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

P =	Permitted; P/S = P	ermitt	ed / Sp	ecific	Use Re	egulati	ons; A	= Acce	essory	Use; A	JS = Ac	ccesso	ry/Sp	ecific l	Use Re	gulati	ons SE	= Spe	cial E	xceptio	n; Bla	nk = N	ot Per	mitted	i;
Use Category	Use Type	Ag	gricult	ure, Co Recre	ommu eation	nity, a	nd			1	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri Istrict		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	1-T	l-M	1-H	
											Resider	ntial													
Residences	Single-Family Detached	P	Р	P				P	P	Р	P	P	P	P		P									
	Mobile Homes												P												
	Two-Family Attached													P		Р									
	Townhouse														P	P									
	Multi-Family															P									
	Accessory Dwelling Units							P																	
Group Living	Special Residential 1	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									155.530 (A)(1)
	Special Residential 2	P/ S	P/ S	P/ S		P/ S										P/ S									155.530 (A)(2)
	Special Residential 3	P/ S	P/ S	P/ S		P/ S										P/ S									155.530 (A)(3)
	Rooming and Boarding															Р									
Other	Family Daycare Homes	P/ S	P/ S	P/ S				P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S									118.15
	Home Based Businesses	P/ S	P/ S	P/ S				P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S									120.02
								Comm	unity I	Facilitie	es Go	vernme	nt In	stitutio	nal										
Community or Cultural Facilities	Non-Profit Facility Educational/ Recreational Center							P	P	P	P		P	P											
	Philanthropic Institution	Р	Р	Р	Р		Р																		_

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	Ag	gricult	ure, Co Recre	ommu eation	nity, aı	nd			I	Reside	ntial D	istrict	s				Busin	ess Dis	stricts			dustri Istrict		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	РО	J-T	1-M	1-H	
								Comm	unity I	acilitie	es Go	vernme	nt In	stitutio	nal										
Community or Cultural Facilities	Public Library/ Museum/Gallery	P	Р	Р	Р	P	P	P	P	Р	Р	Р	p	p	P	p		P	P	P		Р	P	P	
racinties	Public Recreation Facilities and Parks	Р	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	
Educational Facilities	Adult or Continuing Education Schools					P												P	P	P		P	P	P	
	Child Care (Home Daycare)	P/ S	P/ S	P/ S				P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S									118.15 - 118.20
	College or University	P	Р	Р		P												P	P	P		Р	P	P	
	Elementary/ Middle/ High School	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	155.526
	Specialized Education					Р												P	P	Р		Р	Р	Р	
Govern-	Library	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
ment	Government Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Park and Recreational Facilities (Public) Both indoor and outdoor facilities	P	Р	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Public Services Buildings	Р	Р	Р	Р	Р	Р										P	P	P	Р	Р	Р	Р	Р	

P =	Permitted; P/S = P	ermitt	ed / Sp	ecific													Distric		cial Ex	xceptio	on; Bla	ınk = N	ot Per	mitte	d;
Use Category	Use Type	Aş	gricult		ommu eation	nity, a	nd			I	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri District		Specific Use
		A	A-E	R-R	n	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	l-L	I-M	l-H	
								Comm	unity I	Facilitie	es Go	vernme	nt In	stitutio	onal										
Religious Assembly	Religious Institution, House of Worship	P	P	Р	Р	Р	Р	Р	P/ S	P/ S	P/ S	P	P	P	Р	Р	P	Р	Р	Р	Р	Р	Р	P	155. 524
										(Comme	ercial													
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,	Automotive and Vehicle Dealership																		P/ S	P/ S		P/ S	P/ S	P/ S	155.505
Equipment and Vehicle Sales and Service	Automotive Parts and Accessories																Р	Р	Р	P		Р	Р	Р	
	Auto Repair, Minor																		P	Р		P	Р	Р	
	Auto Repair, Major																		A	Р		Р	P	Р	
	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

