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PREFACE

The definitions and zoning district regulations included in this publication have been officially adopted by the Board of County Commissioners on February 7, 1958, to apply in any new zoning or rezoning after that date as part of the comprehensive zoning of Broward County.

These definitions and zoning district regulations do not apply in any area zoned or rezoned prior to February 7, 1958.

The County Commission now has under consideration additional zoning regulations to supplement and complete the definitions and zoning district regulations contained in this publication. When these additional regulations have been revised after public hearings to the satisfaction of the Commission and officially adopted, a complete zoning resolution text will be published.

DEFINITIONS

1. COVERAGE: That percentage of the plot area covered or occupied by buildings or roofed portions of structures. Shuffleboard courts, swimming pools, barbecue pits, terraces and other appurtenances not inclosed or roofed-over shall not be considered in computing coverage.
2. HEIGHT OF BUILDING: The vertical distance from the established grade at the center of the front of the building to the highest point of the roof surface for a flat roof, to the decline for a mansard roof and to the mean height level between eaves and ridge for gable, hip and gambrel roofs. Pent houses, scenery lofts, towers, cupolas, steeples and domes, not exceeding in gross area at maximum section 30% of the roof area, and flag poles, airplane beacons, broadcasting towers, antenna, chimneys, stacks, tanks and roof structures used only for ornamental or mechanical purposes may exceed the permissible height limit in any district by not more than 25%. Parapet walls may extend not more than 5 feet above the allowable height of a building. Radio and television antenna for receiving purposes only shall not be subject to height limits.
3. ROOM: For the purpose of determining the required plot area, room shall mean an unsubdivided portion of the interior of a dwelling, having an area of 80 square feet or more and intended or adapted for living room or sleeping purposes. Space in a dwelling used only for bathroom, kitchen, dining room, storage, hallway, utilities and similar purposes shall not be included as rooms for this purpose.
4. SERVICE STATION: Any building or land used for retail sale and dispensing of automobile fuels or oils. A service station may furnish supplies, equipment, new and used tires and minor repair services incidental to the sale and dispensing of automobile fuels and oils.

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ARTICLE XI AGRICULTURAL A-1 DISTRICT

The following regulations shall apply in all A-1 Districts:

SECTION 11.1 PURPOSE OF DISTRICT

The A-1, Agricultural District is intended to apply to those areas of Broward County, the present or prospective use of which is primarily agricultural, or the future proper development of which is uncertain, and for which a more restricted zoning would be premature and unreasonable. The regulations of this district are intended to permit a reasonable use of property while at the same time preventing the creation of conditions which would blight or prevent the proper future use of contiguous or nearby property.

SECTION 11.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. One family dwelling on a plot at least 35,000 square feet in area with 125 feet street frontage, except that a plot platted as a single lot or acquired, prior to effective date of this Resolution, may be utilized for a one-family dwelling if plot has at least 10,000 sq. ft. of area and 100 ft. street frontage.
2. Home occupation, and office of doctor, dentist, lawyer, architect or engineer or similar professional office utilizing not over 25% of the floor space of a one-family dwelling occupied by the operator of the home occupation or by the professional man.
3. Hospital, convalescent home nursing home; not including communicable diseases, insanity, feeble-mindedness, epileptics, drug addicts, alcoholics, penal or correctional institutions.
4. ~~Church, convent, monastery, parish house.~~
5. Library, museum and similar institutions, of a non-commercial nature.
6. Public owned or operated buildings and uses, including community buildings, public parks, playgrounds, beaches, but excluding dumps, sanitary fill or incinerators.
7. Golf course, country club, private club, outdoor recreation club, provided all buildings are located at least 50 feet from any street and at least 100 feet from any private plot line.

8. Grove, produce farm, truck garden, horticultural framing botanical garden, floriculture, nursery, sod farm, crop raising, hydroponic garden, greenhouse, slat house, forestry, bee keeping, with use or keeping of animals only as incidental and accessory thereto.
9. Cattle or stock grazing, dairy farm, not including hog raising.
10. Raising of poultry.
11. Non-commercial boat pier or slip or boat house for docking of private water craft.
12. Railroad right-of-way and tracks, passenger and freight terminal, team tracks, but not including yards, shops or round houses.
13. Public utility transmission lines such as: underground cables or conduits; gas, water, oil or sewer, mains or pipes; telephone, telegraph, electric light and power lines.
14. Permanent or temporary structure to house farm labor personnel on a farm site with capacity of one family or two persons for each 5 acres in said farm site, if said farm labor personnel is employed on the same farm site on which the structure is located and said structures are located at least 300 feet from any other property under separate and different ownership.
15. Wayside stands for display or sale of farm products produced on the premises.
16. Accessory structures and uses.
17. The following uses subject to the approval of the County Commission on the specific location and site plan of such use after a report and recommendation from the Zoning Board, when the County Commission finds such use, its location and site plan to be consistent with the proper development of Broward County and to be in accordance with the spirit and purpose of this Resolution.
 - a. Cemetary, crematory, columbarium, mausoleum.
 - b. Dump, sanitary fill or incinerator.
 - c. Race track for animals or vehicles.
 - d. Airport, airpark or airfield.
 - e. Public utility and public service buildings.
 - f. Dude ranch, riding stable, livery stable, boarding stable.
 - g. ~~Animal hospital, veterinary clinic, animal boarding place,~~ dog kennel, fur farm.
 - h. Raising of hogs, sheep, goats, poultry slaughtering and dressing.
 - i. Boat yard, boat storage, service, repair or building, marine railway, marina, moorage.
 - j. Recreational establishments of a commercial nature including drive-in theatre, miniature golf course, golf or baseball driving range, swimming pool.

- k. Outdoor or indoor, rifle, shotgun or pistol shooting range.
- l. Eleemosynary or philanthropic institution.
- m. Radio or television transmitting or receiving station, structure or tower over 100 feet in height above the ground.
- n. Tourist home, tourist cabin, trailer camp or motel.
- o. Sand, gravel, rock or stone pit or quarry or other operation involving the extraction or mining of natural material, removing of earth or top soil.
- p. Amusement pier, mechanical riding devices, carnivals, circuses, animal display, aquarium, menagerie, exhibit, museum.
- q. Off-street parking of motor vehicles accessory to a use not located on the same premises, or which is located outside of the A-1 District.
- r. Hospital, home or institution for contagious, mental, alcoholic, drug or epileptic cases.
- s. Temporary or permanent housing or barracks to house farm labor, when located within 300 feet of any property under separate and different ownership, when such farm labor is not employed on the same property upon which the housing is located, or when the housing has a greater capacity than one dwelling unit or two persons for each 5 acres of land contained in the property upon which the housing is located and the farm labor is used.
- t. Crushing, screening and processing of materials mined or excavated on the premises.

SECTION 11.3 USES PROHIBITED

The permissible uses enumerated in Section 11.2 above shall not be construed to include, either as a principal or accessory use any of the following which are listed for emphasis:

1. Manufacturing or industrial establishments.
2. Wholesale warehouse or storage establishments.
3. Junk yards, house wrecking yard, automobile wrecking, used auto parts display storage or sale.
4. Automobile, truck or trailer; display, storage, service, repair or sale.
5. Oil asphalt or petroleum products: drilling, removal, storage processing or sale.
6. Building supplies or material: display, storage or sale.
7. Contractor, construction or equipment yard.
8. Display storage or sale of used or second-hand merchandise.

SECTION 11.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding two stories or 60 feet, except that a greater height may be approved by the County Commission after report and recommendation from the Zoning Board if the County Commission finds such greater height to be reasonably necessary for the appropriate utilization of the property involved and that adequate protection will be given to contiguous and nearby property.

SECTION 11.5 PLOT SIZE

Plots for any permitted use shall have a minimum area of 35,000 square feet and a minimum street frontage of 125 feet, except as hereinafter provided. A plot, having a minimum area of 10,000 square feet and a minimum width of 100 feet, and platted as a single lot or acquired by the present owner prior to the effective date of this Resolution, may be utilized for a single family dwelling.

SECTION 11.6 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed 20 percent of the plot area for a plot one acre or more in area, and shall not exceed 25% of the plot area for a plot less than one ~~acre~~ in area.

SECTION 11.7 FRONT YARD

Every plot shall have a front yard not less than 25 feet in depth.

SECTION 11.8 SIDE YARDS

1. Every plot shall have a side yard on each side, each of which shall be not less than 25 feet in width unless a greater width is required under Section 11.11 following, except that a side yard for a one-family dwelling shall not be required to exceed 10 feet unless a greater width is required under Paragraph 2 below.
2. Upon corner plots there shall be a front yard as hereinbefore specified and a side yard on the side street at least 25% of the plot width in width, provided that no such street side yard shall be required to exceed 25 feet in width.

