

Coral Springs B-3 Zoning Code

DIVISION 4. GENERAL BUSINESS (B-3) DISTRICT

Sec. 250586. Purpose of district.

The General Business (B-3) District is intended to apply primarily to provide locations for planned commercial centers, sharing a common identity, parking and other support facilities developed according to an overall development plan; and for a wide range of goods and services to serve a market beyond the community itself. Such commercial concentrations are expected to draw substantial patronage from outside areas and are not expected to serve the convenience needs of local residents. As such, these centers should be oriented towards, and have direct access to arterial roadways, particularly major arterials. The district also provides opportunities for corporate park and research facilities and laboratories and mixed use developments through additional procedures and requirements.

(Code 1972, § 20-356; Ord. No. 93-146, § 1, 9-21-93)

Sec. 250587. Uses permitted.

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one (1) or more of the following specified uses:

- (1) Any use permitted in a B-2 District subject to the requirements of that district unless otherwise permitted below.
- (2) Stores for sale or rental of new or used merchandise conducted solely within a building.
- (3) Personal and professional services such as home appliance repairs and business service agencies, repair of electronic equipment and home service agencies.
- (4) Business services, business and professional offices with the provision that in the event a contractor, in conjunction with his business office, has a contractor shop the limitations outlined in this subsection shall apply.
- (5) Sales and installation of automobile tires, batteries and window tinting.
- (6) Commercial transportation business including taxi dispatch, bus and tram depot.
- (7) Ambulance services.
- (8) Sale or rental of automobiles, trucks, trailers, motorhomes and boats, subject to the following conditions:
 - (a) Automobiles, motorhomes and boats:
 1. Used automobiles, motorhomes or boats displayed and offered for sale shall occupy not more than one-half (1/2) of the lot on which the business is located.
 2. New or used automobiles, motorhomes or boats offered for rent shall occupy not more than one-half (1/2) the lot on which the business is located.

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3. Automobiles, motorhomes or boats bearing signs, painted or otherwise affixed to the vehicles, which advertise a franchiser or company name may not be stored in a manner, or at any location on a lot which enables said signs to be visible from any abutting street.

4. No outdoor speakers for announcing or music shall be permitted.

(b) Trucks and trailers:

1. Used trucks or trailers displayed and offered for sale shall occupy not more than one-half (1/2) of the lot on which the business is located.

2. New or used trucks or trailers offered for rent shall occupy not more than one-half (1/2) the lot on which the business is located.

3. Trucks or trailers bearing signs, painted or otherwise affixed to the vehicles, which advertise a franchiser or company name may not be stored in a manner, or at any location on a lot which enables said signs to be visible from any abutting street.

4. No outdoor speakers for announcing or music shall be permitted.

(c) Storage of trucks and trailers:

1. Any business which permits the sale or rental of trucks or trailers bearing signs, painted or otherwise affixed to the vehicles which signs advertise a franchiser or company name shall store such vehicle within a completely enclosed building or shall provide a vehicle storage area as set forth below. All trucks or trailers bearing such signs must be stored within the vehicle storage area or in the enclosed building.

2. Vehicular storage areas must be screened on all sides providing for necessary ingress and egress by a solid eight-foot high masonry wall and a five-foot wide landscape area where the storage area abuts a street or property line. The landscape area shall be outside the wall and consist of a two-foot high continuous hedge at the time of planting and a tree every twenty (20) feet with a minimum height of twelve (12) feet and a spread of six (6) feet at planting.

3. All maintenance, washing and repairs must be within an enclosed area.

4. Businesses which sell or rent trucks or trailers and are not in conformity with this section shall be changed or altered to conform with the provisions of this section within three (3) years of the effective date of this section.

(d) The display area in front of the building shall have a minimum of twenty-five (25) percent open space.

(9) Motor vehicle repair and service garage.

(10) Car wash.

(11) Telephone exchange.

(12) Appliance, furniture and small equipment rental agencies.

(13) Contractor shops subject to the following limitations:

(a) The activity shall be limited to twenty-five hundred (2,500) square feet.

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(b) Loading zones and parking areas for employees shall be adequately screened from public view from thoroughfares and adjacent residential districts.

(14) Accessory uses and structures.

(Code 1972, § 20-357; Ord. No. 93-146, § 1, 9-21-93; Ord. No. 94-147, § 33, 11-1-94)

Sec. 250588. Conditional uses.

The following uses shall only be conditionally permitted subject to the procedures and requirements provided elsewhere in this chapter.

