

Table 155.501: City of Pembroke Pines - Permitted Uses Table - All Zoning Districts

P = Permitted; P/S = Permitted / Specific Use Regulations; A = Accessory Use; A/S = Accessory / Specific Use Regulations SE = Special Exception; Blank = Not Permitted;

Use Category	Use Type	Agriculture, Community, and Recreation						Residential Districts									Business Districts					Industrial Districts			Specific Use
		A	A-E	R-R	U	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	RMH	R-2	R-TH	RMF	B-1	B-2	B-3	C-1	PO	I-L	I-M	I-H	
Community Facilities Government Institutional																									
Religious Assembly	Religious Institution, House of Worship	P	P	P	P	P	P	P	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	P	P	P	155.524
Commercial																									
Age Restricted	Adult Entertainment																	P/S	P/S	P/S		P/S	P/S	P/S	155.503
	Electronic Nicotine Device Retail Sales																	A/S	A/S	A/S		A/S	A/S	A/S	155.512
	Pawn Shop																	P/S	P/S	P/S		P/S	P/S	P/S	155.521
	Tattoo Parlor																	P/S	P/S	P/S		P/S	P/S	P/S	155.532
Auto-motive, Boats, Equipment and Vehicle Sales and Service	Automotive and Vehicle Dealership																		P/S	P/S		P/S	P/S	P/S	155.505
	Automotive Parts and Accessories																P	P	P	P		P	P	P	
	Auto Repair, Minor																		P	P		P	P	P	
	Auto Repair, Major																		A	P		P	P	P	
	Boat Sales																		P	P		P	P	P	
	Boat Building, Storage, Service and Repair																			P/S		P/S	P/S	P/S	155.506
	Car Wash, Accessory Automatic																		A/S	A/S		A/S	A/S	A/S	155.508

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Commercial																									
Auto-motive, Boats, Equipment and Vehicle Sales and Service	Car Wash, Attended Automated																		P/S	P/S		P/S	P/S	P/S	155.508
	Car Wash, Manual																		A/S	A/S		A/S	A/S	A/S	155.508
	Car Wash, Self Service																		P/S	P/S		P/S	P/S	P/S	155.508
	Construction Equipment Sales																		SE	P		P	P	P	
	Motorcycle Sales																		P	P		P	P	P	
	Service Stations																		P/S	P/S		P/S	P/S	P/S	155.527
	Small Engine Service and Repair																	P	P	P		P	P	P	
	Vehicle Rentals																		SE	SE		SE	SE	SE	155.531
Animal Related	Animal Cemetery																				P/S	P/S	P/S	155.514	
	Animal Hospital, Veterinary Clinic	P	P	P													P	P	P		P	P	P		
	Kennel, Animal Boarding	P																	P		P	P	P		
	Pet Grooming, Sales, and Supply																P	P	P		P	P	P		
	Pet Hotels, Dog Daycare																	P/S	P		P	P	P	155.522	

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Commercial																										
Office and Professional Services	Business and Professional Offices																		P	P	P	P	P	P	P	
	Call Center																		P	P	P	P	P	P	P	
	Employment Office																		P	P	P	P	P	P	P	
	Parcel, Packaging or Postal Facility																		P	P	P		P	P	P	
	Printing and Copying																		P	P	P		P	P	P	
Daycare	Adult Daycare																		P	P	P	P	P	P	P	
	Child Care Center																		P/S	P/S	P/S	P/S		P/S	P/S	P/S
Financial Services	Banks, Credit Unions																		P	P	P	P	P	P	P	
	Check Cashing																		P	P	P		P	P	P	
	Financial Institutions																		P	P	P	P	P	P	P	
	Investment Firms/ Stockbrokers																	P	P	P	P	P	P	P	P	
Food and Beverage Service	Bakery																	P	P	P	P		P	P	P	
	Banquet Hall																		P	P	P		P	P	P	
	Bar, Tavern																		P	P	P		P	P	P	
	Food Production																		P	P	P		P	P	P	

