

Davie, Florida, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 12 - LAND DEVELOPMENT CODE >> ARTICLE III. - USE REGULATIONS >> DIVISION 1. PERMITTED USES >>

Sec. 12-32. Permitted uses.

The tables set forth in this section indicate the permitted uses for each district. Where possible, the tables identify uses which have specific standards, such as minimum lot sizes or special setback requirements. All uses, however, are subject to the general and specific provisions of this article. The meaning of the table notations is as follows:

P = Permitted use in the district

N = Not a permitted use in the district

* = Conditionally permitted subject to the specific standards set forth in section 12-34.

The town administrator or his or her designee shall have the discretion to permit uses which are not specifically listed but which are similar in nature to those expressly permitted.

(B)

Commercial, Office and Business Districts:

COMMERCIAL, OFFICE AND BUSINESS DISTRICTS

Permitted Uses	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	C1	RO	B-2M
Addiction Treatment Center	N	N	*	N	N	N	N	N	N
Adult Arcade Amusement Center	N	N	*	N	N	N	N	N	N
Agricultural Use	*	*	*	*	N	*	N	*	N
Airports	N*	N*	N*	N*	N*	N*	N*	N*	N*
Amusement Parks	N	N	N	N	N	N	N	N	N
Animal Hospital	*	*	*	N	N	N	*	N	N
Animal Kennel	N	N	N	N	N	N	P	N	N
Antique, Crafts Shops	P	P	P	N	N	N	N	N	N
Athletic/Health Clubs, Gyms	N	P	P	N	P	*	P	N	N
Art Gallery	P	P	P	P	P	N	N	N	N
Auction House	N	*	*	N	N	N	*	N	N
Banks, Financial	P	P	P	P	P	P	N	*	N
Bakery, Delicatessen	P	P	P	N	P	*	P	N	N
Barber, Beauty Shops	P	P	P	N	P	*	P	N	N
Bars, Lounges	N	*	*	N	*	*	*	N	N
Bingo Establishments	N	P	P	N	N	N	P	N	N
Boat Yards	N	N	N	N	N	N	P	N	N
Bookstores, Newsstand	P	P	P	N	P	*	P	N	N
Botanical Gardens	N	N	N	N	P	N	P	N	N
Bottled Fuel	N	N	N	N	N	N	P	N	N
Bowling, Skating	N	P	P	N	N	N	P	N	N
Cabinet/Carpentry Shops	N	N	N	N	N	N	*	N	N
Car Wash	N	P	P	N	N	N	P	N	N
Catering (Food)	N	P	P	N	N	P	P	N	N
Communication Apparatus	*	*	*	*	*	*	*	*	N

Permitted Uses	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	C1	RO	B-2M
Contractor, office only	P	P	P	P	N	P	P	P	N
Convenience Stores	P	P	P	N	*	N	P	N	N
Dance Halls, Clubs	N	P	P	N	P	N	P	N	N
Distribution Facilities	N	N	N	N	N	N	P	N	N
Dry Cleaning	*	*	*	N	N	*	P	N	N
Education, K—12	N	N	N	N	N	N	N	N	N
Education, adult public or non-profit	N	*	*	*	*	*	*	N	N
Education, adult for-profit	N	*	*	*	*	*	*	N	N
Farms	*	*	*	*	*	*	*	*	N
Florist, Plant Shop	P	P	P	N	P	*	P	N	N
Game Room, Arcade	N	P	P	N	N	N	P	N	N
Gift Shops	P	P	P	N	N	*	P	N	N
Golf Courses	N	P	P	N	P	N	N	N	N
Home Occupation	N	N	N	N	N	N	N	*	N
Hotels, Motels	N	N	*	N	P	*	N	N	N
Laboratories	N	N	N	P	P	P	P	N	N
Landscape Maintenance Contractors	N	N	N	N	N	N	P	N	N
Light Fabrication	N	N	N	P	N	P	P	N	N
Machine Shop	N	N	N	N	N	*	P	N	N
Marina	N	N	N	N	N	N	N	N	*
Medical Clinic, Doctor's Office	N	P	P	P	N	P	N	P	N
Micro-brewery, micro-distillery	N	N	N	N	N	*	N	N	N
Mini Warehouse/Self Storage	N	N	N	N	N	*	*	N	N
Mobile Home Sales	N	*	*	N	N	N	P	N	N
Mortuary	P	P	P	P	P	P	P	N	N
Motion Picture Studio	N	N	N	N	N	P	P	N	N
Motor Fuel Pumps	N	*	*	N	*	N	*	N	N
Motorcycle Shop	N	N	*	N	N	N	N	N	N
Movers	N	N	N	N	N	N	P	N	N
Movie Theater, Performing Arts	N	P	P	N	P	N	N	N	N
Night Clubs	N	*	*	N	*	*	*	N	N
Nursery, Child Care Facility	*	*	*	N	*	*	N	P	N
Office	P	P	P	P	P	P	P	P	N
Office Equipment Sales	N	P	P	N	P	*	P	N	N
Parking Lot, Rental	N	P	P	N	*	N	N	N	N
Pawnshop	N	N	*	N	N	N	*	N	N
Personal Services	P	P	P	N	P	*	P	N	N
Pet Store	N	N	N	N	N	N	N	N	N
Pharmacy	N	P	P	N	P	*	P	N	N
Photographic Studio	P	P	P	N	P	P	P	N	N
Place of Public Assembly	N	*	*	N	*	*	*	N	N
Plant Nursery	P	P	P	P	P	N	P	P	N
Pool Rooms	N	P	P	N	N	N	P	N	N
Printer	N	P	P	N	P	P	P	N	N
Radio or TV Station	N	N	N	N	N	P	P	N	N