SECTION 11.9 REAR YARD

Every plot shall have a rear yard not less than 25 feet in depth.

SECTION 11.10 YARD MODIFICATIONS

The yard requirements specified in Sections 11.7, 11.8 and 11.9 above shall be subject to the following:

1. Yard requirements shall not apply to portions of land or land used for permissible uses and which do not contain buildings.
2. Where a portion of a tract of land is utilized for a building or buildings as the principal use, the plot of land occupied by such buildings shall be provided with all required yards, the measurement of which shall be from such building or buildings.
3. This Section shall not supersede Section 11.11 following:

SECTION 11.11 LIMITATIONS OF USES

1. For the purposes of this Section livestock shall mean cattle, horses, sheep, goats and the like, except hogs or poultry.
 - a. Structures for livestock raising such as barns, feed lofts and stables shall not be located within 100 feet of any plot line.
 - b. Structures for raising of poultry such as: pens, coops, shelters, feeders, and the like, shall not be located within 100 feet of any plot, except that where such structures existing at the effective date of this resolution are located less than 100 feet from any plot line, additions to existing structures and new structures may be erected at the same distance, or at a greater distance from that plot line, as the existing structures. This exemption, for additions to existing structures and for new structures, shall apply only to building permits issued prior to January 1, 1962, and shall not apply to any structure the construction of which is not begun prior to that date.
 - c. Structures for raising of hogs, such as pens, sties, shelters, feeders, and the like shall not be located within 200 feet of any plot line.
 - d. Hogs shall not be placed, kept or permitted within 100 feet of any plot line, within 500 feet of a dwelling under different and separate ownership nor within 500 feet of any residentially-zoned property.
2. In approving uses pursuant to Section 11.2, Paragraph 17, the County Commission is authorized to modify the separation requirements of this Section in cases where the Commission finds such modification to be consistent with the reasonable protection of surrounding property and with the spirit and purpose of this Resolution.

SECTION 11.12 MINIMUM FLOOR AREA

The minimum floor area of a single-family dwelling shall be 600 square feet, except for temporary housing for migratory farm labor.

ARTICLE XII ONE FAMILY DWELLING - R-1A to R-1C DISTRICTS

The following regulations shall apply in all R-1A, R-1B, and R-1C Districts:

SECTION 12.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, of land or water used, in whole or in part, for other than one of the following uses:

1. One family dwelling.
2. Recreation buildings and facilities, playgrounds, playfields, parks, beaches, owned and operated by Federal, State, County or Municipal Government.
3. Existing cemetery, crematory or mausoleum.
4. Existing railroad right-of-way, not including switching, freight, or storage tracks, yards, buildings or maintenance structures.
5. Publicly owned and operated library, art gallery or museum.
6. Uses accessory to any of the above uses when located on the same plot and not involving the conduct of any business, trade, occupation or profession.
7. The following uses, subject to the approval of the County Commission after a finding of their necessity or desirability for public convenience and/or welfare and of their conformity with the spirit and purpose of this Resolution.
 - a. Educational, recreational and social centers not operated for profit and intended to serve the surrounding neighborhood.
 - b. Crematory, Cemetery or mausoleum.
 - c. Open parking lots for the parking of self-propelled passenger vehicles, not including buses, accessory to any of the permitted non-residential uses, when located on a separate plot, not involving any business, trade, occupation or profession. Such use shall be subject to all the provisions of Section 12.9 below.
 - d. Open parking lots for the parking of self-propelled passenger vehicles of customers, clients, patrons, visitors, owners or employees of business uses permissible in B-1, B-2, B-2A or B-3 Districts, where such lot is contiguous to such a business-zoned area or is separated therefrom by an alley. Such use shall be subject to all the provisions of Section 12.10 below.
 - e. Golf course, not including miniature golf course or practice driving tee, providing plot comprises at least

100 acres of land in one parcel and any accessory parking area, building or structure is located at least 100 feet from any other residentially-zoned property.

- f. Transformer substation.
- g. Sewage and water, pumping and treatment plants to serve the surrounding residential area.

SECTION 12.2 SIZE OF PLOT

Every plot upon which a residential structure is hereafter erected shall not be less in size than the following:

- R-1A Districts: Plot width of 100 feet and plot area of 10,000 square feet.
- R-1B Districts: Plot width of 75 feet and plot area of 7,500 square feet.
- R-1C Districts: Plot width of 60 feet and plot area of 6,000 square feet.

Provided however, that in areas subdivided prior to the effective date of this Resolution a plot consisting of a lot of record may be utilized for a one-family dwelling.

Every plot upon which a permitted non-residential structure or use is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

SECTION 12.3 PLOT COVERAGE

The combined area occupied by all principal and accessory buildings shall not exceed 40 percent of the area of the plot.

SECTION 12.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two and a half stories or 35 feet provided, that permitted non-residential buildings may be erected or altered to a height not exceeding 4 stories or 50 feet if approved by the County Commission as being not injurious to surrounding property and in accordance with the spirit and purpose of this Resolution.

SECTION 12.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for a one-family dwelling shall have a front yard not less than 25 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.
2. NON-RESIDENTIAL USES: Every plot utilized for a non-residential building, structure or use, except accessory buildings, structures or uses, shall have a front yard not less than 30 feet

in depth, unless a greater depth is required under Article V, Yard Space Districts.

SECTION 12.6 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for a one-family dwelling shall have a side yard on each side, each of which shall be at least 10 feet wide in an R-1A and at least 7½ feet wide in an R-1B or R-1C District, except that where a plot is less than 60 feet in width, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot utilized for a non-residential building, structure or use, except accessory buildings, structures or uses, shall have a side yard on each side, each of which shall be not less than 20 feet in width with an increase of one foot in width of each side yard for every 2 feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and in addition thereto a side yard at least 15 feet in width on the side of the plot abutting on the side street, unless a greater width is required under Article V, Yard Space Districts.

SECTION 12.7 REAR YARD

1. RESIDENTIAL USES: Every plot used for a one-family dwelling shall have a rear yard not less than 15 feet in depth.
2. NON-RESIDENTIAL USES: Every plot utilized for a non-residential building, structure or use, except accessory buildings, structures or uses, shall have a rear yard not less than 25 feet in depth.

SECTION 12.8 MINIMUM FLOOR AREA DISTRICTS

A one-family dwelling shall have a minimum floor area of 1500 square feet in an R-1A District, 1000 square feet in an R-1B District and 600 square feet in an R-1C District.

SECTION 12.9 SEPARATE ACCESSORY PARKING LOTS

Open parking lots for the parking of self-propelled passenger vehicle, accessory to a permitted use, located on a plot separate from the plot occupied by a principal use permissible in a Residential District, and approved by the County Commission, shall be arranged, maintained and used in accordance with these requirements.

1. The plot shall provide a front yard not less than 25 feet in depth, nor less than the front yard of any existing residential structure on a plot immediately adjacent and on either side of the plot, unless a greater depth is required under Article V, Yard Space Districts.

2. A side yard shall be provided on each side of the plot, except on an alley side, not less than 10 feet in width.
3. An ornamental fence or wall 4 feet in height shall be placed between the parking area and the required yards and on the rear plot line, with only such openings as may be required for access.
4. The required front and side yards shall be planted and kept in lawn that is maintained so as to present a healthy, neat and orderly appearance. The required yards shall be kept free from refuse and debris.
5. No signs shall be permitted other than unlighted entrance and exit markers, not exceeding 2 square feet in area, located within the parking area.
6. The parking area shall be provided and maintained with a stable surface treated and graded so as to prevent dust and surface water accumulation.
7. If lighting is provided for parking area, all lights shall be subdued, shaded and focused away from all dwellings.
8. Access driveways shall be limited in number and location as the Board may approve as reasonably necessary.

SECTION 12.10 BUSINESS PARKING LOTS

Open parking lots located in Residential Districts, for the parking of automobiles incidental to a business-zoned area adjacent thereto and approved by the County Commission, shall be designed, maintained and used in accordance with these requirements.

1. LIMITATION OF USE

Parking area shall be used only for the parking of private passenger vehicles, in good running order, of customers, clients, patrons, visitors, employees in the business area. No charge shall be made for parking. No business of any kind, including repair, service washing, sale, display or storage, shall be conducted on or from the plot.

No structures other than those specifically permitted or required shall be erected on the premises.

