

**Article 3: Zoning Districts**

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**Part 7: Overlay Zoning Districts**

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**155.3703. ATLANTIC BOULEVARD OVERLAY DISTRICT (AOD)**

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**C. Modified Use Standards**

**1. Permitted Uses**

**a. Permitted Principal Uses**

Irrespective of the use standards applicable in the underlying base zoning district, and except as otherwise provided in subsection 2 below, the following modified use standards shall apply to principal uses in the Atlantic Boulevard Overlay district:

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ii. ~~A consignment shop boutique shall only be a permitted use in any underlying base district allowing retail sales uses, provided the lot on which it is located no portion of the use fronts on a secondary street Atlantic Boulevard.~~

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v. A medical office shall only be permitted provided it complies with the following standards:

(A) Hours of operations for treatment are limited to 7:00 a.m. until 7:00 p.m.

(B) Medical offices located in a multistory building fronting Atlantic Boulevard shall not have any space used for treatment on the first floor.

(C) Medical offices located in a single story building fronting Atlantic Boulevard shall not have any space devoted to treatment in the portion of the building abutting Atlantic Boulevard.

vi. A personal services establishment whose principal services are massage therapy shall only be permitted provided it complies with the following standards:

(A) Hours of operations for treatment are limited to 7:00 a.m. until 7:00 p.m.

(B) Public access is limited to a storefront abutting a street.

(C) Special exception approval is required if the establishment is located less than 1,000 feet from another personal services establishment principal services are massage therapy. For purposes of this subsection, the distance shall be measured from public entrances.

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**2. Prohibited Uses**

**a. Prohibited Principal Uses.**

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ii. ~~Blood/tissue collection center~~ Specialty Medical Facility

- iii. ~~Drug or Alcohol Treatment Facility which provides inpatient treatment~~ Urgent Care Facility – 24 Hours
- iv. ~~Specialty Hospital~~ General Hospital
- vi. ~~Medical or Dental Clinic which provides overnight care and treatment~~ Lab
- vi. ~~Psychiatric Treatment Facility which provides inpatient treatment~~
- xv. Thrift Shops
- xvi. Check Cashing or Pay Day Loan Store

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**3. Standards Specific to Commercial/Residential Mixed-Use Developments**

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**b. On Land Classified Commercial by Land Use Plan**

The following standards apply to commercial/residential mixed-use development located on land classified Commercial by the Land Use Plan:

- i. Commercial principal uses shall be limited to:
  - (A) Eating or drinking establishments (including accessory outdoor seating areas);
  - (B) ~~Office~~ Professional office and travel agency uses; and
  - (C) Retail sales and service uses.

**c. On Land Classified as Residential by Land Use Plan**

The following standards apply to commercial/residential mixed-use development located on land classified Residential by the Land Use Plan:

- i. Commercial principal uses shall be limited to:
  - (A) Eating or drinking establishments (including accessory outdoor seating areas);
  - (B) ~~Offices for architects, engineers, attorneys, real estate agents, insurance agents, and similar non-medical professionals~~ Professional offices;
  - (C) ~~Offices for physicians, dentists, and similar medical professionals~~ Medical offices; and
  - (D) Neighborhood-scale retail sales and service uses.

**4. Separation Requirements for Sales of Alcoholic Beverages Not Applicable for certain Eating or Drinking Establishments**

The separation requirements applicable to uses involving the sale of alcoholic beverages (Section [155.4501](#)) shall not apply to ~~such uses~~ bar or lounges, brewpubs, restaurants, or specialty eating or drinking establishments located within the Atlantic Boulevard Overlay district.

**E. Modified Development Standards**

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**2. Off-Street Parking**

**a. Minimum Number of Spaces Required**

**i. Multifamily Dwellings**

No off-street parking spaces are required for any multifamily dwellings that are constructed by—or have a valid building permit as of—January 4, 2016. Multifamily dwellings permitted thereafter shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area.

