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DIVISION 23. I-LP LIGHT INDUSTRIAL DISTRICT

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Sec. 27-531. Regulations.

The regulations in this division shall apply in the I-LP district.

(Code 1964, App. A, Art. XVI; Ord. No. 2460, § 1, 6-22-2011)

Sec. 27-532. Purpose.

The I-LP light industrial district is intended primarily for the manufacture, processing and assembly of articles and products conducted within an entirely enclosed building and not involving the use of any materials, processes or machinery likely to cause undesirable effects upon nearby or adjacent property. The I-LP districts are also intended to encourage quality, taxbase intensive, technology based industry, including research and development, with limited office use. The I-LP districts may abut a residential or business district and the activities permitted are intended to be compatible with such neighboring districts under the yard and separation regulations provided. In order to minimize conflict and preserve the I-LP districts for their primary purposes, residential, institutional, assembly of persons, outdoor storage, and retail uses are generally not permitted.

(Code 1964, App. A, Art. XVI; Ord. No. 2217, § 1, 4-5-2000; Ord. No. 2460, § 1, 6-22-2011)

Sec. 27-533. Use regulations.

- (a) Before a building permit will be issued for any use permitted in an I-LP district, the proposed use and site development and building permit plans shall conform to the applicable city codes, including but not limited to article XI: Off-Street Parking and Loading (provided however, in the event of any conflict between the parking requirements of such article XI and any parking requirements set forth in this division, the parking requirements in this division shall control). No site plan review shall be required for interior alterations to an existing building where: (i) there are no exterior changes to the building's appearance, (ii) the use is a permitted use, and

- (iii) the extent of the use, together with the other uses within the building, meet the requirements of article XI: Off-Street Parking and Loading.
- (b) Before a certificate of occupancy will be issued for any use permitted in the I-LP district, the use must conform to applicable codes, inspections, and regulations including, but not limited to, the Florida Building Code.
- (c) All principal and accessory uses shall be conducted entirely within a completely enclosed building unless specifically allowed and regulated in this section.
- (d) Retail sales and personal services are prohibited unless specifically allowed as a retail use in this section.
- (e) All uses shall be subject to [section 27-541](#): Required conditions.
- (f) No building or land shall be used and no building shall be erected, constructed, reconstructed or structurally altered which is designed arranged, or intended to be occupied or used for any purpose other than one (1) or more of the following:
- (1) The manufacture or processing of such products as bakery goods, candies, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries (except soap), and food products excluding sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils.
 - (2) The manufacturing, compounding, assembling, treatment, or assembling combined with painting or finishing, of articles of merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, fur, felt, fiber, glass, horn, hair, leather, plastics, precious and semiprecious metals, non-precious metals or stones, shells, textile, tobacco, wood (except planing mills), yarns and paint not involving a boiling press, and fiberglass; provided, however, that any waste material placed in the sanitary sewers, either public or private must be biodegradable.
 - (3) The manufacture of pottery and figurines or other ceramic products using only previously pulverized clay and kiln-fired only by electricity or gas.
 - (4) Manufacture or assembly of metal or metal composite products.
 - (5) Manufacture of musical instruments or toys, novelties, and rubber and metal stamps.
 - (6) Machine and tool and die shops.
 - (7) Assembly, servicing, and repairing of electrical appliances, electronic equipment, communications equipment and electrical or electronic or communications instruments and devices, including but not limited to, radios, televisions, computers, telephones, cameras, and phonographs, including the manufacturing of small parts such as semiconductors, coils, condensers, transformers, crystal holders, and the like. If greater than twenty-five (25) percent of the gross floor area of the principal use is devoted to customer service, then the use (to the extent of such excess) shall be a conditional use.
 - (8) Plastic manufacturing.
 - (9) Ice distributing.
 - (10) Laundry and dry cleaning plants.
 - (11) Warehouses, or distribution centers. If any portion of the gross floor area for a warehouse or distribution center is devoted to business or professional offices, then: (i) parking for that portion of office gross floor area which exceeds fifteen (15) percent of the overall gross floor area of the warehouse or distribution center shall be based on the article XI, off-street parking requirement for business and professional offices; and (ii) parking for that portion of office gross floor area which is less than or equal to fifteen (15) percent of the overall gross floor area of the warehouse or distribution center shall be based on the parking requirement for the warehouse or distribution center.
 - (12) Accessory uses and structures.