No advertising signs shall be erected on the premises except that not more than one directional sign at each point of ingress or egress may be erected which may also bear the name of the operator of the parking area and the enterprise it is intended to serve. Such signs shall not exceed 20 square feet in area nor extend to a greater height than 6 feet above the ground, and shall be erected within the parking area.

2. INGRESS AND EGRESS

Ingress and egress for such parking areas shall be over business-zoned property or from streets or alleys separating the parking area from the business district. In no case shall residentially-zoned property be used for driveways for access to the parking area, except that where there is not an alley separating the parking area from the business-zoned property, not more than 20 feet of residentially-zoned property adjacent to business zoning may be used for access.

3. PROTECTIVE WALL

The parking area shall be provided with a continuous unpierced masonry wall 5 feet in height adjacent to all required yards. All such walls shall be smoothly finished and shall not be used for any sign.

4. SIDE YARDS

Where the parking plot is contiguous to side plot lines of residentially-zoned property, a side yard at least 10 feet in width shall be provided.

Where the parking lot is separated by a street from residentially-zoned property whereon the side plot lines abut the street, a side yard at least 5 feet in width shall be provided.

5. FRONT YARDS

Where the parking plot is located upon a street upon which residentially-zoned properties front and abut in the same block, a front yard shall be provided at least 25 feet in depth. Where one or both of the plots contiguous to and on each side of the parking plot are developed with residential structures having front yards greater than 25 feet in depth, the front yard on the parking plot shall be not less in depth, than the deeper of these existing front yards, unless a greater depth is required under Article V, Yard Space Districts.

6. LANDSCAPING

All yard spaces between the required wall and plot lines shall be landscaped with at least one hedgerow of hardy shrubs, not less than 5 feet in height, placed next to the walls and the remainder of the yard spaces shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance, and yard spaces shall be kept free of refuse or debris.

7. SURFACING

The parking area shall be provided with a pavement having an asphaltic or Portland cement binder, and shall be so graded and drained as to dispose of all surface water accumulation within the parking area.

8. LIGHTING

Where lighting facilities are provided for the parking area they shall be designed and installed so as to reflect the light away from any contiguous residentially-zoned property.

ARTICLE XIII TWO-FAMILY DWELLING R-2 DISTRICTS

The following regulations shall apply in all R-2 Districts:

SECTION 13.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-1A, R-1B or R-1C District subject to the limitations, requirements and procedure specified for such use.
2. Two-family dwelling.
3. Two one-family dwellings
4. Church and church school incidental to church.
5. Uses accessory to any of the above when located on the same plot and not involving the conduct of any business, trade, occupation or profession.

SECTION 13.2 SIZE OF PLOT

DWELLINGS: Every plot upon which a residential structure is erected shall be not less than 60 feet in width and 6000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution may be utilized for a one-family dwelling.

NON-RESIDENTIAL USES: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

SECTION 13.3 PLOT COVERAGE

The combined area occupied by all main and accessory buildings shall not exceed 40 percent of the area of the plot.

SECTION 13.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two and one half stories or 35 feet. Provided, that permitted non-residential buildings may be erected or altered to a height not exceeding 4 stories or 50 feet if approved by the County Commission as being not injurious to surrounding property and in accordance with the spirit and purpose of this Resolution.

SECTION 13.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth.

SECTION 13.6 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a side yard on each side, each of which shall be at least 7½ feet in width, except that where a plot is less than 60 feet in width, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 20 feet in width, with an increase of one foot in width of each side yard for each 2 feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and also a side yard at least 15 feet in width on the side of the plot abutting on the side street.

SECTION 13.7 REAR YARD

1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting upon a waterway shall be at least 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

SECTION 13.8 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet and the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet..

ARTICLE XIV LOW DENSITY MULTIPLE R-3 DISTRICT

The following regulations shall apply in all R-3 Districts:

SECTION 14.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-1A, R-1B, R-1C or R-2 District, subject to the limitations, requirements and procedure specified for such use.
2. Multiple dwellings.
3. Private office for a doctor or dentist accessory to a dwelling provided such office does not exceed 25% of the floor space of a dwelling unit occupied by such doctor or dentist and not more than one doctor or dentist practices in such office.
4. Nursery school or child care center when building is located not less than 20 feet from any other plot in an R District, provided that there is established maintained and used for the children at play in connection therewith one or more completely and securely fenced play lots which if closer than 50 feet to any property line, shall be screened by a masonry wall or compact evergreen hedge not less than 5 feet in height, located not less than 20 feet from any other plot in an R District.
5. Rooming house with not more than 4 rooms for rent.
6. Public, private or parochial:
Elementary, junior and senior high schools. Private and parochial schools shall offer curricula substantially equivalent to public schools of comparable grades and shall meet the academic requirements of the State Department of Education.
7. Open parking lots for the parking of self-propelled passenger vehicles, not including buses, not involving any business trade occupation or profession, upon approval by the County Commission after a finding of their necessity or desirability for public convenience and/or welfare and their conformity with the spirit and purpose of this Resolution. Such use shall be subject to all of the provisions of Section 14.10 below.
8. Uses accessory to and of the above uses not involving the conduct of any business, trade, occupation or profession, including a distributor transformer station for direct service to customers.

SECTION 14.2 SIZE OF PLOT

DWELLINGS: Every plot upon which a dwelling is erected shall be not less than 60 feet in width and 6000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution may be utilized for a one-family dwelling.

NON-RESIDENTIAL USES: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width, and 10,000 square feet in area.

SECTION 14.3 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed 40 percent of the area of the plot for two story buildings or 50 percent for one story buildings.

SECTION 14.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two and a half stories or 35 feet. Provided that permitted non-residential buildings and structures may be erected or altered to a height not exceeding 50 feet, if approved by the County Commission as being not injurious to surrounding property and in accord with the spirit and purpose of this Resolution.

SECTION 14.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth.

SECTION 14.6 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for dwelling purpose shall have a side yard on each side, each of which shall be at least 7½ feet in width for a one-family or a two-family dwelling and at least 10 feet in width for other residential uses, except that on a plot less than 60 feet in width which is utilized for a one-family or two-family dwelling, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 25 feet in width with an increase of one foot in width for each 2 feet in height of the structure in excess of 20 feet.

3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and also a side yard at least 15 feet in width on the side of the plot abutting on a side street.

SECTION 14.7 REAR YARD

1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting upon a waterway shall be at least 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

SECTION 14.8 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>Size of Dwelling unit</u>	<u>Square feet of plot area</u>
One room	800
Two rooms	625
Three rooms	500
Four rooms	500
Each additional room	500

SECTION 14.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, and the minimum floor area of a dwelling unit in a multiple dwelling shall be 325 square feet.

SECTION 14.10 OPEN PARKING LOTS

Open parking lots for the parking of self-propelled passenger vehicles, not including buses, which may be accessory to a use permitted in the District or to a use located outside of the District, and approved by the County Commission pursuant to Section 14.1, Paragraph 6, above, shall be arranged, maintained and used in accordance with these requirements:

1. The plot shall provide a front yard not less than 25 feet in depth, nor less than the front yard of any existing residential structure immediately adjacent and on either side of the plot.
2. A side yard shall be provided on each side of the plot, except on an alley side, not less than 10 feet in width.
3. An ornamental fence or wall 4 feet in height shall be placed between the parking area and the required yards and on the rear plot line, with only such openings as may be required for access.

4. The required front and sideyards shall be planted and kept in lawn that is maintained so as to present a healthy, neat and orderly appearance. The required yards shall be kept free from refuse and debris.
5. No signs shall be permitted other than unlighted entrance and exit markers, not exceeding 2 square feet in area, located within the parking area.
6. The parking area shall be provided and maintained with a stable surface treated and graded so as to prevent dust and surface water accumulation.
7. If lighting is provided for the parking area, all lights shall be subdued, shaded and focused away from all dwellings.

ARTICLE XV APARTMENT R-4 DISTRICT

The following regulations shall apply in all R-4 Districts:

SECTION 15.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-3 District, subject to the limitations, requirements and procedure prescribed for such use.
2. Hospitals, sanitariums, convalescent homes, nursing homes.
3. Orphanages, institutions for the aged, indigent or infirm, but not including mental cases.
4. Community garage.
5. Accessory uses and structures.

SECTION 15.2 SIZE OF PLOT

RESIDENTIAL USE: Every plot used for residential purposes shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a lot of record on the effective date of this Resolution, may be utilized for a one-family dwelling.