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Commercial																									
Food and Beverage Service	Microbreweries, Microwineries, Brewpubs																		SE	SE		SE	SE	SE	155.517
	Mobile Food Vendors																	A/S	A/S	A/S		A/S	A/S	A/S	155.518
	Nightclub																	P	P	P		P	P	P	
	Outdoor Dining																A/S	A/S	A/S	A/S		A/S	A/S	A/S	155.519
	Restaurant																P	P	P	P		P	P	P	
	Restaurant, Take Out																P	P	P	P		P	P	P	
	Restaurant, Drive-Thru																	P	P	P		P	P	P	
	Restaurant, Food Hall																	P	P	P		P	P	P	
Health Care Related; Medical Office	Detoxification, Treatment and Recovery Centers					P													P	P		P	P	P	
	Hospital	P	P	P		P	P												SE	SE					
	Medical Office, General																P	P	P	P	P	P	P	P	
	Medical Office, Specialized																P	P	P	P	P	P	P	P	
	Medical and Dental Labs																	P	P	P	P	P	P	P	
Medical Research																				P	P	P	P		

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Commercial																									
Health Care Related; Medical Office	Physical Therapy and Rehab Centers																	P	P	P	P	P	P	P	
	Surgical Centers, Outpatient																	P	P	P		P	P	P	
	Urgent Care																	P	P	P		P	P	P	
	Wellness Center																	P	P	P	P	P	P	P	
Lodging, Visitor Accommodations	Hotel, Full Service															SE		P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.513
	Hotel, Limited Services															SE		P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.513
	Hotel, Extended Stay															SE		P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.513
	Motel															SE		P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.513
Personal Services	Body Art Studios																	P/S	P/S	P/S		P/S	P/S	P/S	155.507
	Barber, Beauty Parlor, Salon																P	P	P	P		P	P	P	
	Day Spa																	P	P	P		P	P	P	
	Dry Cleaners																	P/S	P/S	P/S		P/S	P/S	P/S	155.511
	Dry Cleaners Pick-Up Only																P	P	P	P		P	P	P	
	Funeral Home, Mortuary																	P	P	P		P	P	P	
	Locksmith																		P	P		P	P	P	

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Commercial																									
Personal Services	Massage Services																	P	P	P		P	P	P	
	Nail Salon																P	P	P	P		P	P	P	
	Self-Service Laundry, Laundromat																P/S	P/S	P/S	P/S		P/S	P/S	P/S	155.527
	Tailor, Alterations																P	P	P	P		P	P	P	
Recreation and Entertainment	Amusement Center, Arcades						P											P	P	P		P	P	P	
	Aquarium						P											P	P	P		P	P	P	
	Assembly Hall (Non-Religious)																	P	P	P		P	P	P	
	Billiards or Pool Hall						P											P	P	P		P	P	P	
	Bowling Alley						P											P	P	P		P	P	P	
	Go-Cart Track, No Racing						P/S																		155.523
	Golf Course	P	P	P			P	P	P	P	P	P	P	P	P										
	Golf Course, Miniature	P	P	P			P												P	P		P	P	P	
	Golf Driving Range						P												P	P		P	P	P	
	Gun Range, Indoor						P												SE	P		P	P	P	
Gun Range, Outdoor						P															P/S	P/S	P/S	155.514	

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Commercial																										
Recreation and Entertainment	Gym or Fitness Center																		P	P	P		P	P	P	
	Gym, Specialized																		P	P	P		P	P	P	
	Mechanical Riding Devices						P/S																			155.523
	Movie Theatre, Inline																		P	P	P		P	P	P	
	Movie Theatre, Free Standing																		P	P	P		P	P	P	
	Museum or Art Gallery (Private)	P	P	P			P												P	P	P		P	P	P	
	Parks, Recreational Facilities (Private)	P	P	P			P												P	P	P		P	P	P	
	Racetrack - Auto, Motorcycle, or Horse						P/S																P/S	P/S	P/S	155.514, 155.523
	Skating Rink																			P	P		P	P	P	
	Sports Stadium, Amphitheatre, or Arena						P/S													P	P		P	P	P	155.523
Theatre or Music Hall																			P	P	P		P	P	P	
Retail	Alcohol Sales																		P/S	P/S	P/S		P/S	P/S	P/S	155.504
	Antiques																P	P	P	P		P	P	P		

