

EXHIBIT 1

ORDINANCE NO. 2024 -

1 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF
2 HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING
3 AND LAND DEVELOPMENT CODE, DIVISION 2. - ZONING DISTRICTS AND
4 OVERLAYS, SUBDIVISION I. – CONVENTIONAL ZONING DISTRICTS;
5 AMENDING SECTION 32-145 RM-18 RESIDENTIAL MULTI-FAMILY
6 (MEDIUM-DENSITY) DISTRICT, SECTION 32-146 RM-25 RESIDENTIAL
7 MULTI-FAMILY (HIGH-DENSITY) DISTRICT, SECTION 32-147 RM-HD-2
8 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT, SECTION 32-
9 149 B-L BUSINESS LIMITED DISTRICT, SECTION 32-150 B-G BUSINESS
10 GENERAL DISTRICT, SECTION, 32-151 B-I BUSINESS INDUSTRIAL
11 DISTRICT, SECTION 32-155 CF COMMUNITY FACILITY DISTRICT LIST OF
12 USES PERMITTED AND LIST OF USES PERMITTED CONDITIONALLY;
13 AMENDING DIVISION 3. – FORM-BASED ZONING DISTRICTS,
14 SUBDIVISION II. HALLANDALE BEACH BOULEVARD DISTRICT;
15 AMENDING TABLE 32-209(A) ALLOWABLE USES BY SUBDISTRICT;
16 PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND
17 PROVIDING FOR AN EFFECTIVE DATE.

18
19 **WHEREAS**, the Zoning and Land Development Code currently permits schools or
20 daycares by right in multiple zoning districts; and

21 **WHEREAS**, recently the City Commission amended the Code to allow schools and
22 daycares as conditional uses in the Central RAC and the West RAC zoning districts; and

23 **WHEREAS**, as applications for schools and daycares have matriculated through the
24 development review and building permitting process, Staff has found that schools and
25 daycares require more detailed review of the appropriateness of the proposed location and
26 operations due to their potential negative impacts on traffic, neighboring businesses, and
27 properties, and propose to require daycares and schools where currently permitted by right to
28 obtain conditional use approval in additional districts; and

29 **WHEREAS**, the proposed code amendments are consistent with the Comprehensive
30 Plan and will assist in furthering its policies and objectives; and

31

- 67 (2) Nonresidential uses, limited to:
- 68 a. Public parks and playgrounds.
- 69 b. Churches, synagogues and other houses of worship, provided that:
- 70 1. The site has a minimum of 15,000 square feet in lot area and 100 linear feet of
- 71 lot frontage.
- 72 2. On lots with 100 linear feet of lot frontage, the building shall be set back no less
- 73 than 30 feet from the front or rear property lines and 20 feet from the side property
- 74 lines. On lots with more than 100 linear feet of lot frontage, the building shall be
- 75 set back no less than 30 feet from any property line.
- 76 3. The building has a minimum of 2,000 square feet in gross floor area.
- 77 ~~e. Public and private schools.~~
- 78 ~~d. Day care centers and nurseries.~~
- 79 ~~e. c.~~ Public facilities and utilities.
- 80 (c) *Uses permitted conditionally.* Uses permitted conditionally are as follows: ~~parking lots.~~
- 81 a. Parking Lots
- 82 b. Public and private schools.
- 83 c. Day care centers and nurseries.

84

85 **Sec. 32-146. RM-25 residential multi-family (high-density) district.**

86

87 (b) *Uses permitted.* Uses permitted are as follows:

- 88 (1) Residential uses, limited to:
- 89 a. Multi-family residential dwellings.
- 90 b. Hotels and motels.
- 91 c. Single-family residential dwellings, subject to RS-6 regulations.
- 92 d. Two-family (duplex) residential dwellings, subject to RD-12 regulations.
- 93 e. Residential accessory uses.
- 94 (2) Nonresidential uses, limited to:
- 95 a. Public parks and playgrounds.
- 96 b. Churches, synagogues and other houses of worship, provided that:
- 97 1. The site has a minimum of 15,000 square feet in lot area and 100 linear feet of
- 98 lot frontage.
- 99 2. On lots with 100 linear feet of lot frontage, the building shall be set back no less
- 100 than 30 feet from the front or rear property lines and 20 feet from the side property
- 101 lines. On lots with more than 100 linear feet of lot frontage, the building shall be
- 102 set back no less than 30 feet from any property line.
- 103 3. The building has a minimum of 2,000 square feet in gross floor area.
- 104 ~~e. Public and private schools.~~
- 105 ~~d. Day care centers and nurseries.~~
- 106 ~~e. c.~~ Public facilities and utilities.

123 **Sec. 32-147. RM-HD-2 residential multi-family (high-density-2) district.**

124 (b) *Uses permitted.* Uses permitted are as follows:

125 (1) Residential uses, limited to:

126 a. Multi-family residential dwellings.

127 b. Hotels and motels.

128 (2) Mixed uses, excluding Golden Isles Drive, limited to:

129 a. Office, commercial service and retail uses, permitted in the B-L or B-O districts within
130 multi-family, hotel or motel structures provided that at least 50 percent of the building
131 floor area is used for residences.

132 b. Principal commercial permitted in the B-L category, subject to the allocation of
133 commercial flexibility according to the five percent commercial flexibility rule of the
134 county administrative rules document.

135 (3) Nonresidential uses, limited to:

136 a. Public parks and playgrounds.

137 ~~b. Day care centers and nurseries.~~

138 e. b. Public facilities and utilities.

139 ~~d. c.~~ Parking lots.

140 (4) Uses permitted conditionally:

141 a. Nightclubs, dancehalls and discotheques, provided that they are located 25 vertical
142 feet and 100 horizontal feet from any residential district or adjoining residential use.

143 b. Alcoholic beverage establishments.

144 c. Day care centers and nurseries.

145 ***

146 **Sec. 32-149. B-L business limited district.**

147 ***

148 (b) *Uses permitted.* Uses permitted are as follows:

149 (1) Nonresidential uses permitted in the RM-25 residential multi-family district, limited
150 to:

151 a. Public parks and playgrounds.

152 ~~b. Public and private schools.~~

153 ~~c. Day care centers and nurseries.~~

154 ~~d. b.~~ Public facilities and utilities.

155 ~~e. c.~~ Parking lots.

156 ~~f. d.~~ Churches, synagogues and other houses of worship, provided that they are not
157 located in the South Federal Highway Corridor and, that they are in a freestanding
158 building located on a separate parcel of land that is not connected to or has no access
159 to adjacent commercial uses and further provided that:

160 1. The site shall have a minimum of 15,000 square feet in lot area and 100 linear
161 feet of lot frontage.

162 2. The building shall be set back no less than 30 feet from any residential district or
163 use; however, that on lots with 100 feet of lot frontage, the minimum side yard
164 setback shall be 20 feet from any residential district or use.

165 3. The building shall have a minimum of 2,000 square feet in gross floor area.

166 (2) Office uses, limited to:

- 167 a. Banking companies.
- 168 b. Brokerage offices: stocks, commodities, real estate, yachts and like services.
- 169 c. Employment services.
- 170 d. Banks and financial institutions.
- 171 e. Insurance agencies.
- 172 f. Investment counselors.
- 173 g. Doctors, dentists, optometrists, and other similar licensed medical practitioners.
- 174 h. Professional services: accountant, architect, engineer, lawyer and other similar
175 professions.
- 176 i. Secretarial and stenographic services.
- 177 j. Studio schools: art, sculpture, dance, drama and like instruction.