- (13) Showrooms for wholesale sales and limited retail sales of finished products utilized in conjunction with and accessory to warehousing or manufacturing If greater than twenty-five (25) percent of the gross floor area of the principal use is devoted to showroom, then the showroom area (to the extent of such excess) shall be a conditional use.
- (14) Laboratories for chemical, technological, engineering, medical, dental, testing, and research, which do not involve on-site patient visits.
- (15) Printing facilities where, in addition to other criteria for such use approval contained within this Code, the noise or other impacts of the machinery process used for such facilities are not likely to cause undesirable effects upon nearby or adjacent property.
- (16) Facilities for governmentally owned or franchised utilities and offices accessory thereto.
- (17) Pest control business which does not include any on-site insecticide manufacturing but which may include limited indoor storage of insecticide chemicals which are approved by the fire department.
- (18) Inside overnight vehicle storage as an accessory use to permitted warehouse usage or light industrial manufacturing usage otherwise allowed in this zoning district.
- (19) Technology based industry, including research and development for manufacturing, communications, environmental, internet, software, or computer related industries.
- (20) Business and professional offices and governmental offices. If any portion of the gross floor area for a manufacturing, assembly (not of persons), service, or technology based use is devoted to business or professional offices, then: (i) parking for that portion of office gross floor area which exceeds twenty-five (25) percent of the overall gross floor area of the manufacturing, assembly (not of persons), service, or technology based use shall be based on the article XI, off-street parking requirement for business and professional offices; and (ii) parking for the portion of office gross floor area which is less than or equal to twenty-five (25) percent of the overall gross floor area of the manufacturing, assembly, service, or technology based use shall be based on the parking requirement for the manufacturing, assembly (not of persons), service, or technology based use. Except as may be specifically provided otherwise in this section, in all other cases, parking for all portions of floor area devoted to business and professional offices shall be based on the article XI, off-street parking requirement for business and professional offices.
- (21) Dog and pet kennels with interior runs that are soundproofed to such a degree that no noise from within the building shall be audible to any person within ten (10) feet of the building.
- (22) Catering without on-site banquet facilities.
- (23) Television and broadcasting stations without exterior telecommunication apparatus.
- (24) Recording or motion picture studios without exterior telecommunication apparatus.
- (25) Wholesale uses.
- (26) Self-storage facility.
- (27) Art, dance, and music schools; tutoring schools; computer schools; day care centers; martial arts, gymnastics, cheerleading, or other sports training schools; when located in a building providing at least one parking space per each five hundred (500) square feet of gross floor area, subject to the following:
 - a. The uses shall not collectively exceed five thousand (5,000) square feet or twenty-five (25) percent of the gross building floor, whichever is less, of the building in which the uses are located.
 - b. The uses shall contain no assembly areas for persons, including but not limited to fixed or portable seating or seats or bleachers.

- c. Under the above limitations, the off-street parking requirement shall be one (1) space for every five hundred (500) square feet of gross floor area.
 - d. Day care centers shall be additionally subject to a separation requirement of one thousand (1,000) feet, by airline measurement from front door to front door.
- (28) Art, dance, and music schools; tutoring schools; computer schools; day care centers; martial arts, gymnastics, cheerleading, or other sports training schools; when located in a building providing at least one parking space per each two hundred (200) square feet of gross floor area, subject to the following:
- a. The uses shall not collectively exceed ten thousand (10,000) square feet or forty-nine (49) percent of the gross building floor area, whichever is less, of the building in which the uses are located.
 - b. The uses shall contain no assembly areas for persons, including but not limited to fixed or portable seating or seats or bleachers.
 - c. Under the above limitations, the off-street parking requirement shall be one (1) space for every two hundred (200) square feet of gross floor area.
 - d. Day care centers shall be additionally subject to a separation requirement of one thousand (1,000) feet, by airline measurement from front door to front door.
- (29) Office support-high density occupation area as defined by [section 27-1](#) and provided that the off-street parking requirement for this area shall be provided on the ratio of one (1) parking space for each one hundred (100) square feet of gross floor area.
- (30) Photography studio and/or laboratory.
- (31) The internet sales or leasing of automobiles where, except as provided in the next sentence, the cars being sold are entirely inventoried either off-site or within a fully enclosed warehouse on site. This permitted use is distinguished from "Automobile leasing or sales" which is allowed within the I-LP district on a conditional use basis below.
- (32) Outdoor storage of automobiles, vans, commercial vehicles, and small trucks which can fit into a nine-foot by eighteen-foot parking space and which is not accessory to a principal use operating within a building on the site is permitted, subject to the requirement that the vehicles shall not contain exterior equipment (such as ladder or equipment racks, glass racks, or other exterior equipment designed to carry materials or equipment [except a tool storage box restricted to the front of a pickup truck bed behind the cab]). The vehicles must be fully operable, maintain current registrations and licenses as may be required by law, window and windshield glass may not be cracked or broken, all tires shall be inflated and not bald, and the vehicles shall not have excessive rust, missing body parts, or broken lights, mirrors, or other appurtenances. Any parking spaces devoted to this use shall be subtracted from the parking spaces available to meet the building's off-street parking requirements for its interior uses. The area used for this purpose shall not be required to be visually screened in any manner not otherwise required for an off-street parking area. This provision shall sunset on Midnight, December 31, 2015, and all outdoor storage authorized pursuant to this provision shall cease and discontinue as of such date and time, shall not be allowed to continue thereafter as a nonconforming use, and shall be in violation of this Code.
- (33) The following, subject to prior approval as a conditional use:
- a. Concrete and cement products manufacturing.
 - b. Brick, tile or terra cotta manufacturing.
 - c. Rock, gravel or sand distribution.
 - d. Restaurants or coffee shops, providing for on-premises or off-premises

