residential character of these areas is preserved. This district is also intended to ensure that new structures are compatible in scale and design with their surroundings.

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Commercial Recreation				
	N-MXD	CB	RMM-25	RD-15
Billiard Parlor	P	P		
Indoor Motion Picture Theater (fewer than 5 screens)	P	P		
Indoor Motion Picture Theater	P			
Performing Arts Theater, less than 300 seats	P	P		
Food and Beverage Sales and Service				
	N-MXD	CB	RMM-25	RD-15
Bakery Store	P	P		
Bar, Cocktail Lounge, Nightclub	P	P		
Cafeteria	P	P		
Candy, Nuts Store	P	P		
Catering Operation	P			
Convenience Kiosk. See Sec. 47-18.43	P	P		
Convenience Store. See Sec. 47-18.43	P	P		
Convenience Store, Multi-Purpose, see Sec. 47-18.43	P	P		

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Food and Beverage Sales and Service				
	N-MXD	CB	RMM-25	RD-15
Delicatessen	P	P		
Food and Beverage, Drive-Thru and Carryout	P	P		
Fruit and Produce Store	P	P		
Grocery/Food Store	P	P		
Ice Cream/Yogurt Store	P	P		
Liquor Store	See Package Liquor Store)	P		
Meat and Poultry Store	P	P		
Package Liquor Store, see Sec. 47-18.43	P	P		
Restaurant	P	P		
Seafood Store	P	P		
Supermarket	P	P		
Wine Specialty Store	P			

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

<b>Lodging</b>				
	<b>N-MXD</b>	<b>CB</b>	<b>RMM-25</b>	<b>RD-15</b>
Bed and Breakfast Dwelling, see Section 47-18.6	P	P	C	
Hotel, see Section 47-18.16	P	P	C	
<b>Mixed Use Developments</b>				
	<b>N-MXD</b>	<b>CB</b>	<b>RMM-25</b>	<b>RD-15</b>
Mixed Use Development, see <a href="#">Sec. 47-18.21</a>	P	C		
<b>Public Purpose Facilities</b>				
	<b>N-MXD</b>	<b>CB</b>	<b>RMM-25</b>	<b>RD-15</b>
Active and Passive Park, Sec. 47-18.44	P	P	P	P
(Child) Family Day Care Home, see Section 47-18.8			C	P
Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see Section 47-18.8	A	A		
Child Day Care Facilities, see Section 47-18.8	C		C	
Civic and Private Club Facility	P	P	P	
College, University	P			

## N-MXD - Neighborhood Mixed Use District Permitted Use Table (Proposed)

Public Purpose Facilities	N-MXD	CB	RMM-25	RD-15
Community Residence (3 residents maximum), See Sec. 47-18.47			P	P
Community Residence, 4-10 residents; <b>with</b> 1,000 ft. distance separation, See Sec. 47-18.47	C		P	P
Community Residence, 4-10 residents <b>less than</b> 1,000 ft. distance separation, See Sec. 47-18.47			C	C
Community Residence, more than 10 residents/Community Residence, no license or certification available, see Section 47-18.47			P	C
Conservation Area	P			
Cultural, Educational and Civic Facility	P			
Food Distribution Center, see Section 47-18.31		C		
Government Facility	P	P		
Helistop, see Sec. 47-18.14				
Hospital, Medical and Public Health Clinic	C	C		
House of Worship	P	P		
Library	P	P		



**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Public Purpose Facilities				
	N-MXD	CB	RMM-25	RD-15
Museum and Art Gallery	P	P		
Police and Fire Substation	P	P		
Post Office Branch/Substation	P	P		
Public/Private Recreation	P	P		
Railroad Freight & Passenger Depot				
School, including trade/business school	P	P	C	
Social Service Facility - General, see Section 47-18.31	C			
Social Service Residential Facility, see Section 47-18.32	C	C		
Social Service Residential Facility, Level I see Section 47-18.32	C	C	P	P
Social Service Residential Facility, Level II see Section 47-18.32	C		C	
Social Service Residential Facility, Level III			C	
Social Service Residential Facility, Level IV			C	