178 (3) Retail and service establishments, limited to:

- 179 a. Antique shops.
- 180 b. Appliance stores.
- 181 c. Art galleries.
- 182 d. Art and graphic supplies.
- 183 e. Auction galleries.
- 184 f. Bakeries.
- 185 g. Barber, beauty and skin care services.
- 186 h. Bath shops.
- 187 i. Bicycle shops.
- 188 j. Book and stationery stores.
- 189 k. Camera shops.
- 190 l. Candy and ice cream stores.
- 191 m. Catalog sales.
- 192 n. China and flatware stores.
- 193 o. Copying services.
- 194 p. Delicatessens.
- 195 q. Drapery stores.
- 196 r. Dry goods stores.
- 197 s. Florists.
- 198 t. Foodstores.
- 199 u. Fruit stores.
- 200 v. Furniture stores.
- 201 w. Gift shops.
- 202 x. Hardware stores.
- 203 y. Health and exercise studios.
- 204 z. Hobby and handicraft shops.
- 205 aa. Hotels and motels.
- 206 bb. Interior decorators.
- 207 cc. Jewelry stores.

- 208 dd. Laundry and dry cleaning pickup substations.
 209 ee. Leather goods shops.
 210 ff. Liquor package stores.
 211 gg. Locksmith.
 212 hh. Luggage shops.
 213 ii. Medical marijuana treatment center dispensing facility.
 214 jj. Messenger and delivery services.
 215 kk. Movie theaters (indoor).
 216 ll. Music and record shops.
 217 mm. Newsstands.
 218 nn. Office supply stores.
 219 oo. Optical stores.
 220 pp. Paint stores.
 221 qq. Pet shops.
 222 rr. Pharmacies.
 223 ss. Photographic studios.
 224 tt. Restaurants provided that:
 225 1. Freestanding restaurants located east of U.S. 1 must have a minimum of 2,000
 226 square feet of gross floor area.
 227 2. Freestanding restaurants located on the same parcel as a shopping center shall
 228 be compatible with the architectural features of the shopping center.
 229 uu. Shoe repair shops.
 230 vv. Souvenir and novelty shops.
 231 ww. Specialty shops: men's, women's, children's clothing, shoes and similar apparel
 232 shops.
 233 xx. Tailors and seamstresses.
 234 yy. Telegraph offices.
 235 zz. Title and abstract services.
 236 aaa. Tobacco shops.
 237 bbb. Travel agencies.
 238 ccc. Massage therapy services establishment holding a valid certificate for massage
 239 therapy services in accordance with section 7-451.
 240 (4) Other uses which are similar in nature to the uses permitted in subsections (b)(1)—
 241 (3) of this section but not specifically permitted in the B-G business general or B-I
 242 business industrial districts.
 243 (5) Parking lots.
 244 (c) *Uses permitted conditionally.* Uses permitted conditionally are as follows:
 245 (1) Automobile parts and accessory sales, provided that all products are contained
 246 within a structure, that only new products are sold, and that there are no repair or
 247 installation services available on-site.
 248 (2) Sporting goods store, provided that not more than 20 percent of the gross floor area
 249 of any such use may be devoted to the display, and sale of firearms.
 250 (3) Laundromats, provided that they are connected to the city's wastewater treatment
 251 system.