**ii. Nonresidential and Mixed-Use Development constructed by or having a valid building permit as of January 4, 2016**

No off-street parking spaces are required for any nonresidential or mixed-use development constructed by—or have a valid building permit as of—January 4, 2016. ~~Nonresidential or mixed-use development permitted thereafter shall be subject to the following standards for minimum number of off-street parking spaces:~~

~~(A) Nonresidential development with a gross floor area totaling less than 25,000 square feet: No parking spaces required.~~

~~(B) Nonresidential development with a gross floor area totaling 25,000 square feet or more: one space per 1,000 square feet of gross floor area, or major fraction thereof.~~

~~(C) Mixed-use development: one space per 500 square feet of gross floor area devoted to nonresidential uses, or major fraction thereof, and one space per 1,000 square feet of gross floor area devoted to residential uses, or major fraction thereof.~~

**iii. Retail sales and service uses and Eating and Drinking establishments constructed by or having a valid building permit as of January 4, 2021**

No off-street parking spaces are required for any retail sales and service uses and eating and drinking establishments constructed by—or have a valid building permit as of—January 4, 2021.

**155.3708. DOWNTOWN POMPANO BEACH OVERLAY DISTRICT (DP)**

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**H. Use Regulating Plan and Modified Use Standards.**

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**2. Principal Uses Regulating Table**

<b>TABLE 155.3708.H.2: PRINCIPAL USES REGULATING TABLE</b>																	
P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED 1 = 2nd Floor Only 2 = Not Permitted in Historic Core 3 = Not Permitted in Historic Transition																	
Use Types		Use Areas															
		MM1		MM2		MUR		MO	RM	RS	MUCP - All Floors	CC1 - All Floors	CC2 - All Floors	RO	CF	PU	TR
		1st & 2nd Floors	2nd Floor & above	1st floor	2nd Floor & above	1st & 2nd Floors	3rd Floor & above										
Health Care Uses (155.4209)	<del>Drug or alcohol treatment facility</del>	S	S (1)	S	S	S	:	S	:	:	S	S	S	:	:	:	S
	<del>Massage therapy establishment</del>	P	P (1)	P	P	P	:	P	:	:	P	P	P	:	:	:	P
	<del>Medical or dental clinic office</del>	P	P (1)	P	P	P	:	P	:	:	P	P	P	:	:	:	P
	<del>Medical or dental lab</del>	P	P (1)	P	P	P	:	P	:	:	P	P	P	:	:	:	-
	***																
	<del>Psychiatric treatment facility</del>	S	S (1)	S	S	S	:	S	:	:	S	S	S	:	:	:	S
Retail / Retail Sales (155.4222)	***																
	<del>Consignment shop-Boutique (2) (3)</del>	P	P (1)	P	P	P	:	P	:	:	P	P	P	:	:	:	P
	<del>Convenience store</del>	P	P (1)	P	P	P	:	P	:	:	P	P	P	:	:	:	P
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	<del>Meat, poultry, or seafood market</del>	P	P (1)	P	P	P	:	P	:	:	P	P	P	:	:	:	P
	***																
	<del>Thrift shop (2) (3)</del>	P	P (1)	P	P	P	:	P	:	:	P	P	P	:	:	:	P
<del>Regional Liquor or Package Store (2) (3)</del>	S	-	S	-	S	:	S	:	:	S	S	S	:	:	:	S	
<del>Beer or Wine Store</del>	S	-	S	-	S	:	S	:	:	S	S	S	:	:	:	S	

**4. Modified Use Standards**

The following use-specific standards are modified for the DPOD:

- ~~a. The following Health Care Uses are permitted provided there is no overnight treatment or stays:~~
  - ~~i. Section 155.4209.B (Drug and Alcohol Treatment Facility)~~
  - ~~ii. Section 155.4209.E (Medical or Dental Clinic)~~
  - ~~iii. Section 155.4209.I (Psychiatric Treatment Facility)~~
  
- a. Medical offices hours of operations for treatment are limited to 7:00 a.m. until 7:00 p.m.

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- i. A personal services establishment whose principal services are massage therapy shall only be permitted provided it complies with the following standards:
  - (A) Hours of operations for treatment are limited to 7:00 a.m. until 7:00 p.m.
  - (B) Public access is limited to a storefront abutting a street.
  - (C) Special exception approval is required if the establishment is located less than 1,000 feet from another personal services establishment principal services are massage therapy. For purposes of this subsection, the distance shall be measured from public entrances.