consumption, located primarily for the convenience of executives and employees of industries in the I-LP district.

- e. Helistops, with the council being able to place parameters on the type of helicopter, to be considered by the city council on an individual basis, having due regard to the safety of the citizenry, and to the avoidance of undue noise pollution of the environment. Nothing in this paragraph shall prohibit the emergency landing of helicopters in any open space or the occasional landing of a helicopter in any nonresidential use district so long as such landing occurs at least three hundred (300) feet from the nearest residential structure and one hundred fifty (150) feet from any other structure; rather this paragraph is to govern the granting of conditional use permits for the regular landings of helicopters at helistops.
- f. Trade, vocational or industrial schools and colleges except those prohibited pursuant to [section 27-534](#) below.
- g. Bulk storage of oxygen or non-toxic non-flammable gases as defined by the National Fire Protection Association (NFPA) within an area surrounded by a wall, fence, hedge, or other device which will effectively screen such storage from public view.
- h. Manufacturing of custom pest control spray equipment, with the ancillary use of installation, maintenance, and repair of custom pest control spray equipment and modification, repair, and maintenance of service vehicles for the installation of the custom pest control spray equipment only.
- i. Television and broadcasting stations with exterior telecommunication apparatus, such as microwave dish antennas, broadcasting, or cellular communication towers.
- j. Recording or motion picture studios with exterior telecommunication apparatus, such as microwave dish antennas, broadcasting, or cellular communication towers.
- k. Dog and pet kennels with exterior runs.
- l. Outdoor storage of construction vehicles or equipment (e.g., ladder trucks, cherry pickers, dump trucks, bulldozers, backhoes, front end loaders, and forklifts), utilities vehicles, trucks, vans, trailers, and other commercial vehicles (except those commercial vehicles described in subsection (f)(32) above), and which are accessory to a use otherwise allowed within the I-LP district and located within the building on the site where the outdoor accessory storage takes place, may be allowed subject to the following minimum conditions:
 - 1. The use shall be within a completely enclosed area surrounded by a solid finish masonry wall, or a fence made of wood, metal, PVC, or vinyl-covered chain link, six (6) feet in height with landscaping or hedge installed on the opposite (outside) side of the wall or fence which will grow to a height of six (6) feet at maturity and which will be maintained at such height.
 - 2. The use shall be located on a paved, durable, and dustless surface complying with engineering, paving, and drainage requirements.
 - 3. The uses shall not be permitted in areas required or designated for parking, drive aisles, or loading.
 - 4. The outdoor storage area shall not exceed twenty-five (25) percent of the lot area or twenty-five thousand (25,000) square feet, whichever is less.
 - 5. The outdoor storage of materials, supplies, scrap, or by-products waiting

recycling or disposal shall not be allowed.