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Residential Uses				
	N-MXD	CB	RMM-25	RD-15
Single-Family Dwelling, Standard	P		P	P
Cluster Dwellings, (SFR Attached), see Section 47-18.9	P		P	P
Duplex /Two-family Dwellings (SFR Attached)	P		P	P
Live/Work	P			
Multi-family Dwelling: Coach Home, See Sec. 47-18.10	P		P	
Multi-family Use	P		P	
Rowhouse, see Section 47-18.28				
Townhouse Group, (SFR Attached), see Section 47-18.33	P		P	
Zero Lot Line Dwelling, see Section 47-18.38	P		P	P

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Retail Sales, and Services (* Including Wholesale Sales)				
	N-MXD	CB	RMM-25	RD-15
Antiques Store	P	P		
Apparel/Clothing, Accessories Store	P	P		
Art Galleries, Art Studio, Dealer	P	P		
Arts & Crafts Supplies Store	P	P		
Bait and Tackle Store	P	P		
Bicycle Shop	P	P		
Book Store	P	P		
Camera, Photographic Supplies Store	P	P		
Candle Shop	P			

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Retail Sales, and Services (* Including Wholesale Sales)				
	N-MXD	CB	RMM-25	RD-15
Card & Stationery Store	P	P		
Cigar, Tobacco Store	P	P		
Computer/Software Store	P	P		
Consignment, Thrift Store	P	P		
Cosmetics, Sundries Store	P	P		
Department Store	P	P		
Fabric, Needlework, Yarn Shop	P	P		
Firearms Store (whole sales)	P	P		
Flooring Store	P	P		
Florist Shop	P	P		
Furniture Store	P	P		
Gifts, Novelties, Souvenirs Store	P	P		
Glassware, China, Pottery Store	P	P		

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Retail Sales, and Services (* Including Wholesale Sales)				
	N-MXD	CB	RMM-25	RD-15
Hardware Store	P	P		
Hobby Items, Toys, Games Store	P	P		
Holiday Merchandise, Outdoor Sales, see Section 47-18.15	P	P		
Household Appliances Store	P	P		
Jewelry Store	P	P		
Lawn and Garden Center, Outdoor Display, Furniture	P	P		
Linen, Bath, Bedding Store	P	P		
Luggage, Handbags, Leather Goods Store	P	P		
Medical Supplies Store	P	P		
Mobile Vendor, see Section 47-18.22	P			

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Retail Sales, and Services (* Including Wholesale Sales)				
	N-MXD	CB	RMM-25	RD-15
Music, Musical Instruments Store	P	P		
Newspapers, Magazines Store	P	P		
Office Supplies, Equipment Store	P	P		
Optical Store	P	P		
Paint, Wallpaper Store	P	P		
Party Supply Store	P	P		
Pet Store		P		
Pharmacy	P	P		
Security Systems	P	P		
Shoe Store	P	P		
Shopping Center	P	P		
Sporting Goods Store	P	P		
Tapes, Videos, Music CD's Store	P	P		

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Services / Office Facilities				
	N-MXD	CB	RMM-25	RD-15
Adult Gaming Center, See Sec. 47-18.42	C	C		
Check Cashing Store	P	P		
Copy Center	P	P		
Dry Cleaner, see Section 47-18.12	P	P		
Film Processing Store	P	P		
Financial Institution, <u>without Drive-through</u>	P	P		
Formal Wear, Rental	P	P		
Hair Salon	P	P		
Health and Fitness Center	P	P		
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P		
Interior Decorator	P	P		
Laundromat, see Section 47-18.19	P	P		
Mail, Postage, Fax Service	P	P		
Massage Therapist	P	P		
Medical/Dental Office/Clinic	P	P		
Nail Salon	P			



**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

Services / Office Facilities				
	<b>N-MXD</b>	<b>CB</b>	<b>RMM-25</b>	<b>RD-15</b>
Nursing Home, see Section 47-18.23	P	C	C	
Parking Facility, see Section 47-20	P	P		
Personnel Services, including Labor Pools	C	P		
Pet Boarding Facility, Domestic Animals Only	P			
Photographic Studio	P	P		
Professional Office	P	P		
Security Systems	P	P		
Senior Citizen Center, see Section 47-18.30	P	P		
Shoe Repair, Shoe Shine	P	P		
Spa	P			
Tailor, Dressmaking Store, Direct to the Customer	P	P		
Tanning Salon	P	P		
Tattoo Artist	P	P		
Trade/Business School	P			
Travel Agency	P	P		
Veterinary Clinic, see Section 47-18.35	P	P		
Watch and Jewelry Repair	P	P		

