

ORDINANCE No. 2019-13

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING TEXT AMENDMENTS TO THE CITY OF DORAL LAND DEVELOPMENT CODE BY AMENDING CHAPTER 52, "GENERAL PROVISIONS", SECTION 52-5 "DEFINITIONS"; CHAPTER 53, "ADMINISTRATION", ARTICLE II, "PLANNING AND DEVELOPMENT", DIVISION 5 "SUMMARY OF USES AND DEVELOPMENT STANDARDS", SECTION 53-128 "USE COMPATIBILITY TABLE" AND OTHER CORRESPONDING CHAPTERS OF THE LAND DEVELOPMENT CODE; MODIFYING EXISTING PERMITTED USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral Comprehensive Plan was adopted on April 26, 2006, as amended from time to time, pursuant to the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, in 2007, the City of Doral (the "City") adopted its own Land Development Code in order to implement the City's Comprehensive Plan which established zoning districts and permitted uses; and

WHEREAS, staff has proposed Land Development Code text amendments to the modify existing permitted uses which are outdated and not compatible with Doral's built environment; and

WHEREAS, the City Council of the City of Doral has reviewed the proposed text amendments to the Land Development Code to confirm consistency with the City's Comprehensive Plan, and has conducted all necessary public hearings for the adoption by the City of the Land Development Code; and

WHEREAS, the City Council of the City of Doral has reviewed the proposed text amendments to the Land Development Code and find the amendments to be in the best interest and welfare of the City and its residents.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

Section 1. Recitals. The above Recitals are confirmed, adopted, and incorporated herein and made a part of hereof by this reference.

Section 2. Code Amended. The Code of Ordinances of the City of Doral is hereby amended as follows:

Chapter 52 – GENERAL PROVISIONS

Section 52-5. Definitions

Adult Day Care Center. As defined in Chapter 429, Florida Statutes, an Adult Day Care Center shall include a facility that provides, for a part of a day, care services to three or more persons who are 18 years of age or older, who are not related to the owner or operator by blood or marriage, and who require such services. Said care services may include, but are not limited to, providing a protective and noninstitutional setting with therapeutic programs of social and health activities and services; leisure activities; self-care training; rest; nutritional services; and respite care. Care services shall not include regular physician visits or treatment programs for alcohol or substance abuse addiction or impairment. On-site supportive and optional services provided at an adult day care center may include, but are not limited to, speech, occupational, and physical therapy; legal consultation; consumer education; and referrals for follow-up services. Overnight stay or overnight care is not permitted. A valid Certificate of Use shall be obtained and renewed annually. Adult day care centers shall be licensed in accordance with Chapter 429, Florida Statutes, and proof of such license shall be provided to the City prior to issuance of a certificate of use.

Art Gallery. A room or structure in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.

Artisan/Craft Product Manufacturing. Establishments manufacturing and/or assembling small products primarily by hand, with or without tools or techniques including but not limited to glass blowing, welding, casting to create jewelry, pottery and other ceramics, as well as glass and metal art and craft products.

Assisted Living Facility (ALF). The term “ALF” means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and

one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.

Auditorium. An open, partially enclosed, or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions, and other public gatherings.

Brewery (not farm related). An establishment for the manufacture of malt liquors, such as beer and ale. The facility may have related accessory uses, including uses that permit the sale and consumption of products that are manufactured on or off site, as allowed by applicable licenses from the State of Florida Division of Alcoholic Beverages and Tobacco.

Brew Pubs (Restaurant, Pub, or Bar with a Brewery, Distillery, or Winery as Accessory Use). A small brewery, distillery, or winery accessory to a pub, bar, or restaurant, as allowed by applicable licenses from the State of Florida Division of Alcoholic Beverages and Tobacco.

Day Care Center. Any facility operated for the purpose of providing care, protection and guidance to 10 or more individuals during only part of a 24-hour day. This term includes nursery schools, preschools, day care centers for individuals, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full 24- hour period.

Distillery (not farm related). A facility designed for the distillation of agricultural products including grains, fruits, or vegetables into liquor or spirits. The facility may have related accessory uses, including uses that permit the sale and consumption of products that are manufactured on or off site, as allowed by applicable licenses from the State of Florida Division of Alcoholic Beverages and Tobacco.