6. The vehicles must be fully operable, maintain current registrations and licenses as may be required by law, window and windshield glass may not be cracked or broken, all tires shall be inflated and not bald, and the vehicles shall not have excessive rust, missing body parts, or broken lights, mirrors, or other appurtenances.
7. Other conditions as determined pursuant to the conditional use process to prevent the outdoor storage use from adversely impacting adjacent properties or discouraging the development or redevelopment of nearby properties for technology based, research, development, service, and manufacturing uses consistent with the purpose of this division.
8. The outdoor storage of six (6) or less of these vehicles can be approved by the director as an administrative adjustment under article III, division 3, subdivision B of this chapter, and any number in excess of this amount will need to be approved by the city's governing body.
9. In the event the principal use to which this accessory use pertains is a conditional use, a separate application for this accessory use will be required, however, if the two (2) applications are processed concurrently, no separate application fee for the accessory conditional use application shall be required.

Outdoor storage of construction vehicles or equipment (e.g., ladder trucks, cherry pickers, dump trucks, bulldozers, backhoes, front end loaders, and forklifts), utilities vehicles, trucks, vans, trailers, boats, campers, recreational vehicles (RV's) and other commercial vehicles, which can not fit within a standard sized nine-foot by eighteen-foot parking space, and are not accessory to a use otherwise allowed within the I-LP district and located within the building on the site where the outdoor storage takes place, may be allowed subject to the requirements of subsections (f)(33)(l)1.—9. above; however, this provision shall sunset on Midnight, December 31, 2015. All non-accessory outdoor storage authorized pursuant to this provision shall cease and discontinue as of such date and time, shall not be allowed to continue thereafter as a nonconforming use, and shall be in violation of this Code.

- m. Auto repair facilities, subject to the following minimum conditions:
 1. Auto repair facilities shall be subject to a separation requirement of two thousand five hundred (2,500) feet, measured by airline measurement from front door to front door.
 2. Except as provided in subsection (f)(33)m.9. below, vehicle access to the interior of the facility shall be through one (1) entry and exit overhead door which then permits access to all the service bays. Individual overhead access doors for each service bay shall be prohibited.
 3. Overhead doors shall not face any public road or street.
 4. Repair shall be limited to passenger automobiles and trucks.
 5. Painting or bodywork shall be prohibited.
 6. In addition to the parking required by [section 27-743](#), one (1) additional designated indoor parking space shall be provided for each service bay.
 7. All activities, equipment, supplies, and materials associated with the auto repair facility shall be conducted within a fully enclosed building. Outdoor storage of equipment, supplies, and materials shall be prohibited.

8. All interior walls shall be soundproofed to confine automobile repair noise to the auto repair facility.
9. The use shall contain at least ten thousand (10,000) square feet of floor area. No more than one (1) vehicle access door shall be permitted for each five thousand (5,000) square feet of gross floor area, not to exceed four (4) access doors regardless of facility size.
- n. Facilities for private utilities.
- o. Automobile leasing subject to the requirement that this conditional use will only be available for buildings providing at least one (1) parking space per each two hundred (200) square feet of gross floor area. A maximum of six (6) automobiles being inventoried exterior to the premises can be approved by the director as an administrative adjustment under article III, division 3, subdivision B of this chapter, and any number in excess of this amount shall be considered by the city's governing body.
- p. Personal services such as barber shops, hair salons, spa and nail centers, one-on-one personal training (no classes); subject to the requirement that these conditional uses will only be available for buildings providing at least one (1) parking space per each two hundred (200) square feet of gross floor area and may not collectively exceed fifteen (15) percent of a building's gross floor area.

(Code 1964, App. A, Art. XVI, § 1; Ord. No. 1403, § 1, 7-9-86; Ord. No. 1435, § 1, 11-19-86; Ord. No. 1717, § 1, 7-25-90; Ord. No. 1819, §§ 1, 2, 11-20-91; Ord. No. 1829, §§ 1, 2, 2-19-92; Ord. No. 1833, § 1, 4-22-92; Ord. No. 1960, §§ 1, 2, 9-22-93; Ord. No. 1968, § 1, 1-19-94; Ord. No. 1988, § 1, 8-17-94; Ord. No. 2007, § 1, 11-16-94; Ord. No. 2009, § 1, 11-30-94; Ord. No. 2042, § 1, 8-30-95; Ord. No. 2129, § 9, 7-30-97; Ord. No. 2130, § 4, 7-30-97; Ord. No. 2217, § 2, 4-5-2000; Ord. No. 2353, § 1, 10-5-2005; Ord. No. 2460, § 1, 6-22-2011)

Sec. 27-534. Prohibited uses.