**N-MXD - Neighborhood Mixed Use District  
Permitted Use Table  
(Proposed)**

<b>Accessory Uses, Buildings, and Structures</b>				
	<b>N-MXD</b>	<b>CB</b>	<b>RMM-25</b>	<b>RD-15</b>
Accessory uses to Hotels, see Section 47-19.8	A	A		
Catering Services	A	A		
Day Care as accessory use to Professional Office with Corporate/Employee Sponsor, See Sec. 47-18.8	A	A		
Film Processing, when accessory to a permitted use	A	A		
Granny Flat	A		A	
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	A	A		
<b>Urban Agriculture</b>				
	<b>N-MXD</b>	<b>CB</b>	<b>RMM-25</b>	<b>RD-15</b>
Urban Agriculture, See Sec. 47-18.41	P	P		
<b>Automotive</b>				
Automotive Parts & Supplies Store	P	P		
Automotive Service Station, see Section 47-18.5		P		

*Community Commercial Corridor* is intended to be the most intense mixed use district in the Central City CRA, accommodating a wide range of uses, including major employment, shopping, civic, office, and entertainment destinations - as well as multi-family residential uses. Located along existing commercial corridors (Sunrise and Progresso), this district should experience the largest scale of redevelopment in the Central City CRA. Design elements and development standards for the district will create a vibrant, pedestrian-friendly, mixed-use area along main transit routes.

## CCC -Community Commercial Corridor District Permitted Use Table (Proposed)

Commercial Recreation						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Amphitheater	P					
Billiard Parlor	P	P	P	P		
Bingo Hall	P	P	P	P		
Bowling Alley	P	P	P	P		
Golf Course, Golf Range	C	C	C			
Indoor Firearms Range, see Section 47-18.18	C	C	C	C		
Indoor Motion Picture Theater (fewer than 5 screens)	P	P	P	P		
Indoor Motion Picture Theater	P	P	P	P		
Mini-Golf	C	C	C			
Performing Arts Theater, less than 300 seats	P	P	P	P		
Performing Arts Theater, unlimited seating	P	P	P	P		

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Food and Beverage Sales and Service						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Bakery Store	P	P	P	P		
Bar, Cocktail Lounge, Nightclub	P	P	P	P		
Cafeteria	P	P	P	P		
Candy, Nuts Store	P	P	P	P		
Catering Operation	P			P		
Convenience Kiosk. See Sec. 47-18.43	P	P	P	P		
Convenience Store. See Sec. 47-18.43	P	P	P	P		
Convenience Store, Multi-Purpose, see Sec. 47-18.43	P	P	P	P		
Delicatessen	P	P	P	P		
Food and Beverage, Drive-Thru and Carryout	P	P	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 Package Liquor Store)					
Meat and Poultry Store	P	P	P	P		
Package Liquor Store, see Sec. 47-18.43	P	P	P	P		
Restaurant	P	P	P	P		
Seafood Store	P	P	P	P		
Supermarket	P	P	P	P		
Wine Specialty Store	P					

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Lodging						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Bed and Breakfast Dwelling, see Section 47-18.6	P	P			C	
Hotel, see Section 47-18.16	P	P	P	P	C	
Mixed Use Developments						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Mixed Use Development, see <a href="#">Sec. 47-18.21</a>	P	C	C	C		
Public Purpose Facilities						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Active and Passive Park, Sec. 47-18.44	P	P	P	P	P	P
Addiction Treatment Center, see Section 47-18.31	C			P		
Bus Terminal, Railroad Station	P		P	P		
(Child) Family Day Care Home, see Section 47-18.8					C	P
Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see Section 47-18.8	A	A	A	A		
Child Day Care Facilities, see Section 47-18.8		C	C		C	
Child Day Care Facilities, Large, see Section 47-18.8	P			C		
Civic and Private Club Facility	P	P	P	P	P	
College, University	P					
Communication Towers, Structures, and Stations, see Section 47-18.11	C			C		
Community Residence (3 residents maximum), See Sec. 47-18.47					P	P
Community Residence, 4-10 residents; <b>with</b> 1,000 ft. distance separation, See Sec. 47-18.47	C				P	P
Community Residence, 4-10 residents <b>less than</b> 1,000 ft. distance separation, See Sec. 47-18.47					C	C