Funeral Home. An establishment engaged in undertaking services such as preparing the dead for burial and arranging and managing funerals, including a funeral chapel.

Medical Marijuana Retail Center. A retail establishment, licensed by the Florida Department of Health as a “medical marijuana treatment facility,” “medical marijuana treatment center,” “dispensing organization,” “dispensing organization facility” or similar use, that sells and dispenses medical marijuana, but does not engage in any other activity related to preparation, wholesale storage, distribution, transfer, cultivation, or processing of any form of Marijuana or Marijuana product, and does not allow on-site consumption of Marijuana. A Medical Marijuana Treatment Center shall not be construed to be a Medical Marijuana Retail Center.

Medical Marijuana Treatment Center. A facility licensed by the Florida Department of Health to acquire, cultivate, possess, process (including development of related products such as food, tinctures, Article 8 - Definitions Article 8 – Definitions 8-19

aerosols, oils, or ointments), transfer, transport, sell, distribute, dispense, store, or administer Marijuana, products containing Marijuana, related supplies, or educational materials, as authorized by state law. A Medical Marijuana Treatment Center may include retail sales or dispensing of Marijuana. A facility which provides only retail sales or dispensing of Marijuana shall not be classified as a Medical Marijuana Treatment Center under this Chapter. Also, may be referred to as a "Medical Marijuana Treatment Facility" or "dispensing organization" or other similar term recognized by state law.

Micro-brewery (not farm related). A facility for the production and packaging of malt beverages such as beer and ale of low alcoholic content for distribution, retail, or wholesale, on or off premise, with a capacity of not more than 10,000 barrels per year. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.

Parking Garage, Commercial. A building or a portion thereof, used primarily for indoor parking of vehicles for compensation.

Parking Lot, Commercial. A tract of land which is used for the storage of motor vehicles, which is not accessory to any other use on the same or any other lot, and which contains parking space rented to the general public or reserved for individuals by the hour, day, week, or month.

Parking Lot, Noncommercial. A tract of land which is used for the storage of operable, non-disabled, licensed commercial motor vehicles as defined in section 320.01, Florida Statutes, construction equipment, agricultural equipment, and incidental temporary parking of operable, non-disabled, licensed passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities).

Public Transportation Facilities. A single or multimodal transportation facility that provides transportation to the public on a fare basis including but not limited to bus and train stations.

Recreation, Commercial Indoor. An indoor facility, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, swimming pool, snack bar, restaurant, retail sales of related sports, health or fitness items, and other support facilities.

Vehicle, Commercial. Any vehicle designed, used or maintained, as a means of transportation on land of people, goods or things used in trade, services, or commerce in general. For the purposes of these regulations, buses, vans and

other vehicles seating more than nine (9) persons used for transportation of people shall be considered commercial vehicles.

Winery (not farm related). A processing facility used for fermenting or processing fruit into wine or derivative products. The facility may have related accessory uses, including uses that permit the sale and consumption of products that are manufactured on or off site, as allowed by applicable licenses from the State of Florida Division of Alcoholic Beverages and Tobacco.

Chapter 53 - ADMINISTRATION

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ARTICLE II. – PLANNING AND DEVELOPMENT

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DIVISION 5. – SUMMARY OF USES AND DEVELOPMENT STANDARDS

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Sec. 53-128. – Use Compatibility Table.

(a) Category Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Auto, Truck, and Van Sales. The term “auto, truck and van sales” means the sale or lease of new or used automobile, trucks or vans to the general public or private entity.

Carwash. The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

Commercial Vehicle Storage. The parking and storage for a fee of operable, non-disabled, licensed commercial motor vehicles as defined in section 320.01, Florida Statutes, construction equipment, agricultural equipment, and incidental temporary parking of operable, non-disabled, licensed passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities).

Educational Facility. An institution devoted solely to tutoring and test preparation, vocational or professional education or training, an institution of higher education, a community college, junior college and a four-year college or university.