The following uses shall not be permitted in the I-LP district:

- (1) Insecticide manufacturing.
- (2) Storage, sale, salvage, transfer, recycling or disposal of junk, scrap, supplies, materials, equipment, garbage or used parts.
- (3) Manufacture or storage of explosives, fireworks or ammunition.
- (4) Retail stores, sales or service unless specifically listed as a permitted use.
- (5) Amusement arcades or enterprises.
- (6) Painting or bodywork of automobiles.
- (7) Sale, rental or leasing of automobiles, except as provided in sections [27-533\(f\)\(31\)](#) and [27-533\(f\)\(33\)\(o\)](#).
- (8) Sale lease, repair, painting, or bodywork of motorcycles, trucks, boats, or recreational vehicles. Provided however, auto repair facilities shall be regulated pursuant to [section 27-533](#) above, conditional uses.
- (9) Tow truck operator offices, junk or damaged vehicle storage, or tow truck parking.
- (10) Restaurant or hotel bars, entertainment facilities, night clubs, and bars.
- (11) Grocery store and meat markets.
- (12) Sawmills, pulpmills or papermills.
- (13) Fertilizer manufacturing or storage, except wholesale storage and sale of in-bag inorganic fertilizer.
- (14) Breweries or distilleries.
- (15) Wholesale storage, refining or distribution of petroleum products except the storage of

- petroleum products in prepackaged single use containers.
- (16) Soap manufacturing.
 - (17) Mining or quarrying.
 - (18) Foundries.
 - (19) Rock and sand crushing plants.
 - (20) Notwithstanding anything to the contrary, the manufacture of hazardous substances as defined by the National Fire Protection Association.
 - (21) Tannery and slaughterhouse.
 - (22) Assembly uses for persons, included but not limited to convention and meeting centers, auditoriums, and convention centers.
 - (23) Residential use, except that one residential dwelling unit integrated into a self storage warehouse may be provided for property managers.
 - (24) The following trade or vocational schools:
 - a. Auto, truck, RV, motorcycle, boat repair, painting or bodywork.
 - b. Truck, construction, or heavy equipment operation.
 - (25) Reserved.
 - (26) Penal or correctional institutions, jails, detention centers, temporary or transitional housing or shelters, or treatment centers or facilities for disorders, addictions, or other health or social problems.
 - (27) Medical offices or clinics.

(Code 1964, App. A, Art. XVI, § 1; Ord. No. 1403, § 1, 7-9-86; Ord. No. 1717, § 2, 7-25-90; Ord. No. 2217, § 3, 4-5-2000; Ord. No. 2353, § 2, 10-5-2005; Ord. No. 2460, § 1, 6-22-2011)

Sec. 27-535. Setbacks and minimum sizes.

- (a) That area of Section 34-49-41 lying south of N.W. 16th Street, east of N.W. 66th Avenue, north of the center line of N.W. 12th Street as shown on the plat of Plantation Sunrise Heights 3rd Addition, P.B. 50 p. 19, as extended eastward, and west of the Holloway Canal, shall have the following setback and size requirements:
 - (1) No part of any building shall be erected closer than twenty-five (25) feet to a right-of-way line of a street or alley, or to a rear lot line or interior lot line, and no closer than twelve and one-half (12½) feet from the east-west canal in this area and no less than twenty-five (25) feet from O.P.W.C.D. East Holloway Canal west right-of-way line.
 - (2) No lot or tract shall have a street frontage of less than one hundred (100) feet.
 - (3) No part of any building or structure shall be erected closer to a property line than .5 times the height of the building or structure.
- (b) Except as provided in (a) above, no building or part thereof shall be closer than seventy-five (75) feet to a right-of-way line of any street having a right-of-way width of one hundred (100) feet or more, or closer than fifty (50) feet from a right-of-way line of any other street, or closer than twenty-five (25) feet from an interior property side or rear line, or canal right-of-way or canal easement line. No lot or tract shall have a street frontage of less than one hundred fifty (150) feet except as provided in (a)(2) herein. In addition, no part of any building or structure shall be erected closer to a property line than .5 times the height of the building or structure.
- (c) Freestanding or pole or tower mounted exterior wind or solar power equipment shall have the following setbacks:
 - (1) Minimum setback to any property line shall be equal to one (1) times the maximum equipment height.
 - (2)

Minimum setback to Sunrise Boulevard shall be equal to one and one-half (1½) times the maximum equipment height.