NON-RESIDENTIAL USE: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

SECTION 15.3 PLOT COVERAGE

The combined area occupied by all mains and accessory buildings and structures shall not exceed the percent given in the following table for various heights of building:

<u>HEIGHT</u>	<u>PERCENT</u>
One story	55
Two story	55
Three story	50
Four story	50
Five story	45
Six story	45
Seven story	40
Eight story	40

SECTION 15.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding eight stories or 100 feet.

SECTION 15.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.

SECTION 15.6 SIDEYARDS

1. ONE-FAMILY or TWO-FAMILY DWELLINGS: Every plot used for a one-family or two-family dwelling shall supply side yards as specified in Section 13.6
2. MULTIPLE DWELLINGS: Every plot used for a multiple dwelling or rooming house shall provide a side yard on each side, each of which shall be at least 10 feet in width, provided that the above required width of side yard shall be increased by 1/4 feet for each 10 feet by which the height of building exceeds 22 feet, unless a greater width of the yard is required under Article V, Yard Space Districts
3. NON-RESIDENTIAL USE: Every plot whose principal use is non-residential shall provide a side yard on each side, each of which shall be at least 25 feet in width with an increase of one foot in width for each 2 feet in height of the structure in excess of 20 feet, unless a greater width of the yard is required under Article V, Yard Space Districts.
4. Upon corner plots there shall be a front yard as hereinbefore specified, and also a side yard at least 15 feet in width on the side of the plot, abutting on the side street, unless a greater width is required under Paragraphs 1, 2, and 3 or Article V, Yard Space Districts.

SECTION 15.7 REAR YARD

1. ONE-FAMILY AND TWO-FAMILY DWELLINGS:

Every plot used for a one-family or a two-family dwelling shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting on a waterway shall be at least 25 feet in depth.

2. OTHER USES: Every plot, the principal use of which is other than a one-family or two-family dwelling, shall have a rear yard not less than 20 feet in depth, plus an increase in depth of 2 feet for every 10 feet in height of building or structure in excess of 44 feet.

SECTION 15.8 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One room	550
Two rooms	400
Three rooms	300
Four rooms	300
Each additional room	275

SECTION 15.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet and the minimum floor area of a dwelling unit in a multiple dwelling shall be 325 square feet.

ARTICLE XVI PLANNED APARTMENT R-4A DISTRICT

The following regulations shall apply in all R-4A Districts:

SECTION 16.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-4 District, subject to the limitations, requirements and procedure specified for such use.

SECTION 16.2 SIZE OF PLOT

Every plot shall be not less than 3 acres in area.

SECTION 16.3 HEIGHT

No building or structure, or part thereof shall be erected or altered to a height exceeding 8 stories or 100 feet.

SECTION 16.4 GENERAL REQUIREMENTS

The provisions of Article XV, R-4 Districts, pertaining to Plot Coverage, Yards, Plot Area per Room, and Minimum Floor Area shall apply in all R-4A Districts.

SECTION 16.5 PLAN APPROVAL

No building or structure or part thereof shall be erected, altered or used, or land or water used, except in accordance with a plan for the location, spacing, arrangement, size, height and character of buildings, structures and uses, streets, alleys, open spaces, yards, parking, recreational facilities, walls, fences, driveways, signs, access and circulation, which plan has been approved by the County Commission. No such approval shall be given by the County Commission unless the Board finds after public hearing that the proposed plan and development thereunder, will conform to all of the applicable provisions of this Resolution, and will provide light, air, privacy, open space, safety, health, and protection to surrounding property in accord with the spirit and purpose of this Resolution.

ARTICLE XVII MOTEL R-5 DISTRICT

The following regulations shall apply in all R-5 Districts:

SECTION 17.1 USES PERMITTED

1. Any use permitted in an R-4 District, subject to the limitations, requirements and procedure prescribed for such use.
2. Hotel, motel, tourist home, lodging house, boarding house, villas, bungalow court.
3. Private club, lodge, fraternity, sorority and other similar uses, not operated for profit.
4. Institutions of an educational, philanthropic or eleemosynary character, not operated for profit, other than penal or correctional institutions or vocational or trade schools.
5. Medical or dental, office or clinic.
6. Colleges and universities offering courses of study leading to an academic degree and meeting the academic requirements of the Southern Association of Colleges and Secondary Schools.
7. Accessory uses and structures, not involving a business, except as provided in Section 17.2 following.

SECTION 17.2 SPECIAL ACCESSORY USES

1. Hotels, apartment hotels and motels having 50 or more units may have restaurants, night clubs, dining rooms, or bars which are located in the main building and which are of such design and size as to cater primarily to the guests of the main use, subject to the provisions of all regulations of Broward County.
2. Hotels, apartment hotels, multiple dwellings and motels having one hundred or more guest rooms may have retail stores, personal service shops, offices and similar uses for the convenience of their guests.
3. The special accessory uses permitted under Paragraph 1 and 2 above shall be subject to the following limitations and requirements:
 - (a) Access to such special accessory uses shall be limited to the interior of the building and there shall be no direct public access from the exterior of the building, provided that the doors for exit purposes only may be located in the exterior walls of the building.
 - (b) For each street front, one sign not to exceed 15 square feet in area shall be allowed for each 100 feet of street frontage or fraction thereof, but in no case shall the total of such signs exceed two signs per street frontage. Such signs shall be used to advertise the following accessory uses: restaurants, dining rooms and cocktail lounges. Such accessory uses may be advertised only upon these permitted signs.

- (c) There shall be no show windows or displays relating to such special accessory uses on the exterior of the building or visible from any street, waterway, ocean front or adjacent property.
- (d) The space occupied by such special accessory uses shall be on the interior of the building and there shall be no evidence or indication of the existence of such special accessory uses on or from the exterior of the building.

SECTION 17.3 SIZE OF PLOT

Every plot shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution, not less than 50 feet in width, may be utilized for a one-family dwelling.

SECTION 17.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 3 stories or 50 feet.

SECTION 17.5 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed the percent given in the following table for various heights of buildings:

<u>HEIGHT</u>	<u>PERCENT</u>
One story	55
Two story	55
Three story	50

SECTION 17.6 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One room	450
Two rooms	275
Three rooms	200
Four rooms	175
Each additional room	100

SECTION 17.7 FRONT YARD

Every plot shall have a front yard not less than 25 feet, unless a greater depth is required under Article V, Yard Space Districts.

SECTION 17.8 SIDE YARDS

1. ONE-FAMILY OR TWO-FAMILY DWELLINGS: Every plot used for a one-family or two-family dwelling shall supply side yards as specified in Section 13.6.
2. OTHER PERMITTED USES: Every plot utilized for any other use permitted in an R-5 District shall provide a side yard on each side, each of which shall be at least 10 feet in width, provided that the above required width of side yard shall be increased by 2 feet for each 10 feet, or major fraction thereof, by which the height of the building exceeds 22 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and a side yard on the side street at least 15 feet in width, unless a greater width is required under Article V, Yard Space Districts.

SECTION 17.9 REAR YARD

Every plot shall have a rear yard not less than 25 feet in depth.

SECTION 17.10 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, the minimum floor area of a dwelling unit in a multiple dwelling shall be 325 square feet and the minimum floor area of a rental sleeping room in an hotel, motel, lodging house, tourist home or similar use shall be 150 square feet.

ARTICLE XVIII HOTEL R-6 DISTRICT

The following regulations shall apply in all R-6 Districts:

SECTION 18.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-5 District, Subject to the limitations, requirements and procedure prescribed for such use.

SECTION 18.2 SIZE OF PLOT

Every plot shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution not less than 50 feet in width, may be utilized for a one-family dwelling.

SECTION 18.3 HEIGHT

No building or structure, or part thereof shall be erected or altered to a height exceeding 15 stories or 150 feet, provided that where any portion of a building or structure is utilized for a medical or dental office or clinic, such use shall not extend to a greater height than three stories or 35 feet.

SECTION 18.4 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed the percent given in the following table for various heights of buildings.

<u>HEIGHT</u>	<u>PERCENT</u>
One story	55
Two story	55
Three story	50
Four story	50
Five story	45
Six story	45
Seven story	40
Eight story	40
Nine story	40
Ten story	40
Eleven story	40
Twelve story	40
Thirteen story	40
Fourteen story	40
Fifteen story	40

SECTION 18.5 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One room	450
Two rooms	275
Three rooms	200
Four rooms	175
Each additional room	150

SECTION 18.6 FRONT YARD

Every plot shall have a front yard not less than 25 feet in depth, provided that where the building exceeds 100 feet in height, the depth of the front yard shall be increased by 2-1/2 feet for each 10 feet, or major fraction thereof, by which the height of the building exceeds 100 feet. A greater depth of front yard shall be provided where required under Article V, Yard Space Districts.