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

	CCC	B-1	B-2	B-3	RMM-25	RD-15
Community Residence, more than 10 residents/Community Residence, no license or certification available, see Section 47-18.47					P	
Conservation Area	P					
Cultural, Educational and Civic Facility	P					
Food Distribution Center, see Section 47-18.31	C					
Government Facility	P	P	P	P		
Helistop, see Sec. 47-18.14		C				
Hospital, Medical and Public Health Clinic	P	C	P	P		
House of Worship	P	P				
Library	P	P	P			
Museum and Art Gallery	P	P	P			
Police and Fire Substation	P	P	P	P		
Post Office Branch/Substation	P	P	P	P		
Public/Private Recreation	P	P	P	P		
Railroad Freight & Passenger Depot	P			P		
School, including trade/business school	P	P	P		C	
Social Service Facility - General, see Section 47-18.31	C		C	C		
Social Service Residential Facility, see Section 47-18.32	C	C	C			
Social Service Residential Facility, Level I see Section 47-18.32	C	C	C		P	P
Social Service Residential Facility, Level II see Section 47-18.32	C	C	C		C	
Social Service Residential Facility, Level III		C	C		C	
Social Service Residential Facility, Level IV		C	C		C	
Social Service Residential Facility, Level V		C	C			

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Residential Uses						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Single-Family Dwelling, Standard	P				P	P
Cluster Dwellings, (SFR Attached), see Section 47-18.9	P				P	P
Duplex /Two-family Dwellings (SFR Attached)	P				P	P
Live/Work	P					
Multi-family Dwelling: Coach Home, See Sec. 47-18.10	P				P	
Multi-family Use	P				P	
Townhouse Group, (SFR Attached), see Section 47-18.33	P				P	
Zero Lot Line Dwelling, see Section 47-18.38	P				P	P
Retail Sales, and Services (* Including Wholesale Sales)						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
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		
Candle Shop	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	P	P		
Cosmetics, Sundries Store	P	P	P	P		
Department Store	P	P	P	P		

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Retail Sales, and Services (* Including Wholesale Sales)						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Fabric, Needlework, Yarn Shop	P	P	P	P		
Firearms Store (whole sales)	P	P	P	P		
Flooring Store	P	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	P	P		
Home Improvement Center	P	P	P	P		
Household Appliances Store	P	P	P	P		
Jewelry Store	P	P	P	P		
Lawn and Garden Center, Outdoor Display, Furniture	P	P	P	P		
Linen, Bath, Bedding Store	P	P	P	P		
Luggage, Handbags, Leather Goods Store	P	P	P	P		
Lumber Yards				P		
Medical Supplies Store	P	P	P	P		
Mobile Vendor, see Section 47-18.22	P		P	P		
Music, Musical Instruments Store	P	P	P	P		
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		



## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Retail Sales, and Services (* Including Wholesale Sales)						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Pain Management Clinic	C		P	P		
Paint, Wallpaper Store	P	P	P	P		
Party Supply Store	P	P	P	P		
Pawn Shop			P	P		
Pet Store	P	P	P	P		
Pharmacy	P	P	P	P		
Security Systems	P	P				
Shoe Store	P	P	P	P		
Shopping Center	P	P				
Sporting Goods Store	P	P	P	P		
Swimming Pools, Hot Tubs & Spas, supplies and service	P	P	P	P		
Tapes, Videos, Music CD's Store	P	P	P	P		
Services / Office Facilities						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Adult Gaming Center, See Sec. 47-18.42	C	C	C	C		
Auction House		P	P	P		
Check Cashing Store	P	P	P	P		
Copy Center	P	P	P	P		
Dry Cleaner, see Section 47-18.12		P	P	P		
Equipment rental				P		
Film Processing Store		P				
Film Processing Plant, including wholesale sales	P		P	P		
Financial Institution, <u>without Drive-through</u>	P	P	P	P		
Formal Wear, Rental	P	P				
Fortunetellers and Psychic Readers	P		P	P		