- 252 (4) Nightclubs, dancehalls and discotheques, provided that they are located not less
253 than 300 feet from any residential district or use.
- 254 (5) Alcoholic beverage establishments.
- 255 (6) Retail on-premises dry cleaning operations, provided that such operations do not
256 exceed 2,000 square feet of gross floor area, that only self-contained dry cleaning
257 units using nonflammable solvents are used and that such operations shall not
258 service drops made outside the city limits or any commercial accounts. Such other
259 conditions as may be necessary to ensure that the proposed use shall be operated
260 in a manner not creating adverse effects on abutting and neighboring properties
261 may also be imposed.
- 262 (7) Clubs organized for ethnic, religious, social, educational, charitable or cultural
263 purposes other than nightclubs, dance-halls, discotheques, lodges or fraternal
264 organizations.
- 265 (8) Multi-family residential uses on sites of not less than one acre including residential
266 and commercial uses having a density not exceeding 50 dwelling units per net acre
267 which is devoted to residential use and complying with the site development
268 standards and general regulations set forth in subsection (e) of this section. Any
269 residential development in the B-L zoning use district is subject to and conditioned
270 upon availability and apportionment of reserve units under county flexibility rules
271 contained in Article 2 of the Administrative Rules Document of the County Land Use
272 Plan. It is further provided that density of any such development shall be subject to
273 approval of the city commission and that the city shall not be required to allot
274 flexibility units to permit the maximum density of 50 units per net acre.
- 275 (9) Garden shops, provided that:
- 276 a. Such use is ancillary to a principal retail use.
- 277 b. The gross use area of the garden shop does not exceed 20 percent of the gross floor
278 area of the entire retail outlet.
- 279 c. The outside display area shall be screened from open view by a continuous fence of
280 one and one-half feet of above-ground masonry block and decorative material such
281 as wrought iron, but not chainlink, at least six and one-half feet high but not exceeding
282 ten feet.
- 283 d. One parking space shall be provided for each 200 square feet of gross use area of
284 the outside display area unless such required parking is waived by the city
285 commission.
- 286 e. If the use is discontinued for a period of six months, a new conditional use application
287 is required.
- 288 f. The city commission may add to or modify these or any other conditions, as provided
289 in section 32-962.
- 290 (10) Restaurants (fast-food) with drive-through facilities but not drive-in restaurants,
291 provided that:
- 292 a. The restaurant has a minimum of 2,000 square feet of gross floor area.
- 293 b. The restaurant is located on the same parcel as a shopping center.

- 294 c. The restaurant shall not be less than 300 feet from any residential district or use
- 295 measured from the main entrance of the restaurant to the nearest property line of the
- 296 residential district or use.
- 297 d. The restaurant shall not be closer than 1,500 linear feet measured from main
- 298 entrance to main entrance of any other restaurant with a drive-through facility.
- 299 e. No more than one such restaurant shall be located within the same shopping center,
- 300 irrespective of distance between such uses.
- 301 f. An external loudspeaker system shall not be audible at a distance beyond 50 feet
- 302 from the restaurant or as otherwise prohibited by section 9-103(a)(3).
- 303 g. No pylon or pole sign shall be used to advertise the restaurant use. Monument signs
- 304 as permitted by article IV of this chapter shall not exceed five feet in height and 25
- 305 feet in sign area. Menu boards shall not be visible to public view and shall be located
- 306 at the rear of the building.
- 307 h. Each drive-through lane shall be screened from public view by a minimum of four feet
- 308 in height opaque hedge or wall and dense landscaping of adequate height to
- 309 effectively screen the lane.
- 310 i. The restaurant and signage shall be compatible with architectural features of the
- 311 shopping center.

312 (11) Public and private schools.

313 (12) Day care centers and nurseries.

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315 **Sec. 32-150. B-G business general district.**

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317 (b) *Uses permitted.* Uses permitted are as follows:

318 (1) All uses permitted in the B-L business limited district.

319 (2) Retail and service establishments, limited to:

- 320 a. Alcoholic beverage establishments.
- 321 b. Automobile parts and accessory sales (outdoor display of tires, as provided by
- 322 section 32-168, permitted).
- 323 c. Automobile sales and display (new only).
- 324 d. Automobile rental agencies.
- 325 e. Billiard and pool rooms.
- 326 f. Boat sales and display.
- 327 g. Reserved.
- 328 h. Bowling alleys.
- 329 i. Broadcasting studios.
- 330 j. Bus terminals.
- 331 k. Car washes.
- 332 l. Fortunetellers, provided such business is not located within 1,000 feet of an existing
- 333 fortunetelling business, measured by the most direct route from main entrance to
- 334 main entrance.
- 335 m. Funeral homes (including operator's residence).
- 336 n. Health and exercise studios.
- 337 o. Home improvement centers.