SECTION 18.7 SIDE YARDS

1. ONE-FAMILY OR TWO-FAMILY DWELLINGS: Every plot used for a one-family dwelling or two-family dwelling shall provide side yards as specified in Section 13.6.
2. OTHER PERMITTED USES: Every plot utilized for any other use permitted in an R-6 District shall provide a side yard on each side, each of which shall be at least 10 feet in width, provided that the above required width of sideyard shall be increased by 2 feet for each 10 feet, or major fraction thereof, by which the height of the building exceeds 22 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and a side yard at least 15 feet in width, unless a greater width is required under Paragraph 2 above or under Article V, Yard Space Districts.

SECTION 18.8 REAR YARD

Every plot shall have a rear yard not less than 20 feet in depth, which shall be increased by 2 feet for each 10 feet or major fraction thereof by which the height of the building exceeds 44 feet.

SECTION 18.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, the minimum floor area of a dwelling unit in a multiple dwelling shall be 325 square feet and the minimum floor area of a rental sleeping room in a hotel, motel, lodging house, tourist home or similar use shall be 150 square feet.

ARTICLE XIX TRAILER PARK T-1 DISTRICT

The following regulations shall apply in all T-1 Districts.

SECTION 19.1 PURPOSE OF DISTRICT

The T-1, Trailer Park District is intended to apply to areas to be used for the parking or placement of house trailers for occupancy as living quarters on a temporary or permanent basis.

SECTION 19.2 USES PERMITTED

No building or structure or part thereof, shall be erected altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Trailer parks for use of house trailers as living quarters.
2. Accessory uses and structures, not including the conduct of any business, occupation or profession except as permitted under Section 19.3 below.

SECTION 19.3 SPECIAL ACCESSORY USES

A trailer park providing space for 40 or more house trailers, may have retail stores and personal service shops for the care or treatment of the trailers' occupants or their clothing subject to the following limitations and requirements.

1. Such uses are wholly conducted within a completely enclosed building.
2. There are no signs or displays visible from any street, indicating such uses.
3. Such uses are conducted for the convenience of occupants of the trailer park and are not normally made available to other persons.
4. No animals, reptiles, insects or fowl shall be raised or kept in any trailerpark, except domestic pets.

SECTION 19.4 PROHIBITED USES

The permissible uses enumerated in Sections 19.2 and 19.3 shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Display or sale of house trailers, except that an occupied house trailer, or an unoccupied house trailer previously occupied on the same site, may be sold on that site.
2. Storage or parking of house trailers except when a house trailer is located on a site preparatory to occupancy or between periods of occupancy.
3. Any service station, service or repair garage.
4. No second-hand or used merchandise shall be offered for sale displayed or stored on the premises except as incidental to the bona-fide sale of a house trailer.
5. No animals, reptiles, insects, poultry or fowl, shall be raised or kept in any trailer park, except where a trailer park has special facilities to take care of not more than one domestic animal per house trailer.
6. Dwelling units or living quarters except in a house trailer or as an accessory use.

SECTION 19.5 PLOT SIZE

Every plot shall not be less than 100 feet in width and 1/2 acre in area. The required 100 foot minimum width need not be measured at a street line if the plot extends to a street by means of a strip at least 50 feet in width.

SECTION 19.6 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two stories or 30 feet.

SECTION 19.7 TRAILER SITE AREA

Every house trailer shall be placed upon a site for such trailer and its appurtenances, having minimum dimensions of 35 feet x 40 ft.

SECTION 19.8 YARDS

Every plot used for trailer park purposes shall provide yards as follows:

1. FRONT YARD: Every plot shall have a front yard not less than 25 feet in depth, and this minimum depth of yard shall be provided on all streets upon which the plot abuts.
2. SIDE YARDS: Each side of every plot shall have a side yard not less than 10 feet in width.
3. REAR YARD: Every plot shall have a rear yard not less than 15 feet in depth.

4. No accessory building or structure shall be placed in any required yard space.

SECTION 19.9 SEPARATION OF TRAILERS

No part of any house trailer, or any addition or appurtenance thereto shall be placed within 10 feet of any other house trailer, addition or appurtenances thereto. No part of any house trailer or addition or appurtenance thereto shall be located within 25 feet of any accessory or service building or structure used in connection with a trailer park.

SECTION 19.10 ACCESS TO TRAILER SITES

Each trailer site shall abut upon a driveway or unobstructed space, not less than 30 feet in width, which space shall have unobstructed access to a street. Such driveway or space shall have a hard surfaced roadway not less than 20 feet in width and shall be adequately lighted.

SECTION 19.11 PORCHES AND ADDITIONS

Porches, additions and other appurtenances to house trailers shall conform to the provisions of this Article and also to the applicable provisions of all Broward County building regulations.

All canvas, portable or demountable roofs, porches or appurtenances shall be dismantled and stored either within the trailer or in some permanent building during the following circumstances:

- (1) Within one hour after all hurricane alerts by the U. S. Weather Bureau.
- (2) If the trailer is not to be occupied for a period of 30 days or more.

SECTION 19.12 HEALTH AND SANITATION

Every trailer park and the house trailers located therein shall comply with the following minimum requirements:

1. WATER SUPPLY: Fresh water supply shall be available within 100 feet of every trailer site.
2. TOILETS: No trailer site shall be more than 200 feet from approved toilet facilities.
3. Provision shall be made for the semi-weekly removal of all garbage, trash and refuse from the trailer park.
4. OCCUPANCY: The number of occupants of a trailer and its porch or additions shall be limited to the sleeping accommodations for which the trailer was designed.

5. The sanitary regulations of the State and County shall be complied with as to all fixtures installed or maintained. Trailer parks shall provide at least one septic tank of 1800 gallons capacity which shall be increased as required by the County Health Department Regulations if more than 20 trailers are accommodated.

ARTICLE XX NEIGHBORHOOD BUSINESS B-1 DISTRICT

The following regulations shall apply in all B-1 Districts:

SECTION 20.1 PURPOSE OF DISTRICT

The B-1, Neighborhood Business District, is intended primarily to meet the local neighborhood shopping and personal service needs of a limited surrounding residential area. Retail stores permitted therein are intended to include primarily convenience goods which are usually a daily necessity for a residential neighborhood.

SECTION 20.2 USES PERMITTED

1. The following kinds of retail stores:
Confectionery, dairy products, dressed poultry, drug, florist, fruit and vegetable, garden supply, gift, grocery, hardware, hobby supply, ice cream, jewelry, meat market, music, notions, pet supply, seafood, souvenir, sundry, supermarket, tobacco, toy, variety, wearing apparel.
2. Bakery or delicatessen, provided all preparation of food is for retail sale on the premises, and the services of not more than 6 persons, are utilized in any such establishment.
3. The following personal services:
Barber, beauty parlor, hat cleaning and blocking, pressing and mending, shoe repair, shoe shine.
4. The following miscellaneous uses:
Day nursery, dressmaking, laundry and dry-cleaning pick-up station, medical and dental offices, non-alcoholic beverage bar, nursery school, restaurant, self-service ice stations, tailor, watch and jewelry repair, self-service laundry.
5. Automobile parking lot and parking garage.
6. Church, private or parochial school, nursery school or child care center.
7. A residential use accessory to a permitted use.
8. Accessory uses and structures.

SECTION 20.3 USES PROHIBITED

The permissible uses enumerated in Section 20.2 above shall not be construed to include, either as a principal or accessory use, any of the following, which are listed for emphasis:

1. Automobile, truck, trailer, motorcycle, boat or machinery sale, storage or service, including repair garages, used car lots, service stations and auto laundries.
2. Mortuaries.

3. Business offices, and professional offices not listed under permitted uses.
4. Drive-in restaurants or refreshment stands.
5. Wholesale establishments.
6. Pawn shops.
7. Sales, storage or display of lumber or building materials.
8. Theatres, night clubs, establishments for consumption of alcoholic beverages on the premises.
9. Plumbing, electrical or sheet metal shops.
10. Animal hospitals and veterinary clinics.
11. Cabinet or carpenter shop.
12. Storage or warehouse uses except as incidental to a permitted use.
13. Advertising sign.
14. Any other use first permitted in a less restricted district.