P =	Permitted; P/S = Pe	ermitte	ed / Sp	ecific 1	Use Re	egulati	ons; A	= Acce	essory	Use; A	/S = A	ccessor	y/Spe	ecific U	Use Re	gulati	ons SE	= Spe	cial E	xceptio	on; Bla	nk = N	ot Per	mitted	d;
Use Category	Use Type	Ag	gricult		ommu eation	nity, a	nd			I	Reside	ntial D	istrict	S				Busin	ess Di	stricts			dustri istrict		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	1:T	I-M	1-H	
										(Comme	rcial													
Auto- motive,	Car Wash, Attended Automated																		P/ S	P/ S		P/ S	P/ S	P/ S	155.508
Boats, Equipment and Vehicle	Car Wash, Manual																		A/ S	A/ S		A/ S	A/ S	A/ S	155.508
Sales and Service	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	Р		Р	P	Р	
	Service Stations																		P/ S	P/ S		P/ S	P/ S	P/ S	155.527
	Small Engine Service and Repair																	Р	Р	Р		Р	P	Р	
	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	Р	P	P														Р	Р	P		Р	P	P	
	Kennel, Animal Boarding	P																		Р		P	P	P	
	Pet Grooming, Sales, and Supply																	P	Р	Р		P	P	Р	
	Pet Hotels, Dog Daycare																		P/ S	Р		P	P	Р	155.522

Use Category	Use Type	Ag	gricult	ure, Co Recre	ommu eation		nd			F	Resideı	ntial D	istrict	S				Busin	ess Di	stricts			dustri Istrict		Specific Use
		A	A-E	R-R	n	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	1-L	I-M	1-H	
										(Comme	rcial													
Office and Profess- ional	Business and Professional Offices																	P	P	Р	Р	P	P	Р	
Services	Call Center																	P	P	P	P	P	Р	P	
	Employment Office																	Р	Р	Р	Р	Р	P	Р	
	Parcel, Packaging or Postal Facility																	Р	P	Р		Р	P	Р	
	Printing and Copying																	P	Р	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	155.509
Financial Services	Banks, Credit Unions																	Р	Р	P	P	Р	P	Р	
	Check Cashing																	P	P	P		P	P	P	
	Financial Institutions																	Р	Р	Р	Р	Р	P	Р	

Investment

Banquet Hall

Bar, Tavern

Food Production

Firms/ Stockbrokers

Bakery

Food and

Beverage

Service

P

P

Ρ

P

P

P

P

P

P

P

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P

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P

P

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P P

P =	Permitted; P/S = P	ermitte	ed / Sp	ecific	Table Use Re	155.50 gulati	01: Cit	y of Pe	embrok essory	ke Pino Use; A	es - Per /S = Ac	rmitte ccessor	d Uses	Table	- All Z Use Re	oning gulati	Distric	cts I = Spe	cial E	xceptio	on; Bla	nk = N	ot Per	mitted	l;
Use Category	Use Type	Ag	gricult	ure, Co Recre	ommu eation	nity, a	nd			I	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri istrict		Specific Use
		A	A-E	R-R	n	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	РО	1:T	l-M	H-1	
										(Comme	rcial													
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																Р	Р	Р	Р		Р	P	Р	
	Restaurant, Drive-Thru																	Р	Р	Р		P	P	Р	
	Restaurant, Food Hall																	P	Р	Р		P	P	Р	
Health Care Related; Medical	Detoxification, Treatment and Recovery Centers					P													Р	P		P	P	Р	
Office	Hospital	P	P	P		P	Р												SE	SE					
	Medical Office, General																Р	P	Р	Р	Р	P	P	Р	
	Medical Office, Specialized																Р	Р	Р	Р	Р	Р	P	Р	
	Medical and Dental Labs																	Р	Р	Р	Р	Р	P	Р	
	Medical Research																				Р	P	P	P	