(1) Certain mixed use developments as specified elsewhere in this chapter.

(2) Buildings or structures exceeding the height limitation as set forth in this chapter, up to a maximum height of one hundred (100) feet.

(3) Service stations, subject to the following regulations:

(a) The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

(b) A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

(c) The minimum lot area shall be one (1) acre.

(d) The minimum frontage on a street shall be two hundred (200) feet.

(e) The minimum setback of any building from all street lot lines shall be sixty-five (65) feet.

(f) The minimum setback of gasoline pumps and canopies from any street lot lines shall be fifty (50) feet. Such canopies shall have a minimum clearance of fourteen (14) feet and a maximum clearance of sixteen (16) feet and shall be supported with decorative columns.

(g) The minimum landscape buffer along any street lot line shall be twenty five (25) feet and shall contain substantial berming and mass plantings.

(h) At the terminus of any pump island, a planter area shall be provided to accommodate a small tree (ten (10) feet maximum) and ground cover/shrubs.

(i) Gasoline vent stacks are to be enclosed within a decorative structure or painted an inconspicuous color, and be located so as to be as unobtrusive as possible.

(j) Parking shall be permitted only in designated areas except when the vehicle is fueling.

(k) Service stations within two hundred (200) feet of properties in residential, community facility or parks and recreation zoning districts shall protect those properties from headlight glare, undesirable noise and views by the following:

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1. A decorative masonry wall, of uniform appearance six (6) feet in height, above finished grade, except along street frontages abutting a right-of-way with a width of eighty (80) feet or greater.
2. A five-foot wide landscape area which shall be outside the wall and consist of a two-foot high continuous hedge at the time of planting and be maintained at a height of at least four (4) feet.
3. Such masonry wall and landscaping shall be maintained in good condition at all times. This masonry wall and landscaping may be interrupted by normal entrances or exits, and shall have no signs hung or attached thereto other than those permitted pursuant to Chapter 18 of the land development code.

Except that service stations that are within sixty (60) feet of residential property shall be subject to the perimeter buffering requirements set forth elsewhere in this chapter.

- (l) All services except those routinely performed at full service pump island shall be conducted within the building.
- (m) No major repairs shall be performed.
- (n) Automatic car washes are permitted as an accessory use subject to the following conditions:
 1. The car wash must be accessory to and operating as a secondary service to the service station.
 2. The accessory operation shall be fully automatic requiring no employees for car wash related services.
 3. Maximum capacity of the accessory car wash shall be one (1) vehicle.
 4. The accessory car wash must have a working oil/sand interceptor to which all drainage from the car wash must flow.
 5. Buffering where the accessory building includes an opening of at least eight (8) feet in width or height:
 - a. Where said building is sixty (60) feet or less from "R" zoned land and the opening faces the "R" zoned land, a wall or berm eight (8) feet in height shall be required to screen the opening. The berm, together with any plantings, shall be a minimum of six (6) feet in height at the time of installation. The berm and plantings shall be maintained at an eight (8) foot height and shall be designed and maintained in a manner that will provide an opaque visual buffer.
 - b. Where the opening is located on the front or street elevation of a building, a wall with a minimum height of four (4) feet and a maximum height of five (5) feet shall be required to screen the opening. A minimum twenty (20) foot landscape strip shall be provided on the streetside of said wall with a minimum five (5) foot landscape strip on the inside of the wall. The strip shall be landscaped with a minimum of two (2) trees, and two (2) shrubs or vines for each five (5) feet of wall in addition to other landscaping required.
 - c. Alternative methods of achieving the opaque visual buffer may be approved by the city manager or his designee.

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6. Car wash opening in the building may only be provided at the entrance and exit. The sides of the car wash may not contain opening of any kind.
7. In no event shall required walls, berms or plantings conflict with the required sight visibility triangle.
8. Traffic circulation standards for accessory car washes shall provide a minimum of three (3) vehicle stacking spaces inbound and two (2) vehicle stacking spaces outbound with the car wash and stacking located in such a way as to avoid conflicts with other points of access, circulation and stacking requirements of the service station, and provide safe turning movements in and out of the car wash.