SECTION 20.4 LIMITATIONS ON USES

1. Except for automobile parking lots, all activities of permitted uses, including sale, display, preparation and storage, shall be conducted entirely within a completely enclosed building.
2. No second hand or used merchandise shall be offered for sale, displayed or stored.
3. All products produced shall be sold at retail in connection with a permitted use.
4. No retail store shall have a floor area open to the public, including display, service and sales, greater than 5000 square feet.

SECTION 20.5 HEIGHT

1. No building or structure shall be erected or altered for a use first permitted in a B-1 District to a height exceeding two stories or 30 feet.
2. No building or structure shall be erected or altered for any other use permitted in a B-1 District to a height exceeding 4 stories or 50 feet.

SECTION 20.6 PLOT SIZE

There shall be no minimum required width or area of plot.

SECTION 20.7 YARDS

1. Plots utilized for both a non-residential and permitted residential use shall provide yards as specified in Section 3.34.
2. All plots shall provide yards in accordance with Section 3.27.

ARTICLE XXI COMMUNITY BUSINESS B-2 DISTRICT

The following regulations shall apply in all B-2 Districts.

SECTION 21.1 PURPOSE OF DISTRICT

The B-2, Community Business District, is intended primarily to meet the shopping, and limited service needs of several neighborhoods or a substantial territory. Retail stores are intended to include convenience, fashion and durable goods. B-2 Districts may be located along traffic arteries or in concentrated shopping centers.

SECTION 21.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in a B-1 District.
2. Hotel, motel, multiple dwelling, rooming or boarding house.
3. The following kinds of retail stores, and other similar thereto: Antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, corsettiere, department, dry goods, furniture, furrier, greeting cards, home appliances, household furnishings, leather goods and luggage, linens, fabrics and draperies, millinery and modiste, musical instruments, newstand, office furniture and equipment, optical goods, package liquor, paint, pets, sporting, goods, stationery and books, television, radio and phonograph, wallpaper.
4. The following services: Bath and massage parlors, commercial gymnasiums, service stations, fur storage, health institutions, radio, television and phonograph repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than 5 such trailers for rental purposes.
5. The following amusement and recreation uses: Aquarium, assembly hall, night club, music hall, bar, tavern, pool, or billiard room; theatre, museum, exhibits, amusement devices such as penny arcades, peep shows, shooting galleries, games of skill and science, astrologists, fortune telling, palmistry, phrenology.

6. The following office types of uses: Banks and financial institutions, business and professional offices, custom brokers and manufacturers agency, employment office, governmental offices, messenger office, post office, public utility offices, stock broker, stock exchange, telegraph office, ticketoffice, travel agency, newspaper office.
7. The following water-related uses: Boat and marine motor service and repair while boats are in water, boat rental, livery and hire, Charter boats, group fishing boats, commercial wharves, piers, slips and anchorages, sightseeing and excursion boats.
8. The following miscellaneous uses: Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auction of art good, jewelry, rugs and the like, costumer, dental laboratory, interior decorator, motor bus terminal, lawn furniture sale, photographic studio, radio and television studios, day nursery or nursery school.
9. The following non-commercial types of uses: Church, church school and uses accessory thereto; library, museum and similar institutions of a non-profit character; publicly owned or operated buildings or uses, including community buildings, parks, playgrounds, but not including dump, sanitary fill or incinerator; private club, lodge, fraternity and similar uses not operated for profit.
10. The following uses, subject to the Special approval of the Board after a finding of their necessity or desirability for public convenience and/or welfare and of their conformity with the spirit and purpose of this Resolution.
 - a. Fishing or amusement pier.
 - b. Public utility station or substation.
11. Accessory uses and structures.

SECTION 21.3 USES PROHIBITED

The permissible uses enumerated in Section 21.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Automobile, truck, trailer, motorcycle, or machinery, sales, display, storage or repair, including repair garages, new car agencies, used car lots and auto laundries.
2. Mortuaries, vocational schools except as specifically permitted.
3. Drive-in theatres, drive-in restaurants or drive-in refreshment stands.

4. Bulk sales, storage or display of lumber or building materials.
5. Wholesale establishments.
6. Pawnshops.
7. Display or sale of second-hand or used merchandise except in antique store or in connection with a permitted auction.
8. Cabinet, carpenter, plumbing, electrical, sign or sheet metal shops.
9. Animal hospital or veterinary clinic.
10. Storage or warehouse uses except as accessory to a permitted use.
11. Any other use first permitted in a less restricted district.

SECTION 21.4 LIMITATIONS ON USES

1. Except for automobile parking lots, drive-in banks and filling stations, all activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building.
2. No second-hand or used merchandise shall be offered for sale, displayed or stored except in an antique store, or as incidental to the sale of new merchandise.
3. All products produced incidental to a permitted use shall be sold at retail on the premises.

SECTION 21.5 HEIGHT

1. No building or structure shall be erected or altered to a height exceeding 100 feet.

SECTION 21.6 PLOT SIZE

There shall be no minimum required width or area of plot.

SECTION 21.7 YARDS

1. Plots utilized for both a non-residential and a permitted residential use shall provide yards as specified in Section 3.34.
2. All plots shall provide yards in accordance with Section 3.27.

ARTICLE XXII PLANNED BUSINESS CENTER B-2A DISTRICTS

The following regulations shall apply in all B-2A Districts:

SECTION 22.1 PURPOSE OF DISTRICT

The B-2A, Planned Business Center District, is intended for locations where there is a need for proper design of buildings and structures, access and circulation and relation to surrounding areas to provide for efficient functioning of the permissible uses, especially business uses, and for adequate protection to adjacent and nearby residential areas. These objectives can be only defined in general terms, and their realization can only be attained by review and specific approval of the site plans for each development in such planned business district.

SECTION 22.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part for other than one or more of the following specified uses:

1. Any use permitted in B-2 Districts.

SECTION 22.3 USES PROHIBITED

The permissible uses enumerated in Section 22.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Any use listed as prohibited in an B-2 District.

SECTION 22.4 LIMITATIONS ON USES

1. Except for automobile parking lots and filling stations, all activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building, unless otherwise indicated and approved in a development plan.
2. No second hand or used merchandise shall be offered for sale, displayed or stored except in an antique store.
3. All products produced incidental to a permitted use shall be sold at retail on the premises.

SECTION 22.5 APPROVAL OF DEVELOPMENT PLAN

1. No building or structure shall be erected or altered or land or water used, or any change of use consummated, nor shall any building permit be issued therefor unless and until a development plan for such building, structure and/or use shall have been presented to and approved by the County Commission.

2. Any such building, structure and/or use shall be erected, altered or installed, and maintained in full conformity with the provisions of this Resolution and with the development plans which have been approved by the County Commission.
3. In passing upon and approving such development plans the County Commission shall consider the locations, size, height, spacing, appearance, character and use of any building, structure or use and their appurtenances, access and circulation for vehicles and pedestrians, streets, parking areas, yard and open spaces, and relationship to adjacent property. The County Commission shall not approve such development plan unless it find that such development plan conforms to all applicable provisions of this Resolution, that the safety and convenience of the public are properly provided for and that adequate protections and separation are provided for contiguous and nearby residential property. The County Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements which are found necessary in its judgment to effectuate the purposes of this Section and to carry out the spirit and purpose of this Resolution.
4. A development plan for the purposes of this Section shall include, but not necessarily be limited to, the following plans, designs, specifications and information.
 - a. Site Plan with grades or contours.
 - b. Elevations, floor plans and uses of all buildings and structures.
 - c. Location and character of all outside facilities for waste disposal.
 - d. All curb cuts, driveways, parking areas, loading areas and surfacing materials of same.
 - e. All pedestrian walks, malls, yards and open areas.
 - f. Location, size, character, height and orientation of all signs.

SECTION 22.6 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

SECTION 22.7 PLOT SIZE

Every plot shall be not less than 100 feet in width and 10,000 square feet in area.

SECTION 22.8 YARDS

Yards shall be provided for every plot as required by the provisions of Section 3.34 and 3.27, provided that the County Commission may modify such yard requirements pursuant to the provisions of Section 22.5 in giving its approval on a Development Plan.

ARTICLE XXIII GENERAL BUSINESS B-3 DISTRICTS

The following regulations shall apply in all B-3 Districts.

SECTION 23.1 PURPOSE OF DISTRICT

The B-3, General Business District is intended to apply to arterial streets and traffic ways where business establishments primarily not of a neighborhood or community service type may properly locate to serve large sections of the city and metropolitan area. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.