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Hotels. The term "hotel" means a building in which lodging, or boarding and lodging, are provided as the more or less temporary residence of individuals who are lodged therein and in which ingress and egress to and from all rooms are made through an inside lobby supervised by a person in charge at all times. As such, it is open to the public in contradistinction to a boardinghouse, lodginghouse or an apartment building. Keys to the rooms and mail for the occupant of the hotel are received and generally kept by the attendant at the desk in the lobby. Daily linen service and other normal and customary hotel services shall be offered to the individuals lodged therein. No more than five percent of the individual hotel units shall be occupied for more than six months. Kitchen facilities in individual units may be offered.

Manufacturing. The transformation of materials or substances into new products, including the assembly of component parts, and the production or refining of goods, materials, or substances into new products, including the assembly of component parts, but not including research and technology production uses.

Medical Use. Those uses concerned with the diagnosis, treatment, and care of human beings. These include hospitals; dental services; medical services or clinics; nursing, convalescent homes; orphan's homes; rest homes; sanitariums.

Manufacturing, heavy. The term "heavy manufacturing" means the manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

Manufacturing, light. The term "light manufacturing" means the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and custom manufacturing.

Manufacturing, medium. The term "medium manufacturing" means the processing and manufacturing of materials or products predominately from extracted or raw materials. These activities may include outdoor assembly and storage of products. Outdoor manufacturing of raw materials into compost, primarily for commercial resale, is a medium manufacturing activity. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process.

Professional Offices. Office means a use involving a business, profession, service or government activity including laboratories which do not involve retail activities on site.

Religious Institution. The term religious institution means a church or house of worship with related facilities such as the following in any combination; rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult daycare, playground, cemetery.

School. An elementary, middle, or high school, and exceptional learning center.

Warehouse. A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.

(b) The uses for each district are as stated in the following table:

- (1) P means permitted use;
- (2) S means permitted with special regulations;
- (3) E means special exception use;
- (4) (-) means not permitted

Category	Description	O-1	O-2	O-3	NC	CC	IC	I	I-R
Professional Offices	Accountant	P	P	P	P	P	P	P	P
	Architect	P	P	P	P	P	P	P	P
	Engineer	P	P	P	P	P	P	P	P
	Attorney	P	P	P	P	P	P	P	P
	Consultant	P	P	P	P	P	P	P	P
	Engineer	P	P	P	P	P	P	P	P
	Surveyor	P	P	P	P	P	P	P	P
	Interior designer	P	P	P	P	P	P	P	P
	Paralegal	P	P	P	P	P	P	P	P
	Et cetera.	P	P	P	P	P	P	P	P

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Medical	Medical center	P	P	P	—	P	P	P	P
	Rehab centers	P	P	P	—	P	P	P	P
	Hospitals	P	P	P	—	P	P	P	P
	Emergency facilities	P	P	P	—	P	P	P	P
Low Intense Medical	Doctor offices (any practice)	P	P	P	P	P	P	P	P
	Clinic	P	P	P	P	P	P	P	P
	Dialysis center	P	P	P	P	P	P	P	P
	Health testing invasive	P	P	P	P	P	P	P	P
	Health testing noninvasive	P	P	P	P	P	P	P	P
	Home health care provider	P	P	P	P	P	P	P	P
	Home health care agency	P	P	P	P	P	P	P	P
	<u>Massage/physical/occupational therapist center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Weight loss center</u>	<u>P^c</u>	<u>P^c</u>	<u>P^c</u>	<u>P</u>	<u>P</u>	<u>P^b</u>	<u>P^a</u>	<u>P^a</u>
Real estate and mortgage offices	Massage/physical/occupational therapist center	P	P	P	P	P	P	P	P
	Real estate broker	P	P	P	P	P	P	P	P
	Appraiser	P	P	P	P	P	P	P	P
	Mortgage company	P	P	P	P	P	P	P	P