(o) Hand car washes are permitted as an accessory use subject to the following conditions:

1. The car wash must be accessory to and operating as a secondary service of the service station.
2. The accessory car wash must meet all landscape and buffering requirements as outlined in Articles IV and V of this chapter.
3. The accessory car wash must have a working oil/sand interceptor to which all drainage from the car wash must flow.
4. Hours of operation shall not exceed hours of operation of the service station.
5. There shall be no additional signage on the site to indicate car wash.
6. Traffic circulation standards on-site shall provide a minimum of six (6) vehicle stacking spaces, which spaces may be utilized as stacking spaces, separate parking spaces or a combination of the two. Any stacking shall be located in such a way as to avoid conflicts and provide safe turning movements.

(4) Convenience stores subject to the following conditions:

(a) The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

(b) A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

(c) The minimum lot area shall be twenty thousand (20,000) square feet.

(d) The minimum frontage on a street shall be one hundred fifty (150) feet.

(e) The minimum setback of any building from all street lot lines shall be sixty-five (65) feet.

(f) Convenience stores within two hundred (200) feet of properties in residential, community facility or parks and recreation zoning districts, shall protect those properties from headlight glare, undesirable noise and views by the following:

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1. A decorative masonry wall, of uniform appearance six (6) feet in height, above finished grade, except along street frontages abutting a right-of-way with a width of eighty (80) feet or greater.

2. A five-foot wide landscape area which shall be outside the wall and consist of a two-foot high continuous hedge at the time of planting and maintained at a height of at least four (4) feet.

3. Such masonry wall and landscaping shall be maintained in good condition at all times. This masonry wall and landscaping may be interrupted by normal entrances or exists, and shall have no signs hung or attached thereto other than those permitted pursuant to Chapter 18 of the land development code.

4. Except that convenience stores that are within sixty (60) feet of residential property shall be subject to the perimeter buffering requirements set forth elsewhere in this chapter.

(5) Fast food restaurants subject to procedures and regulations articulated elsewhere in this chapter and the following:

(a) The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

(b) A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

(c) A study shall be submitted by an environmental consultant which performs comprehensive outdoor air assessments to ensure that odors generated by the use are not excessive. The assessment shall be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

(6) Large scale retail establishment or any combination of large scale retail establishments in a single building, occupying a footprint greater than forty thousand (40,000) square feet are subject to the following conditions:

(a) Subject to the criteria set forth in the Architectural Guidelines for large scale commercial development.

(b) The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

(c) A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

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(d) The petitioner shall enter into a maintenance agreement to monitor the proper preparation of planting beds, material quality and long term maintenance. A comprehensive inspection schedule by an independent landscape professional will be required as part of the agreement. The agreement will require either a letter of credit or cash in the amount of fifty (50) percent of the fair market value be placed with the city prior to the issuance of a certificate of occupancy.

(7) If an addition of more than five (5) percent of the original floor area is being added to any of the uses described in this section which had previously qualified as a legal non-conforming use, then the above regulations for each use shall apply.

(Code 1972, § 20-358; Ord. No. 93-146, § 1, 9-21-93; Ord. No. 99-121, § 13, 8-17-99; Ord. No. 2000-113, § 6, 5-16-00)

Sec. 250589. Uses prohibited.

The permitted uses enumerated in this district shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

- (1) Any business which is or may be obnoxious because of dust, dirt, smoke, fumes, odors, noises, vibrations, radioactive waves, traffic or appearance.
- (2) Open air sale or display of machinery, farm implements, construction equipment.
- (3) Any use first permitted in a less restricted district.

(Code 1972, § 20-359; Ord. No. 93-146, § 1, 9-21-93)

Sec. 250590. Limitations of uses and structures.

(1) All permitted uses in this district shall be conducted entirely within a completely enclosed building except as follows:

- (a) Any activity which is enclosed by a concrete or masonry wall at least eight (8) feet in height effectively screening such use from outside direct view at ground levels.
- (b) Seating area when utilized as an accessory use to a restaurant.
- (c) Motor vehicles sales or rental.
- (d) Play areas of day nurseries or public or private schools.
- (e) Drive-thru businesses.
- (f) Refueling areas of service stations.
- (g) Car wash.
- (h) Plant nurseries.
- (i) Commercial marinas.
- (j) Recreational uses.
- (k) Heliports, helistops and off-heliport landing sites subject to the requirements as outlined in this chapter.

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(2) Storage area in this district may be provided outside an enclosed building providing the storage area is contained fully within a six-foot high decorative masonry wall. Said masonry wall shall provide along the extension thereof, a five-foot planting strip to be landscaped in accordance with the land development code.

(3) The following specific uses shall be permitted only when the entire site so utilized is not closer than three hundred (300) feet from an R District:

- (a) Cabinet and carpenter shop.
- (b) Heating and air conditioning contractor shop.
- (c) Sign shop.
- (d) Tinsmith shop.
- (e) Heliports, helistops and off-heliport landing sites.