SECTION 23.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

USES PERMITTED

1. Any use permitted in a B-1 or B-2 District.
2. New or used automobile, truck and trailer display, sales and repairs. Repair and service garage, not including bumping and painting. Auto laundry. Display and storage of not more than 10 utility trailers for sale or rental purposes.
3. Boat sales.
4. Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonograph repair, newspaper printing plant.
5. Archery range, barbecue stand, boxing or sports arena, drive-in restaurant or refreshment stand, golf driving range, miniature golf course, bowling alley, pony ride and pony riding ring, skating rink, swimming pool, drive-in theatre.
6. Armory, lodge hall, pawn shop, telephone exchange, taxidermist, veterinary, research and testing laboratory, mortuary or undertaker, pest control agency, plant nursery or landscaper.
7. Tire and battery store, retail plumbing and electrical fixtures, lawnmower rental, sales, and service, ship chandlery.
8. Accessory uses and structures.

SECTION 23.3 USES PROHIBITED

The permissible uses enumerated in Section 23.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Open air sale or display of machinery, farm implements, construction equipment.
2. Manufacturing except as accessory to a permitted use.
3. Wholesale, warehouse or storage uses.
4. Any use first permitted in a less restricted district.

SECTION 23.4 LIMITATIONS ON USES

All products produced incidental to a permitted use shall be sold at retail on the premises.

SECTION 23.5 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

SECTION 23.6 PLOT SIZE

1. There shall be no minimum required size of plot for non-residential uses.
2. Plots containing a residential use permitted in an B-2 District shall be not less than 100 feet in width and 10,000 square feet in area, except for accessory uses.

SECTION 23.7 YARDS

1. Plots, which have both non-residential and permitted residential uses, shall be provided with the yards specified under Section 3.34.
2. All plots shall provide yards in accordance with Section 3.27.

SECTION 23.8 MINIMUM FLOOR AREA

The minimum floor area of a dwelling unit shall be 325 square feet. The minimum floor area of a rental sleeping rooms in an hotel, motel, lodging house, tourist home or similar use shall be 150 square feet.

ARTICLE XXIV COMMERCIAL C-1 DISTRICTS

The following regulations shall apply in all C-1 Districts.

SECTION 24.1 PURPOSE OF DISTRICT

The C-1 Commercial District is generally intended for certain repair and other services, wholesale, storage and warehouse uses and sales of large or heavy machinery and equipment. It serves large sections of the county rather than nearby residential areas, and does not cater to pedestrian trade.

SECTION 24.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in B-3 Districts, except as specified in Section 24.3.
2. Sales and display of the following:
 - Automobile second hand parts (No wrecking)
 - Agricultural implements
 - Building supplies in a building
 - Construction equipment
 - Dairy supplies
 - Feed
 - Fertilizer
 - Fuel
 - Machinery
 - Monuments
 - Motorcycles
 - Pumps
 - Produce
 - Restaurant and hotel, supplies and equipment
 - Second-hand merchandise
 - Ship Chandlery
 - Swimming pool supplies
 - Tractors
 - Welding equipment and supplies
3. The following service establishments:
 - Ambulance service
 - Animal hospital
 - Bookbinding
 - Boarding Kennel
 - Cleaning and Dyeing establishment
 - Carpet and rug cleaning
 - Crating, packing and shipping service
 - Distribution service and package delivery
 - Diaper Service
 - Food catering
 - Fruit packing and shipping
 - Glass and mirror shop
 - Linen supply
 - Laundry

Milk Distributing stations
Magazine wholesale agency
Mirro silvering
Printing, lithography and engraving
Soft drink bottling

4. The following repair and shop uses:
Automobile body shop
Automobile paint shop
Awning and canvas shop
Battery repair and rebuilding
Cabinet and carpenter shop
Electrial repair shop
Electrical contractor shop
Furniture repair shop
Household repair shop
Heating contractor shop
Plumbing shop
Roofing contractor shop
Restaurant and store fixture shop
Sheet metal shop
 Sign painting shop
 Sign shop
 Tinsmith shop
Tire recapping and vulcanizing
Upholstering shop
5. The following wholesale, warehouse and storage uses:
Cold storage plant
 Frozen food lockers
Ice storage house
Fish house
Storage warehouse
Wholesale establishment
Wholesale seafoods.
6. The following miscellaneous uses:
Boat building and repair, up to 45 foot length
Creamery
Express office
Gas regulator station
Railroad freight or passenger station
Railroad transfer, storage and team tracks
Theatrical studio
Trade and vocational school
Transformer and electrical switching station
Seaplane base
Utility trailer display and storage
Lumber Yard
Electric utility yard.
7. Accessory uses and structures.

SECTION 24.3 USES PROHIBITED

The permissible uses enumerated in Section 24.2 above shall not be construed to include, either as a principal or accessory use,

any of the following which are listed for emphasis:

1. Motor freight terminal.
2. Open air display, sale or storage of new or used building materials. (Except as accessory to a permitted use).
3. Any use first permitted in a less restricted district.
4. Dwellings, except as accessory to a permitted use.
5. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
6. Hospitals, sanitariums, orphanages and similar institutions for the care or treatment of persons.

SECTION 24.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

SECTION 24.5 PLOT SIZE

There shall be no minimum required size of plot.

SECTION 24.6 YARDS

Yards shall be provided in accordance with the provisions of Sections 3.34 and 3.27.

ARTICLE XXV LIGHT INDUSTRIAL M-1 DISTRICTS

The following regulations shall apply in all M-1 Districts:

SECTION 25.1 PURPOSE OF DISTRICT

The M-1 Light Industrial District is intended primarily for the manufacture of small articles and non objectionable products not involving the use of any materials, processes or machinery likely to cause undesirable effects upon nearby or adjacent residential or business property. The M-1 District may directly abut a residential or business district and the activities permitted in an M-1 District are intended to be such as may be compatible with such neighboring districts under the yard and separation regulations provided. In order to minimize conflict and preserve the M-1 Districts for their primary purposes, residential and institutional uses are not permitted therein.

SECTION 25.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following uses:

1. Any use permitted in a B-3 District, except as prohibited in Section 25.3.
2. Manufacture of the following:
 - Brooms and brushes
 - Candy
 - Cigars, cigarettes or snuff
 - Cosmetics and toiletries, except soap
 - Clothing and hats
 - Ceramic products, electrically fired
 - Candles
 - Dairy products
 - Ice Cream
 - Jewelry
 - Leather goods and luggage
 - Optical equipment
 - Orthopedic and medical applicances
 - Pottery, electrically fired
 - Perfume
 - Pharmaceutical products
 - Precision instruments
 - Plastic products, except pyroxylin
 - Paper products, and cardboard products
 - Silver ware
 - Spices and spice packing
 - Stationary
 - Shoes
 - Television, radio and Phonograph
3. Manufacture of products from aluminum, brass, bronze, copper, steel, or other metal or from bone, cloth, hair, leather, paper, rubber, shell, plastic, wood or other materials, provided power not in excess of 3 horsepower on any one motor is utilized in the operation of any one machine, such as:

Artificial flowers, feathers or plumes

Bags

Buttons or novelties

Canvas products

Food products, chewing gum, syrups, fruit juices, extracts,
drugs or medicines

Electrical fixtures

Electronic devices

Hardware and cutlery

Musical instruments

Small parts and devices

4. Any of the following:

Bakery

Cutting or blending of liquor

Cheese making

Carpenter and cabinet shop

Electroplating

Egg storage, candling or processing

Hydroponic garden

Hatchery, fish or fowl

Motion picture studio

Pattern making

Slat house

Stamping, dieing, shearing or punching of metal not over
1/8 inch in thickness incidental to other manufacturing
processes.

Tool, die and gauge shop

Transformer and electrical switching station

5. Warehouses and storage buildings

6. Accessory uses and structures, including living quarters
accessory to a permitted use.

SECTION 25.3 USES PROHIBITED

The permissible uses enumerated in Section 25.2 above shall
not be construed to include, either as a principal or accessory
use any of the following, which are listed for emphasis:

1. The manufacture of any product or the utilization of any
process or operation expressly specified for an M-2 or
M-3 District.
2. Foundry
3. Drop forging
4. Stamping, dieing, shearing or punching of metal exceed-
ing 1/8 inch in thickness, or of lesser thickness except
as incidental to other manufacturing processes.
5. Paint or varnish manufacture
6. Oil compounding or barrelling.

7. Manufacture of asphalt, brick, tile, cement, lime, plaster, concrete, or products thereof.
8. Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, Contractors' equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber, machinery, propane, roofing, rope, sand, stone, tar, tarred or creosoted products, terra cotta, timber, wine, wood or wool.
This prohibition does not apply to storage of these materials in warehouses.
9. Use of automatic screw machines
10. Institutions for the housing, care or treatment of sick, indigent, aged or adolescent persons.
11. Dwellings except as accessory to a permitted use.
12. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
13. Motor freight terminals.