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<u>Auto/Truck/Van Sales</u>	Retail sale	—	—	—	—	S	S	S	S
	Wholesale	—	—	—	—	—	S	S	S
	Export only	—	—	—	—	—	S	S	S
Gas Stations	Gas stations	—	—	—	—	S	S	S	S
<u>Auto/Trucks Storage and Repairs</u>	Body shop	—	—	—	—	—	S	S	S
	General mechanical service	—	—	—	—	—	S	S	S
	Car rental	—	—	—	—	—	S	S	S
Carwash	Inside building	—	—	—	S	P	P	P	P
	Exterior washing	—	—	—	S	P	P	P	P
<u>Educational/Training</u>	Public schools	P	P	P	P	P	P	P	P
	Schools	S	S	S	S	P	P	P	P
	University	S	S	S	S	P	P	P	P
	Tutoring/instructions (up to five students)	S	S	S	S	P	P	P	P
	<u>Trade Schools</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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<i>Passengers Commercial Vehicle Storage</i>	Taxis	—	—	—	—	S	S	P	P
	Buses	—	—	—	—	S	S	P	P
	Towing	—	—	—	—	S	S	P	P
	Limousine	—	—	—	—	S	S	P	P
	Parking lots, commercial and noncommercial.	—	—	—	—	—	P	P	P
	<u>Parking garage, commercial</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Parking lots, commercial</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Parking lots, noncommercial</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>S</u>	<u>—</u>	<u>—</u>
<i>Care Facilities</i>	Adult <u>day care center</u>	—	—	—	S	P	P	P	P
	Day care <u>center</u>	—	—	—	S	P	P	P	P
	Assisted living facility	—	—	—	—	—	P <u>S</u>	P <u>S</u>	P <u>S</u>
<i>Religious Institution</i>	Religious facility	P	P	P	P	P	P	P	P
<i>Funeral Services</i>	Embalmer	—	—	—	—	P	P	P	P
	Funeral homes	—	—	—	—	P	P	P	P

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<i>Admission facilities</i>	Auditoriums	—	—	—	—	P	P	P	P
	Theatres	—	—	—	—	P	P	P	P
	Museums	—	—	—	—	P	P	P	P
	<u>Art</u> Galleries	—	—	—	—	P	P	P	P
	Film Studios	—	—	—	—	P	P	P	P
<i>Rental rooms</i>	Hotels/motels (stand-alone)	P	P	P	S	S	P	P	P
<i><u>Hotels/Motels</u></i>									
	Hotels/motels (mixed use)	S	S	S	S	S	S	S	S
<i>Eating establishments</i>	Drive-in restaurant	—	—	—	—	P	P	P	P
	Restaurant/cafeteria	S	S	S	P	P	P	P	P
	Restaurant	S	S	S	P	P	P	P	P
	Wine/cafe	S	S	S	S	P	P	P	P
	Wine cafe with retail sale	—	—	—	S	P	P	P	P
<i><u>Entertainment Establishments</u></i>	Liquor sales with wine tasting	—	—	—	—	P	P	P	P
	Bars and pubs	S	S	S	E	P	P	P	P
	Night clubs	—	—	—	—	S	P	P	P

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	Billiards	—	—	—	S	P	P	P	P
	Bingo hall	—	—	—	—	P	P		
	Banquet hall	S	S	S	P	P	P	P	P
	Brewpubs	—	—	—	<u>S</u>	<u>S</u>	P	P	P
	<u>Micro-brewery</u>	=	=	=	=	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
	<u>Clubs, private</u>	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>
Warehouse	Freight forwarding	—	—	—	—	—	P	P	P
	Cargo service	—	—	—	—	—	P	P	P
	Custom brokerage	—	—	—	—	—	P	P	P
	<u>Warehouse, membership</u>	=	=	=	=	=	<u>S</u>	<u>S</u>	<u>S</u>
	Miniwarehouse or self-storage facilities	—	—	—	—	S	P	P	—
	Vertical in-door farms	—	—	—	—	—	P	P	P
Manufacturing Uses									
Manufacturing Light Uses									
	<u>Artisan/Craft Product Manufacturing</u>	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Audio and video equipment manufacturing</u>	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>

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Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned	—	—	—	—	—	P	P	P
Animal hospitals within soundproof, air-conditioned buildings	—	—	—	—	—	P	P	P
Armories, arsenals	—	—	—	—	—	P	P	P
Bakeries, wholesale only with incidental retail uses	—	—	—	—	—	P	P	P
Blacksmith, gas steam fitting shops	—	—	—	—	—	P	P	P
Boat slips used for the tying up of boats for the purpose of overhauling or repairing	—	—	—	—	—	P	P	P
Bottling plants	—	—	—	—	—	P	P	P
Brewery (<u>not farm related</u>)	—	—	—	—	—	P	P	P
Caterers	—	—	—	—	—	P	P	P
Clubs, private	—	—	—	—	—	P	P	P
Cold storage warehouses and pre-cooling plants	—	—	—	—	—	P	P	P
<u>Computer and peripheral manufacturing</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>P</u>
Concrete, clay or ceramic products, hand manufacture or involving only small mixer	—	—	—	—	—	P	P	P
Contractors' offices and yards	—	—	—	—	—	P	P	P

