

# 1306 SILVER BEACH ROAD ZONING

## LAKE PARK, FLORIDA 33403

### Sec. 78-75. CLIC-1 campus light industrial/commercial district.

Within the CLIC campus light industrial/commercial district, the following regulations shall apply:

(1) Purpose and intent. It is the purpose of the CLIC district to allow the development of a mixed-use, campus light industrial/commercial employment center. The location of this district abutting the MU mixed-use residential/commercial/light industrial district provides opportunities for employment in close proximity to higher population densities, thereby promoting walk-to-work activity and reduced traffic congestion. The regulations for this district are intended to encourage development compatible with surrounding or abutting zoning districts, with suitable open spaces, on-site landscaping and parking areas. A landscape buffer along Silver Beach Road is required so that this district will not be incompatible with residential land uses on the south side of Silver Beach Road.

(2) Uses permitted. Within the CLIC zoning district, no building, structure, land or water use shall be permitted and no building shall be erected, structurally altered or enlarged, except for the following uses:

a. Any of the following uses shall be permitted:

1. Freighting or trucking yard or terminal.
2. Utility substations, easements, rights-of-way and alleys, transportation easements, alleys and rights-of-way.
3. Building suppliers, including lumberyards and milling of wood products, but excluding sawmills and planning mills.
4. Business offices and studios.
5. Dance instruction.
6. Electronic equipment, sales and manufacturing.
7. Hardware, paint and garden supplies.
8. Laboratories, medical and dental.
9. Monuments, sales.
10. Nurseries and greenhouses.
11. Personal services, including but not limited to barbershops, beauty shops, masseurs and health studios.
12. Precision instruments and optics.
13. Printing and publishing plants.
14. Public and private utility services.
15. Retail sale, leasing or renting of vehicles, trailers or boats.

Motor vehicle sales on property on which a permanent building is erected, shall mean the area where buildings are used in connection with the sale or lease of motor vehicles and the areas where motor vehicles are displayed for lease or sale.

16. Transient residential use.

17. Community residential homes, provided that any such community residential home is not located within a radius of 1,200 feet of another such home.

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18. Group home is a permitted use provided that any group home is not located within a radius of 1,000 feet of another existing group home.
- b. The following uses are permitted uses when conducted within a completely enclosed building and when they conform to this Code:
1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
  2. The manufacture, compounding, assembly or treatment of articles of merchandise from the following previously prepared materials: Aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, tobacco, wood (excluding sawmill or planning mill), yarns, and paint not involving a boiling process.
  3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
  4. The manufacture and maintenance of signs.
  5. Light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
  6. The manufacture of musical instruments, toys, novelties, and rubber or metal stamps.
  7. Automobile assembling, painting, and upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling.
  8. Automobile recycling center, with the following conditions:
    - i. The facility must comply with all rules or be licensed and/or permitted (if required) and in compliance with all governmental agencies having jurisdiction over this type of business, including but not limited to the South Florida Water Management District, the state department of environmental protection and the state department of environmental resources management.
    - ii. As consistent with this section regarding the permitted uses being conducted within a completely enclosed building, any operations involving mechanisms which contain fluids, including but not limited to the working on or removal of the drive train, including engine removal, transmission removal; removal of the gas tank, radiator, the removal of the brake master cylinder or wheel cylinders or calipers, or power steering mechanism, must be done in a completely enclosed space. Any salvage operations other than those listed above may be done out of doors.
    - iii. All Freon removal from air conditioning systems must be done pursuant to MACS standards. No Freon shall be released into the atmosphere.
    - iv. Storage of cars used for stock may be out of doors.
    - v. No use of this kind may be within one mile of like use.
  9. Machine shop.
  10. Foundry casting lightweight nonferrous metals.
  11. Wholesale or warehousing enterprises.
  12. Research, experimental or testing laboratories.

