

ORDINANCE NO. 2025- 28

**CITY OF POMPANO BEACH**  
**Broward County, Florida**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE CITY OF POMPANO BEACH CODE OF ORDINANCES BY AMENDING THE TABLE OF CONTENTS OF CHAPTER 155 BY MODIFYING REFERENCES IN PART 3 OF ARTICLE 9, "DEFINITIONS AND INTERPRETATION," TO INCLUDE PREVIOUSLY APPROVED CODE PROVISIONS; BY AMENDING SECTION 155.3708, "DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT" TO AMEND THE PERMITTED USE AREAS IN TABLE 155.3708.H.1.a." TO BE CONSISTENT WITH OTHER TABLES AS APPROVED; BY AMENDING THE "TABLE OF CONTENTS," OF ARTICLE 4 TO UPDATE ESTABLISHED SECTIONS WITHIN SAID ARTICLE; BY AMENDING SECTION 155.4201.E.2 TO REFERENCE PERMITTED USE TABLES THAT MAY CONTROL OR GOVERN OVERLAY DISTRICTS OR PLANNED DEVELOPMENTS TO PROPERLY REFLECT CURRENT STANDARDS; BY AMENDING PART 5, "TERMS AND USES DEFINED," OF ARTICLE 9, "DEFINITIONS AND INTERPRETATION" TO INCLUDE PREVIOUSLY APPROVED DEFINITIONS PROVIDED IN ARTICLE 4; BY AMENDING APPENDIX, A: "CONSOLIDATED USE TABLE," TO MODIFY SAME TO ELIMINATE DISCREPANCIES BETWEEN THE APPENDIX AND THE ARTICLE IT REFERENCES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Florida Statutes, Section 166.041(3)(c)2, advertisements in accordance with said statute have been published in a newspaper of general paid circulation in the City of Pompano Beach and of general interest and readership in the community, notifying the public of two public hearings on this proposed Ordinance; and

**WHEREAS**, two public hearings have been held pursuant to said published hearings and all persons so desiring had the opportunity to be, and were, in fact, heard; now, therefore.

**BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:**

**SECTION 1.** That "Table of Contents," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

**ARTICLE 9: DEFINITIONS AND INTERPRETATION**

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- Part 1 General Rules for Interpretation
- Part 2 Interpretation of Zoning Map Boundaries
- Part 3 ~~RESERVED~~ Measurements for Properties Abutting Beach
- Part 4 Measurement, Exceptions, and Variations of Intensity and Dimensional Standards

...

**SECTION 2.** That Section 155.3708, "Downtown Pompano Beach (DP) Overlay District," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

**§ 155.3708.H.I.a. USE REGULATING PLAN AND MODIFIED USE STANDARDS**

TABLE 155.3708.H.I.a: USE AREAS WITH REQUIREMENTS ON RESIDENTIAL AND NONRESIDENTIAL USES		
USE AREA	RESIDENTIAL	NONRESIDENTIAL
MM-1: Mixed Use Main Street 1	For properties abutting Dr. Martin Luther King, (MLK) Jr. Blvd., Not Permitted on the portion of the 1st Floor fronting MLK For all properties, Optional on 2nd Floor For all properties, Required on 3rd Floor and above	For properties abutting Dr. Martin Luther King, (MLK) Jr. Blvd. Required on the portion of the 1st Floor fronting MLK For all properties, Optional on 2nd Floor For all properties, Not Permitted on 3rd Floor and above
MM-2: Mixed Use Main Street 2	Not Permitted on 1st Floor Optional on 2nd Floor and above	Required on 1st Floor Optional on 2nd Floor and above

MUR: Mixed Use Residential	For properties abutting Flagler Avenue, Not Permitted on 1st Floor For properties not abutting Flagler Avenue, Optional on 1st Floor For all properties, Optional on 2nd Floor For all properties, Required on 3rd Floor and above	For properties abutting Flagler Avenue, Required on 1st Floor For properties not abutting Flagler Avenue, Optional on 1st Floor For all properties, Optional on 2nd Floor For all properties, Not Permitted on 3rd Floor and above
MO: Mixed Use Optional	For properties abutting Flagler Avenue, Not Permitted on 1st Floor For properties not abutting Flagler Avenue, Optional on 1st Floor For all properties, Optional on all other Floors	For properties abutting Flagler Avenue, Required on 1st Floor For properties not abutting Flagler Avenue, Optional on 1st Floor For all properties, Optional on all other Floors
RM: Residential Multifamily	Required on all floors	Not Permitted
RS: Residential Single Family	Required on all floors	Not Permitted
MUCP: Mixed Use Commerce Park	Optional on all Floors	Required on all Floors
CC-1: Civic Campus 1	Not Permitted	Required on all floors
CC-2: Civic Campus 2	Optional on all Floors	Optional on all Floors
RO: Recreation / Open Space	Not Permitted	Required on all Floors
CF: Community Facilities	Not Permitted	Required on all Floors
PU: Public Utilities	Not Permitted	Required on all Floors
TR: Transit Facilities	<del>Not Permitted</del> Optional on all Floors	Required on all Floors

...