- 338 p. Hotel and motels.
339 q. Lodges and fraternal organizations.
340 r. Marine supply services.
341 s. Messenger and delivery services.
342 t. Miniature golf courses.
343 u. Restaurants (fast-food).
344 v. Skating rinks.
345 w. Taxi and limousine services.
- 346 (3) Other uses which are similar in nature to the uses permitted in subsections (b)(1)
347 and (b)(2) of this section, but not specifically permitted in the B-I business industrial
348 district.
- 349 (4) Parking lots.
- 350 (c) *Uses permitted conditionally.* Uses permitted conditionally are as follows:
- 351 (1) Animal hospitals and veterinary clinics, provided that all facilities, including ancillary
352 kennels, are located in an enclosed soundproof, air conditioned building.
- 353 (2) Automobile repair and service activities, including all uses accessory to sales,
354 provided that all activities are conducted within an enclosed soundproof building and
355 no painting or body repair services are performed on the premises.
- 356 (3) Automobile sales and display (used), provided that adequate screening shall be
357 provided between all such uses and any adjacent residential use, and that all such
358 uses shall be ancillary to a new automobile dealership.
- 359 (4) Nightclubs, dancehalls and discotheques, provided that they are located not less
360 than 300 feet from any residential district or use.
- 361 (5) Hospitals, provided that there are no facilities for residential psychiatric care.
- 362 (6) Service stations, including towing services, provided that there is no outside display
363 of merchandise except tires and other automotive accessories, as provided by
364 section 32-168, and that there is no rental, sales or storage of trailers, trucks,
365 motorcycles or automobiles, and no outside mechanical repairs.
- 366 (7) Secondhand merchandise stores, provided that they are operated by nonprofit
367 charitable or civic organizations and that no automobile or mechanical equipment is
368 offered for sale.
- 369 (8) Retail on-premises dry cleaning operations, provided that such operations do not
370 exceed 2,000 square feet of gross floor area, that only self-contained dry cleaning
371 units using nonflammable solvents are used, and that such operations shall not
372 service drops made outside the city limits or any commercial accounts. Such other
373 conditions as may be necessary to ensure that the proposed use shall be operated
374 in a manner not creating adverse effects on abutting and neighborhood properties
375 may also be imposed.
- 376 (9) Garden shops (as provided in section 32-159(c)(9)).

377 (10) Wholesale distributor's showroom, provided that no more than 50 percent of the
378 gross floor area of the structure is devoted to storage uses and any such storage
379 shall be conducted indoors.

380 (11) Accessory uses to retail sales of a manufacturing nature, provided that no such
381 accessory use shall occupy more than 50 percent of the gross floor area of a
382 commercial retail use, and shall not generate noise, fumes, vibration, odor or other
383 nuisances of a nature or intensity that would be incompatible with commercial retail
384 and other uses permitted in the B-G district.

385 (12) Public and private schools.

386 (13) Day care centers and nurseries.

387 ***Sec. 32-151. B-I business industrial district.

388 ****(b) Uses permitted. Uses permitted are as follows:*

389 (1) All uses permitted in the B-L business limited and B-G business general districts.

390 (2) Retail and service establishments, limited to:

391 a. Amusement enterprises.

392 b. Animal hospitals and veterinary clinics, provided that all facilities, including ancillary
393 kennels, are located in an enclosed soundproof, air conditioned building.

394 c. Reserved.

395 d. Automobile sales and display (used).

396 e. Bakeries.

397 f. Bottled gas sales.

398 g. Reserved.

399 h. Reserved.

400 i. Dry cleaners and laundries.

401 j. Express companies.

402 k. Exterminating companies.

403 l. Fence companies.

404 m. Fortunetellers.

405 n. Fruit packers.

406 o. Garden supplies and plant nurseries (outside storage and display permitted).

407 p. Indoor tennis, handball and racquetball courts.

408 q. Lawn maintenance services.

409 r. Machine shops.

410 s. Motorcycle sales and service.

411 t. Moving and transfer companies.

412 u. Nightclubs, dancehalls and discotheques.

413 v. Plumbing supply stores.

414 w. Printers and book binders.

415 x. Recording studios.

416 y. Recreational vehicle sales and service.

417 z. Restaurant equipment and supply service.

418 aa. Secondhand merchandise stores.

419 bb. Sign shops.

420 cc. Trade schools.