(4) Overhead doors or other openings larger than eight (8) feet in width shall not be located on the immediate streetside of buildings. If oriented toward contiguous residentially zoned land said opening shall be screened in accordance with the requirements contained in this chapter. Overhead doors for large scale retail establishments shall completely screen vehicles within the loading bay. The screening walls and loading bay interior ceiling and upper walls shall be treated with an acoustical deadening material.

(Code 1972, § 20-360; Ord. No. 93-146, § 1, 9-21-93; Ord. No. 2000-113, § 7, 5-16-00)

Sec. 250591. Height.

No building or structure shall be erected or altered to a height exceeding one hundred (100) feet. Unless a different height is approved through the conditional use process, the maximum height will be limited by the following:

(1) That portion of a building or structure within three hundred (300) feet of any RS, RC-6 or RD zoned plot shall be subject to a height limitation of one (1) foot in height for every three (3) feet in distance measured from any applicable RS or RD zoned lot unless the application of this requirement would limit the building height to less than twenty-five (25) feet.

(2) That portion of a building or structure within two hundred (200) feet of any RC-12, RC-15 or RM zoned plot which is not used for business related parking shall be subject to a height limitation of one (1) foot in height for every two (2) feet in distance from any RC-12, RC-15 or RM zoned plot unless the application of this requirement would limit the building height to less than twenty-five feet.

(3) The development standards of this subsection are intended to result in increased protection to the privacy and enjoyment of city residents occupying homes in proximity B zoned buildings over twenty-five (25) feet in height. Site plans for B zoned

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building over two stories shall include drawings including the view shed from all non-street sides across from any R zoned plots.

(Code 1972, § 20-361; Ord. No. 93-146, § 1, 9-21-93)

Sec. 250592. Plot size.

There shall be no minimum required size of plot for nonresidential uses.

(Code 1972, § 20-362)

Sec. 250593. Yards.

(1) Every plot shall have a front yard not less than sixty-five (65) feet in depth. No front yard setback shall be required in those areas where the front sixty-five (65) feet or greater have been conveyed to the City of Coral Springs in conformance with the master parking plan.

(2) Every plot shall have a street side yard of not less than twenty (20) feet in depth.

(3) Plots utilized for both a nonresidential and permitted residential use shall provide yards as specified in this chapter.

(4) All plots shall provide yards in accordance with this chapter.

(5) Rear setback from alleys: Where a plot abuts a dedicated alley, a rear yard of not less than ten (10) feet shall be provided. A clear accessway of at least five (5) feet in width shall be provided from each egress point from the building to said alley.

(Code 1972, § 20-363)

Sec. 250594. Special provisions for shopping center outparcels.

The development of parcels of land which are defined as shopping center outparcels under the provisions of the land development code shall be developed as outlined below. Where the provisions conflict with other provisions in the land development code, the provisions outlined below shall prevail to the extent of the conflict. The intent of these provisions is to provide for attractive development on shopping center outparcels while not inhibiting the visual access and commercial use of the parent shopping center tract.

(1) The perimeter landscaping requirements of section 250833 of the land development code that require a hedge along the property line between shopping center

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outparcels or shopping center outparcel and parent tract may be waived by the city manager or his designee.

(2) A landscaped strip of at least ten (10) feet in width shall be provided along fifty (50) percent or more of the outside edge of the base of each building within the outparcel.

(3) Additional small trees and palms may be provided to satisfy landscape requirements as determined by the city manager or his designee when the landscape requirements under the land development code will otherwise interfere with the visual access to any business on the parent shopping center plot as follows:

(a) Up to seventy (70) percent of the trees required for the outparcel may consist of small trees and palms.

(b) Palms on the outparcel list in the Coral Springs Landscape Manual may be credited on a one (1) for one (1) basis for the required trees.

(c) Up to forty (40) percent of a single palm species from the outparcel palm list may be permitted to satisfy the tree requirement.

(4) All landscaping within the shopping center outparcel shall be maintained in conformance with section 250834 of the land development code to provide adequate visibility to the remainder of the shopping center.

(5) The development shall satisfy the following:

(a) No more than thirty (30) percent of the frontage of any shopping center may be obstructed by outparcel development consisting of walls, buildings or other visual obstruction except for landscaping materials and signs less than three (3) feet in height. However, where an outparcel has been subdivided from the parent shopping center tract in accordance with the provisions of the land development code, no more than thirty (30) percent of the frontage of the outparcel shall be permitted to be obstructed by development consisting of walls, buildings or other visual obstruction except for landscaping materials and signs less than three (3) feet in height.