(Code 1964, App. A, Art. XVI, § 2; Ord. No. 2460, § 1, 6-22-2011)

Sec. 27-536. Access and parking restrictions.

Given the public street system servicing this district has been fully developed, and that most of the parcels adjacent to Sunrise Boulevard have been platted, and that Sunrise Boulevard is a major roadway, after January 1, 2010, no parcel adjacent to Sunrise Boulevard shall have additional points of vehicular access to or from Sunrise Boulevard. Provided however, that an access point existing prior to such date may be relocated, if permitted by applicable platting procedures.

(Code 1964, App. A, Art. XV, § 5; Ord. No 2217, § 4, 4-5-2000; Ord. No. 2460, § 1, 6-22-2011)

Sec. 27-537. Lot coverage.

The combined area occupied by all roofed buildings and structures shall not exceed fifty (50) percent of a lot area in any I-LP district.

(Code 1964, App. A, Art. XVI, § 3; Ord. No. 2460, § 1, 6-22-2011)

Sec. 27-538. Street dedication required.

No property in the I-LP district shall be subdivided, and no further subdivision of property shall be made unless the street rights-of-way on portions thereof affecting the property in question, as shown on the master plan, shall have been dedicated to the city.

(Code 1964, App. A, Art. XVI, § 7; Ord. No. 2460, § 1, 6-22-2011)

Sec. 27-539. Authority to defer requirements.

The city council may defer or modify the requirements of building sidewalks of this division provided the owner of the property executes an agreement which guarantees that the sidewalks will be built at such time as the city council determines it necessary. Such agreement shall be legally binding on any subsequent owners and shall be an advance consent authorizing the city to construct the sidewalk and assess the cost of same against the property in the event the owner refuses to comply with the agreement, regardless of whether or not a special assessment relates to construction on private property. The agreement shall be capable of recordation and be satisfactory to the city attorney.

(Code 1964, App. A, Art. XVI, § 8; Ord. No. 2460, § 1, 6-22-2011)

Sec. 25-540. Maximum height.

- (a) No principal or accessory building shall exceed seventy-five (75) feet in height.
- (b) No principal or accessory structure shall exceed one hundred and forty (140) feet in height.

(Ord. No. 2460, § 1, 6-22-2011)

Editor's note—

Ord. No. 2460, § 1, adopted June 22, 2011, repealed former § 27-540 and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Code 1964, App. A, Art. XVI, § 9

Sec. 27-541. Required conditions.

- (a) Except as provided in [section 27-533](#)(a) or division 3 of article III of this chapter, before any building permit is issued, development plans and information (including but not limited to a written description of proposed use or uses, site plan, floor plans, building elevations, and landscape plans) shall be submitted to the planning zoning, and economic development department, review committee, the landscape planning and review board, and the advisory board for the disabled for comment and recommendation to the planning and zoning board.
- (b) The planning and zoning board will review the site drawings as to acceptable design of site development, building elevations, landscaping, and lighting in accordance with the requirements of this article and those described in the landscaping chapter.
- (c) The plans, together with the recommendation of the planning and zoning board, shall then be submitted to the city's governing body for its review and approval.
- (d) In reviewing such site development plan, the city shall consider the following:
 - (1) Safe access and circulation for vehicles and pedestrians with respect to streets (public or private) and on-site parking, loading, walkways, and sidewalks (where they exist).
 - (2) The compatibility and impact of proposed uses upon adjacent properties. When reviewing the compatibility of a proposed use with adjacent uses, the parking impacts, degree of landscape or screening, noise, odors, and character of the uses shall be considered.
 - (3) Buildings facades fronting Sunrise Boulevard shall contain no loading areas, overhead doors, or outdoor storage areas.
 - (4) Buildings within the I-LP zoning district shall comply with the following:
 - a. In order to avoid the appearance of large, blank, unarticulated surfaces for the building's faces:
 - 1. Variations in color shall be used;
 - 2. Variations in surface texture shall be used;
 - 3. Exterior wall planes should not exceed fifty (50) feet without a facade offset of eight (8) inches or more; and
 - 4. The face of any building fronting on a public right-of-way, as well as the face(s) of the building where the principal entrances are located, shall be treated and articulated to create a three-dimensional elevation to reduce the impact of building mass (e.g., covered entryways, recessed doors or windows [except where daylight design warrants against such elements being recessed in order to maximize the benefit of energy sources], stucco bands, stepback walls, etc). Segmented shading or architectural elements which are allowed on the exterior of any the building facade or designed to reduce building mass may protrude into the setback area.
 - b. Building facades that front on Sunrise Boulevard shall be composed of at least seventy-five (75) percent of Class 1 or 2 materials, with at least ten (10) percent of Class 1 material as the total facade. Building facades that front on other public rights-of-way shall be composed of at least thirty (30) percent Class 1 or Class 2 material, with at least five (5) percent of Class 1 material as the total facade.