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Services / Office Facilities						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Funeral Home	P	P	P	P		
Hair Salon	P	P	P			
Health and Fitness Center	P	P	P	P		
Helistop, see Section 47-18.14	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			
Mail, Postage, Fax Service	P	P	P	P		
Massage Therapist	P	P	P	P		
Medical/Dental Office/Clinic	P	P	P	P		
Medical Cannabis Dispensing Facilities, see Sec. 47-18.46	C	C	C	C		
Mover, Moving Van Service	C			P		
Nail Salon	P					
Nursing Home, see Section 47-18.23	P	P	P		C	
Parking Facility, see Section 47-20	P	P	P	P		
Personnel Services, including Labor Pools	P	P	P	P		
Pest Control	P		P	P		
Pet Boarding Facility, Domestic Animals Only	P	P	P	P		
Photographic Studio	P	P	P	P		
Professional Office	P	P	P	P		
Publishing Plant	P		P	P		
Security Systems		P	P	P		
Senior Citizen Center, see Section 47-18.30	P	P	P			
Shoe Repair, Shoe Shine	P	P	P	P		

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Services / Office Facilities						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Spa	P					
Swimming Pool Supplies and Service	P	P	P	P		
Tailor, Dressmaking Store, Direct to the Customer	P	P	P	P		
Tanning Salon	P	P	P	P		
Tattoo Artist	P	P	P	P		
Trade/Business School	P	P	P	P		
Taxidermist				P		
Travel Agency	P	P	P	P		
Veterinary Clinic, see Section 47-18.35	P	P	P	P		
Watch and Jewelry Repair	P	P	P	P		
Storage Facilities						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Self-Storage Facility, see Section 47-18.29	C		P	P		
Warehouse Facility	C			P		
Accessory Uses, Buildings, and Structures						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Accessory uses to Hotels, see Section 47-19.8	A	A	A	A		
Automotive Sales, Used Vehicles, when accessory to a new automotive sales dealer.	A	A	A			
Catering Services	A	A	A	A		
Day Care as accessory use to Professional Office with Corporate/Employee Sponsor, See Sec. 47-18.8	A	A	A	A		

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Accessory Uses, Buildings, and Structures						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Electronic Installation, accessory to electronic sales, only in wholly enclosed building	A	A	A			
Film Processing, when accessory to a permitted use	A	A				
Granny Flat	A				A	
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	A	A	A	A		
Outdoor storage, see Section 47-19.9	A		A	A		
Video Games Arcade, when accessory to a shopping center	A	A	A	A		
Warehouse Facilities	A			A		
Urban Agriculture						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Urban Agriculture, See Sec. 47-18.41	P	P	P	P		
Light Manufacturing						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Apparel, Textile, Canvas and related uses				P		
Contractor's Yards				P		
Processing and Assembly of previously prepared materials				P		
Boat and Marina						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Charter and Sightseeing Boat		C	C	C		
Hotel Marina		C	C	C		
Marina		C	C	C		
Marine Parts and Supplies Store		P	P	P		
Marine Service Station		C	C	C		
Sail making		C	C	P		
Shipyards				C		

## CCC - Community Commercial Corridor District Permitted Use Table (Proposed)

Boat and Marina						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Watercraft Repair		P	P			
Watercraft Repair, Major repair				P		
Watercraft Sales and Rental, new or used		P				
Watercraft Sales and Rental, new or used, on waterway		C				
Automotive						
	CCC	B-1	B-2	B-3	RMM-25	RD-15
Automotive Detailing and Alarm Systems	P		P	P		
Automotive Parts & Supplies Store	P	P	P	P		
Automotive Repair Shop, Major Repair, see Section 47-18.4	P		P	P		
Automotive Repair Shop, Minor Repair, see Section 47-18.4	P	P	P	P		
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3	P	P	P	P		
Automotive Service Station, see Section 47-18.5	P	P	P	P		
Car Wash, Automatic, see Section 47-18.7	P	P	P	P		
Car Wash, Outdoor Hand-wash	C		C	C		
Motorcycle/Moped Sale, wholesale sales permitted	P	P	P	P		
Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27	P		P	P		
Taxi Lot/Operations			P	P		