Permitted Uses	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	C1	RO	B-2M
Real Estate Office	P	P	P	P	*	P	P	P	N
Repair Shop, Except Vehicle or Boat Repair	N	P	P	N	N	N	P	N	N
Research Facilities	N	N	N	P	P	P	P	N	N
Residential Uses	*	N	*	N	*	*	*	*	N
Restaurants, Fast Food	N	P	P	N	P	N	P	N	N
Restaurant, Other	*	P	P	N	P	*	*	N	N
Retail Sales Other	P	P	P	N	P	*	P	N	N
Sales Office	P	P	P	P	P	P	P	P	N
Service Stations	N	N	*	N	N	N	*	N	N
Sexually Oriented Business	N	N	*	N	N	N	N	N	N
Sheet Metal Shop	N	N	N	N	N	*	*	N	N
Special Residential Facilities	*	*	*	N	N	N	N	N	N
Sports Arena	N	N	N	N	N	N	N	N	N
Studios (Art, Music)	P	P	P	N	N	P	P	P	N
Tattoo Parlors	N	N	*	N	N	N	N	N	N
Vehicle Customizing	N	N	N	N	N	N	P	N	N
Vehicle, Boat, Truck, Repair Major	N	N	N	N	N	N	*	N	N
Vehicle Repair, Minor	N	*	*	N	N	N	P	N	N
Vehicle Towing	N	N	N	N	N	N	*	N	N
Vehicle Sales and Rental	N	N	*	N	N	*	*	N	N
Warehouse, Storage	N	N	*	N	*	*	*	N	N
Watchman's Apartment	*	N	*	N	N	*	*	N	N
Wholesale	N	P	P	N	N	P	P	N	N

(Ord. No. 91-33, 9-4-91; Ord. No. 92-3, § 1, 1-2-92; Ord. No. 92-17, § 1, 5-6-92; Ord. No. 92-26, § 1, 7-1-92; Ord. No. 96-4, § 3, 2-21-96; Ord. No. 96-24, § 1, 6-5-96; Ord. No. 96-36, § 1, 8-21-96; Ord. No. 97-9, § 1, 1-22-97; Ord. No. 97-12, § 2, 2-5-97; Ord. No. 97-71, § 1, 12-10-97; Ord. No. 98-33, § 1, 7-15-98; Ord. No. 2000-15, § 1, 5-17-00; Ord. No. 2000-29, § 4, 7-19-00; Ord. No. 2002-006, § 1, 3-6-02; Ord. No. 2002-038, § 1, 12-4-02; Ord. No. 2003-10, § 1, 5-7-03; Ord. No. 2003-038, § 1, 9-17-03; Ord. No. 2004-012, § 1, 4-21-04; Ord. No. 2006-013, § 1, 5-3-06; Ord. No. 2007-013, § 2, 6-20-07; Ord. No. 2010-32, § 2, 11-17-10; Ord. No. 2011-2, § 4, 1-5-11; Ord. No. 2012-1, §2(Exh. A), 1-18-12; Ord. No. 2012-15, § 2(Exh. A), 8-1-12; Ord. No. 2012-28, § 2(Exh. A), 12-5-12; Ord. No. 2013-10, § 2(Exh. A), 4-17-13; Ord. No. 2013-21, § 2(Exh. A), 9-18-13; Ord. No. 2014-2, § 2(Exh. A), 1-15-14; Ord. No. 2014-23, § 2(Exh. A), 12-2-14; Ord. No. 2015-017, § 2(Exh. A), 6-10-15; Ord. No. 2016-014, § 2(Exh. A), 7-27-16)