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Commercial																												
Retail	Apparel and Clothing																	P	P	P	P		P	P	P			
	Bait and Tackle																			P	P	P		P	P	P		
	Books, Cards, Stationary, Gift																		P	P	P	P		P	P	P		
	Convenience Store																		P	P	P	P		P	P	P		
	Department Store																			P	P	P		P	P	P		
	Drug Store or Pharmacy																		P	P	P	P		P	P	P		
	Electronics Sales, Supply and Service																		P	P	P	P		P	P	P		
	Farmers Market																		P	P	P	P		P	P	P		
	Farm Supply and Equipment																					SE	P		P	P	P	
	Florist																		P	P	P	P		P	P	P		
	Furniture for Home and Office																		P	P	P	P		P	P	P		
	Garden Supply																		P	P	P	P		P	P	P		
	Grocery and Food Supply																		P	P	P	P		P	P	P		
	Hardware																		P	P	P	P		P	P	P		
Hobby Supply, Craft																		P	P	P	P		P	P	P			

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Commercial																										
Retail	Home Appliance Sales and Service																	P	P	P	P		P	P	P	
	Home Improvement Centers																			P	P		P	P	P	
	Jewelry, Shoe and Accessory Repair																	P	P	P	P		P	P	P	
	Lumber Yard																				P		P	P	P	
	Machinery Sales																					P	P	P		
	Meat, Poultry, Fish, Seafood Sales																	P	P	P	P		P	P	P	
	Optical, Eyeglasses																	P	P	P	P		P	P	P	
	Outdoor Display and Sales																	A/S	A/S	A/S	A/S		A/S	A/S	A/S	155.520
	Plumbing and Electrical Fixtures																		P	P	P		P	P	P	
	Regional Shopping Malls																			P/S	P/S		P/S	P/S	P/S	155.645-155.649
	Restaurant and Hotel Supplies																				P		P	P	P	
	Sporting Goods																	P	P	P	P		P	P	P	
	Swimming Pool Supplies and Equipment																		P	P	P		P	P	P	

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Commercial																											
Retail	Thrift Store or Secondhand or Consignment																		P	P	P		P	P	P		
Other	Auction																			P	P		P	P	P		
	Art and Photography Studios																		P	P	P		P	P	P		
	Business, Commercial Schools																		P	P	P		P	P	P		
	Dance Studio																			P	P	P		P	P	P	
	Instructional Services																	P	P	P	P		P	P	P		
	Martial Arts Studio																			P	P	P		P	P	P	
	Performing Arts Schools																			P	P	P		P	P	P	
	Private Club, Lodge, Nonprofit	P	P	P	P															P	P	P		P	P	P	
	Self-Storage																					P		P	P	P	
	Swim School																				P	P	P		P	P	P
Trade and Vocational Schools																				P	P	P		P	P	P	

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Industrial																										
Animal Related	Abattoir or Slaughterhouse																									SE
	Circus Quarters, Animal Refuge																					P/S	P/S	P/S		155.514
	Livery Stable, Riding Academy																					P	P	P		
	Livestock Auction and Sales																								SE	
	Livestock Supply																		SE	P		P	P	P		
	Rendering Plant																								SE	
	Tanning, Curing, or Storage of Raw Hides, except as incidental to taxidermy																								SE	
Communi-cations	Audio, Photography, and Film Production Studio																		P	P						
	Broadcast, Radio and Television Studio																	P	P	P		P	P	P		
	Telecommuni-cation Tower - Guyed																					SE	SE	SE	155.533	
	Telecommuni-cation Tower - Lattice																		SE		SE	SE	SE		155.533	

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Industrial																									
Communications	Telecommunication Tower - Monopole	P/S	P/S	P/S	P/S	P/S	P/S									SE	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.533
	Telecommunication Tower - Stealth	P/S	P/S	P/S	P/S	P/S	P/S							P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	155.533
Food and Beverage Production and Processing	Brewery/ Distillery																				P/S	P/S	P/S	155.514	
	Food Catering																				P	P	P		
	Food and Bakery Products																				P	P	P		
	Meat and Fish Products, no slaughtering																				P	P	P		
	Nonalcoholic Beverage Production and Bottling																				P	P	P		
	Starch, Glucose, Dextrin																				P	P	P		
	Vegetable Oil Production																						P	P	
Industrial Services	Asphalt Paving Plant																						P		
	Building Material Sales/Lumber Yard																		P		P	P	P		
	Carpet and Rug Cleaning																		P		P	P	P		