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	<u>Distillery (not farm related)</u>	=	=	=	=	=	P	P	P
	Dry cleaning and dyeing plants	—	—	—	—	—	P	P	P
	Electric substation	—	—	—	—	—	P	P	P
	<u>Renewable energy development and distribution</u>	=	=	=	=	=	=	P	P
	Engine sales and service, gas, oil, steam, etc.	—	—	—	—	—	P	P	P
	Fertilizer storage; sd;	—	—	—	—	—	P	P	P
	Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables	—	—	—	—	—	P	P	P
	Furniture refinishing.	—	—	—	—	—	P	P	P
	Garages (storage mechanical, including trucks, buses, heavy equipment)	—	—	—	—	—	P	P	P
	Glass installations	—	—	—	—	—	P	P	P
	Laboratories, material testing	—	—	—	—	—	P	P	P
	Leather goods manufacturing, excluding tanning	—	—	—	—	—	P	P	P
	Livery stables, for riding clubs, or a stable for sheltering horses	—	—	—	—	—	P	P	P
	Machine shops	—	—	—	—	—	P	P	P
	Marine warehouses	—	—	—	—	—	P	P	P

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Mattress manufacturing and renovating	—	—	—	—	—	P	P	P
<u>Medical equipment and supplies manufacturing</u>	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>
Metalizing processes	—	—	—	—	—	P	P	P
Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made	—	—	—	—	—	P	P	P
Motion picture production studios	—	—	—	—	—	P	P	P
Oxygen storage and filling of cylinders	—	—	—	—	—	P	P	P
Parking lots, commercial and noncommercial.	—	—	—	—	—	P	P	P
Passenger and freight stations and terminals for boats, trucks, buses, and railroads	—	—	—	—	—	P	P	P
Pharmaceutical storage	—	—	—	—	—	S	P	P
Police and fire stations	—	—	—	—	—	P	P	P
Printing shops	—	—	—	—	—	P	P	P
<u>Public transportation facility</u>	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>
Radio and television transmitting stations and studios	—	—	—	—	—	P	P	P
<u>Research and technology uses</u>	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>
Salesrooms and storage showrooms, wholesale	—	—	—	—	—	S	P	P

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	Salesrooms and showrooms	—	—	—	—	—	S	P	P
	<u>Semiconductor and other electronic component manufacturing</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>P</u>
	Ship chandlers	—	—	—	—	—	P	P	P
	Shipyards and dry docks	—	—	—	—	—	P	P	P
	Sign painting shops	—	—	—	—	—	P	P	P
	Storage warehouse for food, fodder, etc.	—	—	—	—	—	P	P	P
	Telephone exchanges	—	—	—	—	—	P	P	P
	Telephone service unit yards	—	—	—	—	—	P	P	P
	Textile, hosiery and weaving mills	—	—	—	—	—	P	P	P
	<u>Tobacco manufacturing</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>P</u>
	Upholstery shops	—	—	—	—	—	P	P	P
	Utility work centers, power and telephone, etc.	—	—	—	—	—	P	P	P
	Vending machine sales and service	—	—	—	—	—	P	P	P
	Veterinarians	—	—	—	—	—	P	P	P
	Warehouses for storage or products in the form sold in a business district	—	—	—	—	—	P	P	P
	Warehouse, membership	—	—	—	—	—	S	S	S
	Welding supplies	—	—	—	—	—	P	P	P
	<u>Winery (not farm related)</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>P</u>