- 421 dd. Truck and trailer sales and service.
- 422 ee. Vending machine sales and service.
- 423 ff. Warehouse (dry and cold storage).
- 424 gg. Wholesale sales.
- 425 hh. Other uses which are similar in nature to, and no more intense than, the uses
- 426 permitted in this subsection.
- 427 (3) Light industrial and manufacturing uses, limited to:
 - 428 a. Apparel products.
 - 429 b. Automotive parts products.
 - 430 c. Boat and marine products.
 - 431 d. Cigar and cigarette products.
 - 432 e. Food processing plants.
 - 433 f. Furniture and bedding products.
 - 434 g. Jewelry and silverware products.
 - 435 h. Leather goods products (tanning and curing of hides not permitted).
 - 436 i. Medical and surgical equipment products.
 - 437 j. Novelty products.
 - 438 k. Precision instrument products.
 - 439 l. Taxidermist.
 - 440 m. Other light industrial and manufacturing uses which are similar in nature to, and no
 - 441 more intense than, the uses permitted in this subsection.
- 442 (4) Parking lots and parking garages (commercial or noncommercial).
- 443 (5) Adult entertainment businesses.
- 444 (c) *Uses permitted conditionally.* Uses permitted conditionally are as follows:
 - 445 (1) Automobile paint and body shops.
 - 446 (2) Automobile repair shops.
 - 447 (3) Equipment rental, limited to equipment for residential maintenance and garden
 - 448 usage (heavy equipment such as bulldozers, backhoe, and the like not permitted).
 - 449 (4) Outside storage and display of merchandise, materials and supplies in conjunction
 - 450 with the uses specified in subsection (b) of this section unless specifically permitted.
 - 451 (5) Towing service storage facility, provided that such use shall be located not less than
 - 452 100 feet from any residentially zoned property, and provided that a wall or fence as
 - 453 may be required by the city commission shall be provided.
 - 454 (6) Public and private schools.
 - 455 (7) Day care centers and nurseries.
 - 456 ***

457 **Sec. 32-155. CF community facility district.**

- 458 ***
- 459 (b) *Uses permitted.* Uses permitted are as follows:
 - 460 (1) Cemeteries.

461 (2) Houses of worship provided that they are in a freestanding building located on a
462 separate parcel of land that is not connected to or has no access to adjacent
463 commercial uses, and further provided that new development shall meet the
464 following criteria:

- 465 a. The site shall have a minimum of 15,000 square feet in lot area and 100 linear feet
466 of lot frontage.
- 467 b. The building shall be set back no less than 30 feet from any residential district or use;
468 however, on lots with 100 feet of lot frontage, the minimum side yard setback shall
469 be 20 feet from any residential district or use.
- 470 c. The building shall have a minimum of 2,000 square feet of gross floor area.

471 ~~(3) Day care centers and nurseries.~~

472 ~~(4) (3) Reserved.~~

473 ~~(5) (4) Governmental administration buildings.~~

474 ~~(6) (5) Hospitals.~~

475 ~~(7) (6) Initial care units.~~

476 ~~(8) (7) Libraries.~~

477 ~~(9) (8) Museums and art galleries.~~

478 ~~(10) (9) Nursing homes.~~

479 ~~(11) (10) Parks and playgrounds and other public recreation areas.~~

480 ~~(12) (11) Police and fire stations.~~

481 ~~(13) (12) Public works facilities.~~

482 ~~(14) (13) Utility substations, transformers and transmission lines.~~

483 ~~(15) (14) Transportation facilities.~~

484 ~~(16) (15) Other public facilities.~~

485 ~~(17) (16) Parking lots.~~

486 ~~(18) (17) Other uses which are similar in nature to the uses permitted in subsections~~
487 ~~(b)(1)—(b)(16) of this section.~~

488 (c) ~~Uses permitted conditionally. There are no uses permitted conditionally in this district.~~

489 (1) Day care centers and nurseries.

491 DIVISION 3. - FORM-BASED ZONING DISTRICTS

493 Subdivision II. - Hallandale Beach Boulevard District

496 Sec. 32-209. Allowable uses.

497 (a) *Permitted and conditional uses.* Table 32-209(a) identifies uses that are allowed as
498 permitted or conditional uses in each Hallandale Beach Boulevard subdistrict as well as

499 some uses that are not permitted in each district. Uses identified with a "P" are permitted
 500 by right. Uses identified with a "C" are permitted subject to the standards in section 32-
 501 964 and additional standards in each district. Uses identified with a "-" are not permitted
 502 in the district.