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13. Auctions.
  14. Appliance stores, including sales and service.
  15. Boats, sales, service, manufacturing, storage.
  16. Chemicals, sales and manufacturing.
  17. Furniture, sales.
  18. Machinery, sales and manufacturing.
  19. Mobile homes and recreational vehicles sales, service, maintenance and storage.
  20. Storage warehouses.
  21. Taxidermists.
  22. Upholstery shops.
- c. The following uses are permitted on parcels which front on the ultimate right-of-way of Park Avenue as extended:
1. Retail and commercial stores and shops.
  2. Mixed-use projects which include a residential component and at least two other types of land use, such as retail stores and studios.
  3. Residential multifamily to a density of 15.78 units per acre.
  4. Educational facilities and schools. Shall also be permitted along parcels which front the ultimate right-of-way of Watertower Road. Conditional use approval is required by the town commission.
- d. Accessory uses. Accessory uses customarily incidental and subordinate to the main use or building shall be permitted in the CLIC zoning district. Accessory uses shall not be located within any required setbacks.
- e. Additional regulations for permitted and accessory uses. The uses permitted in this section shall be conducted in such a manner that no noxious odor, fumes, glare or dust will be emitted beyond the property line of the lot on which the use is located. Any article or material stored temporarily outside of an enclosed building as an incidental part of the primary operation shall be screened by ornamental walls and fences and in no case shall materials be stacked or stored so as to exceed the height of the screen.
- (3) Prohibited uses and structures. The following are strictly prohibited: churches; cement, lime or gypsum manufacture; disposal plants of all types including trash and garbage, and sewage treatment plants, brewing or distillation of malt beverages or liquors, with the exception of minibreweries or microbreweries that are part of a restaurant and cover no more than 30 percent of the total floor area; acid manufacture of any kind; garbage, offal, or animal reduction, incineration or processing; metal or ore reduction, refining, smelting, or alloying; outdoor salvage operations or for processing of any scrap, salvage, or secondhand automobile parts; above-ground bulk fuel storage facility; all uses and/or structures not specifically permitted herein.
- (4) Area regulations. The following requirements shall apply to all uses permitted in this district:
- a. Front yard. All buildings shall set back from all ultimate street right-of-way lines not less than 25 feet, with the exception of buildings on parcels which front on the ultimate right-of-way of Park Avenue extended which shall be set back a minimum of five feet and a maximum of 20 feet.

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- b. Side yard. No building or structure shall be located closer than ten feet or a distance equal to one-half the building height, whichever is the greater, to a side yard line, with one of said side setback being paved for its entire length; provided, however, that for buildings 24 feet high or less of type one or type two construction, no building or structure shall be located closer than two feet from one of the side yard lines and no closer than 12 feet from the other side yard line. An exception shall apply to buildings on parcels which front on the ultimate right-of-way of Park Avenue extended which shall have no minimum side yard.
- c. Rear yard. No building or structure shall be located closer than 20 feet from a rear yard line. No rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur that is utilized by the facility, provided suitable fire apparatus access is provided.
- d. Maximum lot coverage. Main and accessory buildings and loading facilities shall not cover more than 50 percent of the lot area. An exception shall apply to buildings on parcels which front on the ultimate right-of-way of Park Avenue extended which shall have no maximum lot coverage.
- (5) Height regulations. No building or structure shall exceed four stories.
- (6) Minimum off-street parking and loading requirements. See section 78-142 for all development on parcels which do not front on the ultimate right-of-way of Park Avenue extended. For all development on parcels which front on the ultimate right-of-way of Park Avenue extended, all off-street parking shall be located behind the buildings.
- (7) Screening and landscaping. As regulated in the Lake Park Code. Furthermore, with specific reference to that portion of this zoning district which fronts along Silver Beach Road, there shall be constructed and maintained along Silver Beach Road a landscape berm or combined berm and wall which shall serve as a buffer and screen between the CLIC-1 zoning district and the residential zoning district on the south side of Silver Beach Road. The berm or berm and wall shall be constructed to meet the following standards:
- a. The berm shall be located within a strip having a minimum width of 20 feet, located adjacent to and paralleling the ultimate right-of-way of Silver Beach Road.
- b. The berm alignment can vary within the 20-foot strip.
- c. The height of the berm shall be a minimum of five feet but it can vary to greater heights.
- d. The landscaping scheme shall consist of xeriscape plant materials, shade trees and shall utilize low-volume irrigation techniques and equipment.
- e. Any vehicular access from Silver Beach Road through the berm or berm and wall shall meet the requirements of section 78-254, sight distance for landscaping adjacent to public rights-of-way and points of access.
- (8) Requirement for platting. All development or redevelopment in this zoning district shall be duly platting and recorded according to standards and procedures set out in this subpart B of the Code. At the time of platting, a declaration of the covenants and restrictions to run with the land shall be filed of record whereby the individual lots, plots and building sites thereby created and the common areas, open spaces, easements, and rights-of-way appurtenant thereto shall be made subject to the development criteria of the Code and of the conditions of approval of the applicant's petition for development.
- (Code 1966, § 45-38; Ord. No. 28-1973, § II, 11-7-1973; Ord. No. 31-1974, § I, 11-6-1974; Ord. No. 32-1974, § I, 11-6-1974; Ord. No. 13-1976, § 1, 9-1-1976; Ord. No. 4-1987, § 1, 4-15-1987; Ord. No. 10-1988, §§ I, II, 4-20-1988; Ord. No. 20-1991, § 3, 12-4-1991; Ord. No. 7-1992, § XII, 8-5-1992; Ord. No. 7-1999, § 1, 5-19-1999; Ord. No. 21-2001, § 1, 11-7-2001; Code 1978, § 32-53; Ord. No. 28-2007, § 2, 10-17-2007; Ord. No. 12-2009, § 3, 9-16-2009; Ord. No. 09-2012, § 2, 8-1-2012; Ord. No. 05-2017, § 14, 6-7-2017; Ord. No. 02-2018, § 5, 1-17-2018)

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