**SECTION 3.** That Section 155.4202, “Table of Contents,” of Chapter 155, “Zoning Code,” of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

**§ 155.4202. RESIDENTIAL: HOUSEHOLD LIVING USES**

- A. Standards Applicable to Household Living Uses
- ~~A.B.~~ Dwelling, Live/Work
- ~~B.C.~~ Dwelling, Mobile Home
- ~~C.D.~~ Dwelling, Multifamily
- ~~D.E.~~ Dwelling, Single-Family
- ~~E.F.~~ Dwelling, Single-Family (Zero Lot Line)
- ~~F.G.~~ Dwelling, Two-Family

- ~~G.H.~~ Dwelling, Mixed Use
- ~~H.I.~~ Family Community Resident
- ~~I.J.~~ Transitional Community Residence
- ~~J.K.~~ Mobile Home Park

...

**Part 3 Accessory Uses and Structures**

**§ 155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES**

- A. Accessory Dwelling Unit
- ...
- UU. Retail Clinic
- VV. Mobile Vendors on Private Property

...

**Part 7. Medical Marijuana Establishments**

**§ 155.4703. MEDICAL MARIJUANA ESTABLISHMENTS**

- A. Medical Marijuana Health Care Establishment
- B. Medical Marijuana Treatment Center (MMTC) Related Industrial Establishment

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**§ 155.4211. INSTITUTIONAL; OTHER INSTITUTIONAL USES**

- A. Civil Center
- B. Halfway House or Shelter
- C. Lodge or Club
- D. Place of Worship
- ~~E. Shelter~~

...

**Article 7: NONCONFIRMITIES**

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**Part 3 Nonconforming Structures**

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**§ 155.7304. RECONSTRUCTION or Repair after Damage**

**§ 155.7305. Exceptions for Nonconforming Structures in Redevelopment Transit-Oriented District**

...

**SECTION 4.** That Section 155.4201, “General,” of Part 2, “Principal Uses and Structures,” of Article 4, “Use Standards,” of Chapter 155, “Zoning Code,” of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

**PART 2 PRINCIPAL USES AND STRUCTURES**

...

**E. Abbreviations Used in Principal Use District Tables**

In the table cells designating the zoning districts in which a principal use is allowed, the following abbreviations apply:

...

- 2. A "P" under a planned development (PD-) district column or a transit-oriented overlay (TO) district column indicates that the use is allowable as a principal use in the corresponding type of ~~planned development~~ district only if the PD Plan or Principal Use Regulating tables for that specific district expressly identify the use category or use type as proposed or allowed.

...

**SECTION 5.** That Part 5, “Terms and Uses Defined,” of Article 9, “Definitions and Interpretation”, of Chapter 155, “Zoning Code,” of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

**PART 5 TERMS AND USES DEFINED**

The following words, terms, and phrases, when used in this Code, shall have the meaning ascribed to them in this section.

...

**Manufacturing, Assembly, or Fabrication, Heavy**

An establishment primarily engaged in manufacturing uses that include, but are not limited to: manufacture or assembly of machinery, equipment, instruments, vehicles, appliances, communications equipment, ammunition, computer or electronic equipment, precision items and other electrical items; and lumber mills, pulp and paper mills, and the manufacture of other wood products.

...

**SECTION 6.** That “Appendix A: Consolidated Use Table,” of Chapter 155, “Zoning Code,” of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

**APPENDIX A: CONSOLIDATED USE TABLE**

## APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE  
 PERMIT S = USE ALLOWED AS A SPECIAL EXCEPTION PERMIT  
 A = PERMITTED ACCESSORY USE  
 T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT

t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE  
 v = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE

I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT  
 BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	O-IP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PD-I			
<b>PRINCIPAL USES</b>																																					
<b>RESIDENTIAL USES</b>																																					
Household Living Uses	Dwelling, Live/Work									S	S		P	P	P	P																			155.4202. B		
	Dwelling, Mobile Home											P																							155.4202. C		
	Dwelling, Multifamily						P	P	P	P	P		P	P	P								P					P	P	P	P	P		155.4202. D			
	Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P									P						P		P	P	P		155.4202. E		
	Dwelling, Single-Family (Zero Lot Line)				S	PS	PS	PS	PS	PS	PS		P	P									P					P		P	P				155.4202. F		
	Dwelling, Two-Family						P	P	P	P	P	P		P	P									P					P		P	P	P			155.4202. G	
	Dwelling, Mixed Use										S	S		P	P	P		P					P					P	P	P	P	P				155.4202. H	
	Family Community Residence	P	P	P	P	P	P	P	P	P	P	P		P	P	P							P					P	P	P	P	P				155.4202. I	
	Mobile Home Park													P																							155.4202. K
	Transitional Community Residence	S	S	S	S	S	S	P	P	P	P	P		P	P	P												P		P	P	P	P				155.4202. J
Mobile Home Park													P																								155.4202. K
Group Living Uses	Assisted Living Facility									P	P				P								P		P					P	P					155.4203. A	
	Community residential home with seven to 14 residents-Recovery Community						S	P	P	P	P	P		P	P	P							P					P	P	P	P	P				155.4203. B	
	Continuing Care Retirement Community							P	P	P	P	P				P							P		P			P		P	P						155.4203. C
	Rooming or boarding house									S	S	S				P								PS					P		P	P	P				155.4203. D

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS											COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS											
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	O-IP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I									
PRINCIPAL USES																																											
INSTITUTIONAL USES																																											
Communication Uses	Newspaper or Magazine Publishing																			P	P	P											P	P	P	P	155.4204. A						
	Radio or Television Station																				S	P												P	P	P	P	155.4204. B					
	Telecommunications Facility, Collocated on an Existing Structure Other than a Telecommunications Tower									P	P	P									P	P													P	P	P	P	155.4204. C 155.4204. D				
	Telecommunications Facility, Collocated on an Existing Telecommunications Tower																				P	P													P	P	P	P	155.4204. C 155.4204. E				
	Telecommunications Facility, on New Freestanding Tower																				S	S													P	P	P	P	155.4204. C 155.4204. F				
Community Service Uses	Community Center						S	S	S	S	S										P	P		S										P	P	P	P	P	155.4205. A				
	Library							S	S	S	S											P	P												P	P	P	P	P	155.4205. B			
	Museum							S	S	S	S											P	P												P	P	P	P	P	155.4205. C			
	Senior Center							S	S	S	S											P	P		S	S	S								P	P	P	P	P	155.4205. D			
	Youth Center							S	S	S	S											P	P		S	S	S									P	P	P	P	P	155.4205. E		
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Education Uses	College or University																																					P	P	P	P	155.4207. A	
	School, Elementary						S	S	S	S	S																											P	P	P	P	P	155.4207. B
	School, High																																						P	P	P	P	155.4207. C
	School, Middle																																						P	P	P	P	155.4207. D
	Specialty Arts School																					P	P	P	P												P	P	P	P	P	155.4207. F	
	Vocational or Trade School																																						P	P	P	P	155.4207. E
	Specialty Arts School																					P	P	P	P													P	P	P	P	P	155.4207. E
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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS											COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS																	
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	O-IP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PD-I												
PRINCIPAL USES																																														
COMMERCIAL USES																																														
Animal Care Uses	Animal Grooming												P	P	P	P																				P	P	P	P	P	155.4214. A					
	Animal Shelter or Kennel																																										155.4214. B			
	Pet Hotel																																										155.4214. C			
	<del>Pet Shop</del>																																										<del>155.4214. E</del>			
	Veterinary Hospital or Clinic																																											155.4214. D		
	Pet Shop																																											155.4214. E		
Boat and Marine Sales and Service Uses	Boat Dry Storage Facility																																											155.4215. B		
	Boat or Marine Parts Sales without Installation																																												155.4215. C	
	Boat or Marine Parts Sales with Installation																																												155.4215. D	
	Boat or Marine Repair and Servicing																																												155.4215. E	
	Boat Sales or Rental																																												155.4215. F	
	Boat Towing Service																																												155.4215. G	
	Docking Facility, Barge																																												155.4215. H	
	Docking Facility, Commercial Fishing Boat																																													155.4215. I
	Docking Facility, Recreational Boat																																													155.4215. J
	Marina																																													155.4215. K
	Yacht Club																																													155.4215. L
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**SECTION 6.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 7.** This Ordinance shall become effective upon passage.

**PASSED FIRST READING** this  11th  day of  February , 2025.

**PASSED SECOND READING** this  25th  day of  February , 2025.

Signed by:  
 *Rex Hardin*   
502CB780EB3E480  
**REX HARDIN, MAYOR**

**ATTEST:**

DocuSigned by:  
 *Kevin Alfred*   
D1C913A8ED334CA  
**KERVIN ALFRED, CITY CLERK**

MEB/mcm  
12/9/24  
l:ord/ch155/2025-64

Signed by:  