503 (b) *Uses permitted facing NW and SW 1st Streets only.* Table 32-209(a) identifies uses that
 504 are allowed, limited to locations facing NW or SW 1st Streets. These uses are identified
 505 with a "P1" and are not permitted facing Hallandale Beach Boulevard.

506 (c) *Uses permitted with supplemental regulations.* Table 32-209(a) identifies uses that are
 507 allowed with supplemental regulations. These uses are identified with a "PS."

508 (d) *Accessory uses.* Each Hallandale Beach Boulevard subdistrict allows the accessory
 509 uses and structures described in subsections 32-242(a) and (b). All accessory uses and
 510 structures must comply with the special regulations in section 32-243. Unless otherwise
 511 directed in section 32-242, accessory uses and structures shall be located behind the
 512 main building façade and may be placed as close as five feet to the rear and side property
 513 lines.

Table Allowable Uses	32-209(a) Subdistrict	
	Hallandale Beach Blvd. West	Hallandale Beach Blvd. East
Residential		
Single-family dwellings	-	-
Two-family (duplex) dwellings	-	-
Townhouse dwellings (sec. 32-197(c)(5))	P1/PS	-
Multi-family dwellings (min. of 10 units)	PS	P
Live/work units	P	P
Work/live units	P	P
Assisted living facilities	P	P
Nursing homes	P	P
Other residential care facilities	See section 32-594	
Lodging		
Bed-and-breakfast inns	-	-
Hotels and motels	P	P
Business		
Alcoholic beverage establishments	P2	P2
Animal hospital or clinic	C	-
Automobile parts and accessory sales	PS	-
Contractor and trade operations	PS	-
Drive-through facilities (for any use)	C	C
Dry-cleaning (on premises)	PS	PS
Fortuneteller	PS	-
Garage, public parking	C	C

Medical marijuana businesses, pain management clinics and pharmacies	PM	PM
Offices	P	P
Offices, limited	P	P
Parking lot	C	C
Parking lot, interim	C	C
Places of assembly uses	PS	PS
Restaurants	P	P
Sale of secondhand/used merchandise	C	-
Studio or workshop	P	P
Stores and services, general	P	P
Stores and services, large format	P	P
Vehicle sales, rental, repair, service stations, and car wash	-	-
Civic and Education		
Civic open spaces	P	P
Day care centers	<u>P-C</u>	<u>P-C</u>
Government uses	P	P
Schools, public and private	<u>P-C</u>	<u>P-C</u>
P = Permitted use C = Conditional use - = Use not permitted P1 = Permitted facing NW or SW 1st streets only P2 = Permitted per standards in chapter 5 PS = Use permitted with supplemental standards PM = Use permitted per supplemental standards chapter 32, article IV, division 24		

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518 **SECTION 2. Providing for Conflict.** All ordinances or parts of ordinances
519 and all resolutions or parts of resolutions in conflict herewith are hereby repealed, to the
520 extent of the conflict.

521

522 **SECTION 3. Providing for Severability.** If this ordinance or any part
523 thereof is declared by a court of competent jurisdiction to be invalid, such decision shall not
524 affect the validity of the remainder of the ordinance other than the part declared to be invalid.

525

526 **SECTION 4. Effective Date.** This Ordinance shall take effect immediately
527 upon its passage and adoption.

528

529

530 PASSED AND ADOPTED on 1st reading, on _____, 20__.

531

532 PASSED AND ADOPTED on 2nd reading, on _____, 20__.

533

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JOY F. COOPER
MAYOR

538

539

ATTEST:

540

541

542

543

JENORGEN GUILLEN
CITY CLERK

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APPROVED AS TO LEGAL SUFFICIENCY
FORM

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JENNIFER MERINO
CITY ATTORNEY

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