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	Wood and coal yards	—	—	—	—	—	P	P	P
Manufacturing Medium Uses									
	Aircraft hangars and repair shops, aircraft assembling and manufacturing	—	—	—	—	—	—	P	P
	<u>Biofuel production</u>	=	=	=	=	=	=	<u>S</u>	<u>S</u>
	Boat or yacht repairing or overhauling, or boat building	—	—	—	—	—	—	P	P
	Cabinet shops	—	—	—	—	—	—	P	P
	Canning factories	—	—	—	—	—	—	P	P
	Commercial chicken hatcheries	—	—	—	—	—	—	P	P
	Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt	—	—	—	—	—	—	P	P
	Fruit packing and fruit preserving	—	—	—	—	—	—	P	P
	Furniture manufacturing	—	—	—	—	—	—	P	P
	Grinding shops	—	—	—	—	—	—	P	P
	Ice manufacturing	—	—	—	—	—	—	P	P
	Insecticide, mixing, packaging and storage	—	—	—	—	—	—	P	P
	Lumberyards	—	—	—	—	—	—	P	P

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	Millwork shops	—	—	—	—	—	—	P	P
	Novelty works	—	—	—	—	—	—	P	P
	Ornamental metal workshops	—	—	—	—	—	—	P	P
	Power or steam laundries	—	—	—	—	—	—	P	P
	Steel fabrication	—	—	—	—	—	—	S	S
	Taxidermy	—	—	—	—	—	—	S	S
	Telecommunications hubs	—	—	—	—	—	—	S	S
	Vulcanizing	—	—	—	—	—	—	S	S
	Welding shops	—	—	—	—	—	—	S	S
Manufacturing Heavy uses									
	Asphalt drum mixing plants which produce less than 150 tons per hour in self-contained drum mixers	—	—	—	—	—	—	S	S
	Rock and sand yards	—	—	—	—	—	—	P	P
	Cement and clay products, such as concrete blocks, pipe, etc.	—	—	—	—	—	—	P	P
	Soap manufacturing, vegetable byproducts only	—	—	—	—	—	—	P	P
	Railroad shops	—	—	—	—	—	—	P	P
	Sawmills	—	—	—	—	—	—	P	P
	Petroleum products storage tank not exceeding 30,000-gallon	—	—	—	—	—	—	S	—

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	capacity or a group of such tanks with an aggregate capacity not in excess of 30,000 gallons								
	Petroleum products storage tank with a capacity of over 30,000 gallons or a group of such tanks with an aggregate capacity in excess of 30,000 gallons	—	—	—	—	—	—	\$	—
	Dynamite storage	—	—	—	—	—	—	\$	\$
	Construction debris materials recovery transfer facility	—	—	—	—	—	—	\$	\$
RETAIL SERVICES									
Banks	Banking facility	p ^c	p ^c	p ^c	p	p	p	p	p
	Drive through	p ^c	p ^c	p ^c	p	p	p	p	p
	Savings and loans	p ^c	p ^c	p ^c	p	p	p	p	p
	Trust companies	p ^c	p ^c	p ^c	p	p	p	p	p
	Cash/check cashing	p ^c	p ^c	p ^c	p	p	p	p	p
Tangible Sales	Retail	p ^c	p ^c	p ^c	p	p	p ^b	p ^a	p ^a
	Showroom/office sales	p ^c	p ^c	p ^c	p	p	p ^b	p ^a	p ^a
	Wholesale	—	—	—	—	p	p	p ^a	p ^a
	Regional mall	—	—	—	—	p	—	—	—
	Retailing of secondhand items and Pawnshops	=	=	=	=	=	\$	=	=

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<i>Fitness/Sports</i>	Fitness center (gyms)	P	P	P	P	P	—	—	—
	Sports membership	P ^c	P ^c	P ^c	P	P	—	—	—
	Sports rental	P ^c	P ^c	P ^c	P	P	—	—	—
	Indoor sports club	P ^c	P ^c	P ^c	P	P	—	—	—
	Trade schools Health/ exercise centers (karate, dancing, gymnastics, etc.)	—	—	—	P	P	—	—	—
<i>Animal Service</i>	Pet shop	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Grooming	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Kennel	—	—	—	—	—	P	P	—
	Animal training	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Veterinarian	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
<i>Firearms</i>	Retail	—	—	—	—	—	P ^b	P ^a	P ^a
	Wholesale	—	—	—	—	—	P ^b	P ^a	P ^a
	Shooting range	—	—	—	—	—	P ^b	P ^a	P ^a
<i>Beauty <u>Services</u></i>	Barber shop/chair	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Spa	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a