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Industrial																									
Industrial Services	Cleaning and Dyeing																			P		P	P	P	
	Contracting Service Yards - Building/AC/ Plumbing																					P	P	P	
	Dry Cleaning Plant																					P	P	P	
	Extermination/ Pest Control Business																					P	P	P	
	Fuel Oil, Petroleum and Bottled Gas Distribution and Storage																					P	P	P	
	Linen or Uniform Services																			P		P	P	P	
	Lithography, Engraving																			P		P	P	P	
	Machine Shop																					P	P	P	
	Metalworking, Welding, Various Pipe Fitting																					P	P	P	
	Miscellaneous Repair Shops																			P		P	P	P	
	Oil Reclamation																							P	
Painting and Varnishing																					P	P	P		

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Industrial																									
Manufacturing and Production	Assembly of Electrical Equipment and Appliances																					P	P	P	
	Assembly and Treatment of Products including but not limited to previously prepared materials																					P	P	P	
	Auto Accessories, except tires																					P	P	P	
	Auto Accessories, including tires																								SE
	Automatic Screw Machines																					P	P	P	
	Automobile Assembly Plant																						P	P	
	Boat Building and Repair																					P	P	P	
	Box, cardboard, and the like																					P	P	P	
	Building Materials Manufacturing brick, tile, concrete, glass, lumber, rock, stone, sash and doors																					P	P	P	

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		A	A-E	R-R	U	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	RMH	R-2	R-TH	RMF	B-1	B-2	B-3	C-1	PO	I-L	I-M	
Industrial																								
Research and Development	Data Centers - Processing, Hosting, and Related	P	P	P														P	P	P	P	P	P	
	Educational, Scientific or Industrial Research and Development Laboratory		P	P																	P	P	P	
Storage and Warehousing	Bulk Outdoor Storage of Materials (as a primary use)																				P	P	P	
	Poisonous Gases																						SE	
	Tank Storage of Oil and Gasoline																				P/S	P/S	P/S	155.514
	Vehicle Towing and Storage																		P		P	P	P	
	Open-Air Storage of Vehicles																		P		P	P	P	
	Warehouse and Distribution																		P		P	P	P	
Wholesale and Distribution	Agriculture Products/Grain Storage and Processing																		P		P	P	P	
	Cold Storage, Ice																		P		P	P	P	
	Crating, Packing and Shipping Services																		P		P	P	P	

Table 155.501: City of Pembroke Pines - Permitted Uses Table - All Zoning Districts

P = Permitted; P/S = Permitted / Specific Use Regulations; A = Accessory Use; A/S = Accessory / Specific Use Regulations SE = Special Exception; Blank = Not Permitted;

Use Category	Use Type	Agriculture, Community, and Recreation						Residential Districts								Business Districts					Industrial Districts			Specific Use	
		A	A-E	R-R	U	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	RMH	R-2	R-TH	RMF	B-1	B-2	B-3	C-1	PO	I-L	I-M		I-H
Industrial																									
Wholesale and Distribution	Parcel Delivery Service																		SE	P		P	P	P	
	Fruit Packing and Shipping																			P		P	P	P	
	Fulfillment Center																		SE	P		P	P	P	
	Wholesale, Distribution																			P		P	P	P	
	Wholesale Seafood																			P		P	P	P	
Waste and Salvage (Waste Management)	Building and Construction Debris																							P	
	Junkyards																							P/S	155.515
	Materials and Resource Recovery, Recycling and Composting			P/S																				P	155.525
	Solid Waste Transfer Station			P																				P	
Other																									
Misc.	Airport	P	P	P																		P	P	P	
	Auction, Vehicle																						P	P	
	Blast Furnace																							SE	
	Blooming Mill																							SE	
	Bone Distillation																							SE	
	Carnival, Circus	P	P	P			P															P/S	P/S	SE	155.514

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Use Category	Use Type	Agriculture, Community, and Recreation						Residential Districts								Business Districts					Industrial Districts			Specific Use	
		A	A-E	R-R	U	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	RMH	R-2	R-TH	RMF	B-1	B-2	B-3	C-1	PO	I-L	I-M		I-H
Prohibited Uses																									
Various	Medical Marijuana Dispensing Facility																								155.516

(Ord. 2021-02, adopted 3-17-21; sought to be reconsidered, Commission passed 4-21-2021; Am. Ord. 2022-02, passed 6-15-22)