Class 1	Class 2
Brick	Masonry stucco
Natural stone	Decorative concrete block
Brick or stone veneer	Decorative concrete panels

Glass	Tile glazing and framing systems
Face brick	Split face or fluted concrete masonry
Stone veneer	Factory glazed concrete masonry units
Such other similar class 1 material as is approved by resolution of the city council	Architectural, pre-cast concrete
	Such other similar class 2 material as is approved by resolution of the city council

- c. Exterior walls constructed with metal panels shall not be allowed, metal buildings shall not be allowed.
 - d. Corrugated metal roofs visible from the building exterior shall not be permitted. Standing seam metal roofs shall be allowed.
 - e. Accessory buildings, regardless whether attached or detached from the principle building, shall be constructed of the same style, quality, and appearance as the principal building.
 - f. The primary building color shall be a subdued, muted, natural or earth toned color. A brighter, non-natural color may be used for accent elements, doors, windows, and architectural details. No more than four (4) colors shall be used. Bright, highly reflective, or garish colors shall not be used. Color palates shall represent a harmonious and balanced theme, and shall not create major visual conflicts with surrounding buildings.
- (5) Buildings existing within the I-LP zoning district on June 22, 2011 shall not need to comply with the requirements of subsection (d)(3) or (4)(a), (b), and (f) above until, if ever, as a result of the application of the Florida Building Code, the building must be improved to meet all of such Code's then current requirements.
- (d) The city council may attach to its approval of the site development plan any reasonable conditions as are necessary to further the purposes of this division. After council approval, application may be made in the building department for a building permit.
 - (e) Division 3 of article III of this chapter allows minor development approvals, which can be approved without planning and zoning board, landscape, disabled board or city council review. In these types of approvals, the same substantive standards for acceptable site and building design shall apply.
 - (f) In situations where a proposed use is less than or equal to twenty thousand (20,000) gross square feet in size and is not listed as a permitted, conditional, or prohibited use, the PZED director may determine the specific use is allowable on the basis that it is substantially similar to a permitted use and complies with all parking requirements associated with said substantially similar use. In making such a determination, the PZED director may require the applicant proposing such a use to submit documentation fully explaining and describing the proposed use. If the property owner disagrees with the director's determination, the matter can be appealed pursuant to the provisions for appealing an administrative determinations as set forth elsewhere in this chapter. The provisions of this subsection (f) shall be narrowly construed and applied so as to limit the PZED director's authority. Unless it is clearly apparent that reasonable minds cannot disagree as to whether a proposed use is substantially similar to a permitted use, the director's refusal to allow a proposed use shall be upheld.
 - (g) Building permit applications or business receipts tax applications associated with a change of use within an existing building shall be subject to the following:
 - (1) The applicant shall provide a use letter providing sufficient information for staff to

determine if the proposed use is listed as a permitted or conditional use.

- (2) The property owner shall provide written documentation demonstrating that sufficient on-site parking is provided to meet the collective demand for both the proposed new use and all existing uses in accordance with this division and Article IX, Off-Street Parking and Loading.

(Ord. No. 2460, § 1, 6-22-2011)

Editor's note—

Ord. No. 2460, § 1, adopted June 22, 2011, repealed former § 27-541 and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Code 1964, App. A, Art. XVI, § 10; Ord. No. 1420, § 2, 9-3-86.

Secs. 27-542—27-555. Reserved.

Editor's note—

Ord. No. 1460, § 1, adopted June 22, 2011, repealed §§ 27-542 and 27-543, which pertained to type of construction and fire zone, and design approval required, and derived from Code 1964, App. A, Art. XVI, §§ 11, 12.