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	Weight loss center	P^e	P^e	P^e	P	P	P^b	P^a	P^a
	Beauty salon	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Nail salon	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Electrolysis	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Body wrap, massage establishments	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Tattoo studio	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
Other Services	<u>Caterers</u>	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>
	Locksmith	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Janitorial	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Cleaning	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Pest control	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Laundry/cleaning plant	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Laundry/cleaning pickup/drop off	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Laundromat	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Etc.	P^e	P^e	P^e	P	P	P^b	P^a	P^a
Adult Uses	Adult uses	—	—	—	—	—	—	E	—
Other Uses	Low voltage security electric fence	(-)	(-)	(-)	(-)	(-)	E	E	E

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CHAPTER 68 – LAND USE AND ZONING DISTRICTS

* * *

ARTICLE IV. – COMMERCIAL DISTRICTS

* * *

DIVISION 2. – NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

* * *

Sec. 68-351. – Same—With special development requirements.

The following uses are permitted in the neighborhood commercial (NC) district, under the special development requirements and/or specified herein. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for the following uses:

- (1) Wine cafes pursuant to chapter 74, article IV.
- (2) Wine cafes with retail sales pursuant to chapter 74, article IV.
- (3) Billiards pursuant to chapter 74, article IV.
- (4) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.
- (5) Hotels and motels (stand-alone) with a maximum density of 75 units per acre.
- (6) Brew Pubs (restaurant only) pursuant to section 74-166.

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DIVISION 3. – CORRIDOR COMMERCIAL DISTRICT (CC)

* * *

Sec. 68-384. – Same—With special development requirements.

The following uses are permitted in the corridor commercial (CC) district, under the special development requirements and/or specified herein. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for the following uses:

- (1) Nightclubs pursuant to chapter 74, article IV.
- (2) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.
- (3) Hotels and motels (stand-alone) with a maximum density of 75 units per acre.
- (4) Auto/truck/van sales pursuant to section 74-152.
- (5) Miniwarehouses and self-storage facilities pursuant to conditions mentioned in section 52-5.
- (6) Passenger service facilities.
- (7) Brew Pubs (Restaurant, Pub, or Bar with a Brewery, Distillery, or Winery as Accessory Use) pursuant to section 74-167.
- (8) Micro-brewery pursuant to section 74-168.

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ARTICLE VI. – INDUSTRIAL DISTRICTS

* * *

DIVISION 2. –INDUSTRIAL COMMERCIAL DISTRICT (IC)

* * *

Sec. 68-786. - Same—With special development requirements.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial commercial district (IC):

- (1) Auto dealerships and truck sales for new and/or used vehicles, including ancillary uses such as auto and truck rentals, wholesale distribution and auto repair; only 40 percent of total gross building area is allowed for repair/service bays.
- (2) Auto repair, painting, top and body works pursuant to section 74-148.
- (3) Hotels and motels pursuant to section 74-157.
- (4) Manufacturing, medium (see section 52-5 for definition) pursuant to section 74-158.
- (5) Pharmaceutical storage pursuant to section 74-159.
- (6) Sales rooms and show rooms pursuant to section 74-161.
- (7) Telecommunications hubs pursuant to section 74-162.
- (8) Membership warehouses pursuant to section 74-163.
- (9) Retailing of secondhand items and pawnshops pursuant to section 74-164.
- (10) Micro-brewery pursuant to section 74-168.
- (11) Assisted Living Facilities pursuant to section 74-147.

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DIVISION 3. – INDUSTRIAL DISTRICT (I)

Sec. 68-821. - Same—With special development requirements.

The following uses are permitted in the industrial (I) district, under the special development requirements and/or specified herein. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for these uses permitted in the industrial district (I).

- (1) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.
- (2) Bars pursuant to chapter 74, article IV.
- (3) Nightclubs pursuant to chapter 74, article IV.
- (4) Auto dealerships and truck sales pursuant to section 74-152.
- (5) Auto repair, painting, top and body works pursuant to section 74-148.
- (6) Manufacturing, heavy pursuant to section 74-158.
- (7) Manufacturing, medium pursuant to section 74-158.
- (8) Membership warehouses pursuant to section 74-163.
- (9) Micro-brewery pursuant to section 74-168.
- (10) Noncommercial parking lots pursuant to Section 74-169.
- (11) Assisted Living Facilities pursuant to section 74-147.