SECTION 25.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

SECTION 25.5 PLOT SIZE

There shall be no minimum required size of plot.

SECTION 25.6 YARDS

Every plot shall be provided with the yards required under Sections 3.34 and 3.27.

ARTICLE XXVI MEDIUM INDUSTRIAL M-2 DISTRICTS

The following regulations shall apply in all M-2 Districts.

SECTION 26.1 PURPOSE OF DISTRICT

The M-2, Medium Industrial District, is intended primarily for those manufacturing operations which by their inherent nature, or by virtue of the materials used, processes utilized or products produced, may involve some characteristics objectionable to or incompatible with residential areas. Hence M-2 Districts are not intended for locations abutting residential property. In order to minimize possible conflicts and preserve M-2 Districts for their primary purposes, residential or institutional uses are not permitted therein.

SECTION 26.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an M-1 District or a C-1 District.
2. Manufacture of the following:
 - Automobile accessories, except tires
 - Acids, except hydrochloric, nitric, picric, sulphurous or sulphuric acid
 - Boxes
 - Carbon
 - Canvas, cloth, cork, excelsior or textiles.
 - Disinfectant and insecticide
 - Batteries and other electrical apparatus
 - Mattress
 - Rope
 - Sash and doors
 - Starch, glucose and dextrine.
3. Any of the following:
 - Automatic screw machines
 - Automobile assembly plant
 - Animal refuge
 - Assaying
 - Airplane hanger
 - Airport
 - Blacksmith shop
 - Canning factory
 - Cider mill
 - Construction or contractor yard
 - Cooperage
 - Cemetery, columbarium, mausoleum or crematory

Die casting
Livery stable, riding academy or dude ranch
Lumber yard with planing mill
Meat processing, no slaughtering
Metal-buffing, plating and polishing
Machine shop
Millwork, lumber and planing mill
Motor freight terminal and depot
Mattress and bedding renovator
Painting and varnishing
Radio or television, broadcasting towers or antenna
Welding shop.

4. Storage in bulk of asphalt, brick, building materials, butane cement, clay products, concrete products, coal, contractor's equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber, machinery, propane, roofing, rope, sand, stone, tar, tarred or creosoted products, terra cotta, timber, wood or wool, provided the area so used is located inside a fully enclosed building or masonry wall at least 6 feet in height.
5. The following uses when approved by the County Commission for a specific location:
Manufacture of poison or sperm oil
Animal burying ground
Brewing and distilling of malt beverages or liquors
Carnival, circus or similar amusement enterprise
Circus quarters, menagerie or keeping of wild animals
Correctional or penal institution
Fish smoking, curing or canning
Race Track: automobile, motorcycle, horse or dog
Rifle range
Tank storage of bulk oil and gasoline
Truck terminal or motor freight terminal
6. Accessory uses and structures, including living quarters accessory to a permitted use.

SECTION 26.3 USES PROHIBITED

The permissible uses enumerated in Section 26.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. The manufacture of any product or the utilization of any material, process or operation expressly specified for an M-3 District.
2. Foundry
3. Drop forging
4. Smelting or refining of ores or metals
5. Paint or varnish manufacture

6. Manufacture of asphalt, brick, tile, cement, lime, plaster, concrete or products thereof.
7. One-family, two-family, or multiple dwellings except as specified under permitted uses.
8. Hotel, motels, boarding or rooming houses, lodging house, tourist home, trailer court or park, bungalow court.
9. Institutions for the housing, care or treatment of sick, indigent, aged or adolescent purposes.

SECTION 26.4 HEIGHT

No building or structure, or part thereof, shall be erected, or altered to a height exceeding 100 feet.

SECTION 26.5 PLOT SIZE

There shall be no minimum required size of plot.

SECTION 26.6 YARDS

Every plot shall be provided with the yards required under Section 3.34 and 3.27.

ARTICLE XXVII GENERAL INDUSTRIAL M-3 DISTRICTS

The following regulations shall apply in all M-3 Districts.

SECTION 27.1 PURPOSE OF DISTRICT

The M-3, General Industrial District, is intended primarily for those manufacturing activities which may unavoidably create some undesirable effects and which are not properly associated with residential or business areas. In order to minimize conflict, and to preserve and protect the character of the General Industrial Districts, certain residential and institutional uses are not permitted therein.

SECTION 27.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in M-2 District.
2. The following uses when approved by the County Commission for a specific location.
 1. Animal slaughterhouse or abattoir
 2. Asphalt manufacture or refining
 3. Asphalt paving plant
 4. Corrosive acid manufacture including hydrochloric, nitric, picric, sulphurous and sulphuric acids
 5. Bone distillation
 6. Blast furnace
 7. Butane and propane manufacture or storage
 8. Cement, lime, gypsum or plaster of paris, manufacture or grinding.
 9. Creosote manufacture or treatment.
 10. "Coke oven
 11. Distillation of coal tar, petroleum, refuse, grain or "wood.
 12. Drilling, production or refining, of petroleum or inflammable liquids
 13. Drop forge plant
 14. Fat rendering
 15. Fertilizer manufacture, except the cold compounding of non-odorous materials.
 16. Foundry.
 17. Gunpowder, fireworks or other explosives, manufacture, or storage except as incidental to a permitted use.
 18. Garbage, offal, dead animal, refuse, rancid fats: incineration, reduction or storage.

19. Glue, size or gelatin manufacture, where the processes used include the refining or recovery of products from fish, animal refuse or offal.
20. House wrecking yards, used building material yards
21. Junk yards, automobile wrecking yards.
22. Paper and pulp mills
23. Pyroxlin and Fyroxlin product manufacture.
24. Rubber manufacture from raw materials.
25. Sewage disposal plants
26. Smelting or refining of metals or ores.
27. Steel manufacture by Bessemer, open hearth or other process.
28. Steel mill, rolling mill, blooming mill.
29. Stock yards or feeding pens.
30. Tanning, curing or storage of raw hides or skins, except as incidental to taxidermy.
31. Tallow, grease or lard manufacture or refining from animal fat.
32. Automobile body plant
33. Arsenal
34. Asphalt storage, liquid or solid
35. Boiler works
36. Bag cleaning
37. Butane and propane, manufacture and storage
38. Bulk storage of petroleum and petroleum products
39. Cotton gin or cotton oil mill.
40. Canning or compressing
41. Concrete batching or transit mix plant
42. Cotton baling or compressing
43. Enameling plant
44. Extraction of animal or fish, fats and oils
45. Electric power plant
46. Feed grinding or processing
47. Fertilizer manufacture limited to cold compounding non-odorous materials.
48. Flour mill
49. Galvanizing plant
50. Gas holder
51. Grain elevator and storage
52. Gravel crushing, screening and washing
53. Grain mill
54. Hair factory.
55. Iron or steel fabrication plant
56. Livestock auction sales
57. Metal stamping and pressing
58. Oil compounding or **barrelling**
59. Oil reclamation plant
60. Oil well equipment, service and supplies
61. Potash works
62. Paving plant
63. Quarry or stone mill
64. Railroad round house.

65. Rock, sand, gravel or soil, excavation, removal, distribution, crushing, screening.
66. Radium extraction
67. Slag crushing or dump
68. Salt works
69. Salvage store and yard.
70. Sand blasting
71. Septic tank service
72. Stone cutting, monument works
73. Storage of poisonous gases and insecticides
74. Saw mill
75. Shipbuilding or shipyard
76. Sugar refining
77. Tire and rubber products manufacture
78. Wool pulling or scouring
79. Vegetable oil manufacture, refining, storage
80. Yeast plant.

3. Other uses not prohibited by this Resolution and not included under Paragraph 2 above.
4. Accessory uses and structures, including living quarters accessory to a permitted use.

SECTION 27.3 USES PROHIBITED

1. Dwellings except as accessory to a permitted use.
2. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
3. Institutions for the housing, care or treatment of sick, indigent, aged, adolescent or other persons.

SECTION 27.4 HEIGHT

No building or structure or part thereof shall be erected or altered to a height exceeding 150 feet.

SECTION 27.5 PLOT SIZE

Every plot utilized for a use first permitted in an M-3 District shall not be less than 200 feet in width and 20,000 square feet in area.

SECTION 27.6 YARDS

Every plot shall be provided with yards required under Sections 3.34 and 3.27.