(b) No outparcel building shall be located closer than seventy (70) feet at the closest point or by the height of the higher of the two (2) buildings to any other outparcel building, whichever is greater.

(Code 1972, § 20-364; Ord. No. 93-146, § 1, 9-21-93)

Sec. 250595. Landscaping.

(1) The pedestrian zone in front of commercial buildings shall be a minimum of eight (8) feet in width and an average of at least thirteen (13) feet in width. A minimum of twenty-five (25) percent of the front pedestrian zone shall be exposed, at grade, landscape planters or curbed landscaped areas. In addition, pedestrian zones abutting

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blank walls facing public streets shall conform to front pedestrian zone requirements. However, these provisions shall not be applicable when blank walls face a dedicated alleyway. Commercial development adjoining the sidewalk in master parking areas shall be exempt from the requirement.

(2) A landscape strip at least ten (10) feet in width located between the abutting right-of-way and the off-street parking and any other vehicular use area which is exposed to an abutting right-of-way, with the exception of master parking areas, shall be required. The provisions of this subsection shall not be applicable for the portion of the B District property line abutting a dedicated alleyway provided that the building setback is forty (40) feet or less.

(3) On the plot of a building or structure or open lot use providing an off-street parking area or other vehicular use area, a landscaped strip of at least five (5) feet in width shall be provided to form a visual screen between the off-street parking area or other vehicular use area and any abutting property.

(Ord. No. 94-147, § 34, 11-1-94; Ord. No. 95-038, § 8, 6-20-95)

Secs. 250596--250605. Reserved.

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DIVISION 8. SPECIAL UTILITY (SU) DISTRICT

Sec. 250781. Purpose of district.

The purpose of the Special Utility District is both to accommodate electrical transmission lines and related facilities and to permit other limited uses which are compatible with both the electrical transmission lines and the uses on adjoining properties.

(Code 1972, § 20-488)

Sec. 250782. Uses permitted.

The following uses shall be permitted in the Specialty Utility District:

(1) Electrical distribution and transmission facilities excluding substations and transmission lines carrying more than two hundred thirty (230) kV.

(2) Drainage facilities.

(3) Parking signage, access drives, landscaping related to and serving uses on contiguous property provided that:

(a) The special utility plot to be so used shall be joined with the contiguous plot as provided in the land development code, if there are separate plots involved;

(b) No more than fifty (50) percent of the special utility plot area may be used for parking and access drives;

(c) No parking space may be located closer than fifty (50) feet to any unrelated residential plot contiguous to the special utility plot;

(d) Documentation from the appropriate utility operator is furnished to show that the proposed use of the special utility area is compatible with any existing or proposed electrical transmission lines and related improvements;

(e) Any overhead lighting within the special utility area shall be oriented away from any unrelated contiguous residential plot; and

(f) All such parking shall be supplemental to required parking for the related plot and no such parking shall be utilized as a credit for the parking otherwise required by the Code of Ordinances [and the land development code].

A landscape strip at least ten (10) feet in width located between the abutting right-of-way and the off-street parking and any other vehicular use area which is exposed to an abutting right-of-way, with the exception of master parking areas, shall be required.

On the plot of a building or structure of open lot use providing an off-street parking area or other vehicular use area, a landscaped strip of at least five (5) feet in width shall be provided to form a visual screen between the off-street parking area or other vehicular use area and any abutting property.

(4) Uses generally accessory to the above listed uses.

(Code 1972, § 20-489; Ord. No. 95-038, § 17, 6-20-95)

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Sec. 250783. Conditional uses.

The following use is conditionally permitted in the SU district subject to the requirements established in the land development code;

- (1) Electric power transmission facilities including substations and transmission lines carrying greater than two hundred thirty (230) kV.
(Code 1972, § 20-489.1)

Sec. 250784. Uses prohibited.

The following uses are prohibited in the Special Utility District:

- (1) Any use, mechanical equipment, or activity which creates excessive noise, light, odor, vibration or other physical effect which is a general nuisance or irritant to the occupants of contiguous residential plots.
- (2) Any buildings or roofed structures.
- (3) Parking or storage of trucks or other commercial vehicles.

(Code 1972, § 20-490)

Secs. 250785--250795. Reserved.