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CHAPTER 74 – MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS

ARTICLE III. – SPECIAL SETBACKS AND USES

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscored type are additions.

DIVISION 4. – SPECIAL DEVELOPMENT REGULATIONS FOR CERTAIN USES

Section 74-147. – Adult day care centers and living facilities.

- (a) Adult day care centers shall additionally be regulated by F.S. ch. 400, nursing homes and related health care facilities, part V, adult day care centers (F.S. §§ 400.55—400.564).
- (b) Adult living facilities shall additionally be regulated by F.S. ch. 400, nursing homes and related health care facilities, part III, assisted living facilities (F.S. §§ 400.401—400.454).
 - (1) A maximum of two residents is allowed per bedroom. There shall also be a minimum of eighty (80) square feet per person of bedroom space for each dwelling unit.
 - (2) Minimum off-street parking shall be provided at one (1) space per full-time employee, plus two (2) spaces per five (5) beds.
 - (3) Recreational space shall be provided at a minimum of one hundred (100) square feet per resident, of which thirty (30%) percent shall be interior space. Exterior recreational space shall be properly landscaped and buffered for the benefit of both the residents and adjacent properties. A portion of required exterior space shall be provided on the building's front façade to allow for the passive observation of common outdoor areas and public right-of-way by residents.
 - (4) Facilities shall be aesthetically compatible with the surrounding neighborhood and adjacent properties.
 - (5) Facilities shall comply with the Florida Building Code, local ordinances, and fire prevention and safety code.

Section 74-166. Brew pubs (restaurant only).

- (a) A brewery, distillery, or winery is only permitted as an accessory use to a restaurant. Alcoholic beverages may be served where such service is strictly incidental to the service of food and from a service bar only.
- (b) Off-street parking for restaurant and other allowable uses shall be provided as otherwise required in this Code.
- (c) The use complies with Chapter 74, Article IV “Alcoholic Beverages”.

Section 74-167. Brew pubs (restaurant, pub, or bar with a brewery, distillery, or winery as accessory use).

- (a) Off-street parking for restaurant and other allowable uses shall be provided as otherwise required in this Code.
- (b) The use complies with Chapter 74, Article IV “Alcoholic Beverages”.
- (c) In addition to a brewery, distillery, or winery as accessory use, a restaurant may also have an accessory cocktail lounge-bar use subject to the requirements of Chapter 74 Article IV “Alcoholic Beverages”.

Section 74-168. Micro-brewery (not farm related).

- (a) The manufacture of malt liquors, such as beer and ale, shall be limited to 10,000 kegs per year as a micro-brewery.
- (b) The brewery may have a restaurant as an accessory use, and the restaurant may also have an accessory cocktail lounge-bar use, subject to the requirements of Chapter 74 Article IV “Alcoholic Beverages”.
- (c) Off-street parking for industrial, retail, restaurant, and other allowable uses shall be provided as otherwise required in this Code.

Section 74-169. Noncommercial parking lots.

- (a) Administrative site plan review approval is required prior to submitting paving and drainage plans and/or building permit.
- (b) Parking lots shall be screened with opaque wall, fences or hedges to a minimum height of six (6) feet at time of planting.
- (c) Paving and drainage plans approved by the Public Works Department. All paving shall be graded to provide for drainage on site.
- (d) Parking, loading or servicing of vehicles shall not be permitted on the public rights-of-way abutting the property.
- (e) No commercial vehicle maintenance activities shall be permitted on site.

Section 3. Implementation. The City Manager, City Clerk, and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take

any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Ordinance.

Section 4. Incorporation into the Code. The provisions of this Ordinance, to the extent appropriate, shall become and be made a part of the Code of Ordinances of the City of Doral. The City Clerk is authorized to take all actions necessary to incorporate the provisions of this Ordinance into the Code of Ordinances, including, but not limited to, renumbering or reletter sections and to change and that the word “ordinance” may be changes to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

The foregoing Ordinance was offered by Vice Mayor Mariaca who moved its adoption. The motion was seconded by Councilmember Cabral upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED on FIRST READING this 27 day of March, 2019.

PASSED AND ADOPTED on SECOND READING this 24 day of April, 2019.

JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

LUIS FIGUEROA, ESQ.
CITY ATTORNEY