P =	Permitted; P/S = Pe	ermitte	ed / Sp	ecific												oning gulatio			cial Ex	ceptio	on; Bla	nk = N	ot Per	mitted	l;
Use Category	Use Type	Ag	gricult	ure, Co Recre		nity, aı	nd			I	Resider	ntial D	istrict	s				Busin	ess Dis	stricts			dustri istrict		Specific Use
		А	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	1-T	l-M	1-H	
										(Comme	rcial													
Health Care Related;	Physical Therapy and Rehab Centers																	P	Р	P	P	P	P	P	
Medical Office	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	Hotel, Full Service															SE		P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	155.513
Accomm- odations	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

P

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155.511

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Barber, Beauty

Parlor, Salon

Day Spa

Dry Cleaners

Dry Cleaners Pick-Up Only

Funeral Home,

Mortuary

Locksmith

P =	Permitted; P/S = P	ermitt	ed / Sp	ecific				y of Pe											cial E	xceptio	on; Bla	ınk = N	ot Per	mitte	i;
Use Category	Use Type	Aş	gricult	ure, Co Recre	ommu eation	nity, a	nd			I	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri Istrict		Specific Use
		A	A-E	R-R	n	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	1-T	l-M	l-H	
											Comme	rcial													
Personal Services	Massage Services																	Р	P	Р		Р	Р	Р	
	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																Р	Р	Р	Р		Р	P	Р	
Recreation and Enter-	Amusement Center, Arcades						Р											Р	Р	Р		Р	Р	Р	
tainment	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	P									
	Golf Course, Miniature	Р	Р	P			Р												P	Р		Р	P	Р	
	Golf Driving Range						Р												Р	Р		Р	Р	Р	
	Gun Range, Indoor						Р												SE	Р		Р	Р	Р	
	Gun Range, Outdoor						Р															P/ S	P/ S	P/ S	155.514

	Permitted; P/S = Pe																								a
Use Category	Use Type	Ag	gricult		eation	nity, a	nd			F	Reside	ıtial D	istrict	s				Busin	ess Di	stricts			dustri istrict		Specific Use
		A	A-E	R-R	n	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	1-T	M-I	H-I	
										(Comme	rcial													
Recreation and Enter- tainment	Gym or Fitness Center																	P	P	P		P	P	P	
tainment	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	Р	Р		P	P	P	
	Museum or Art Gallery (Private)	P	P	Р			P											P	Р	Р		P	P	P	
	Parks, Recreational Facilities (Private)	P	Р	Р			Р											Р	Р	Р		Р	P	Р	
	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	Р		P	P	P	155.523
	Theatre or Music Hall																	Р	Р	Р		Р	P	Р	
Retail	Alcohol Sales																	P/ S	P/ S	P/ S		P/ S	P/ S	P/ S	155.504
	Antiques																P	P	Р	Р		Р	Р	P	

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Use Category	Use Type	A	gricult		ommu eation	nity, a	nd			1	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri istrict		Specific Use
		A	A-E	R-R	n	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	РО	1:T	l-M	H-1	
										(Comme	rcial													
Retail	Apparel and Clothing																Р	Р	Р	Р		P	P	Р	
	Bait and Tackle																	P	P	P		P	P	P	
	Books, Cards, Stationary, Gift																P	P	P	P		P	P	P	
	Convenience Store																Р	Р	Р	P		P	P	Р	
	Department Store																	Р	Р	Р		Р	P	Р	
	Drug Store or Pharmacy																Р	P	Р	P		P	P	Р	
	Electronics Sales, Supply and Service																Р	P	P	Р		P	P	P	
	Farmers Market																P	P	P	P		P	P	P	
	Farm Supply and Equipment																		SE	Р		P	P	Р	
	Florist																P	P	P	P		P	P	P	
	Furniture for Home and Office																Р	P	Р	P		P	P	Р	
	Garden Supply																P	P	P	P		P	P	P	
	Grocery and Food Supply																Р	Р	Р	Р		P	P	Р	
	Hardware																P	P	P	P		P	P	P	
	Hobby Supply, Craft																Р	P	P	P		P	P	P	

P =	Permitted; P/S = Pe	ermitte	ed / Sp	ecific													Distri ons SE		cial E	xceptio	on; Bla	nk = N	ot Per	mitted	d;
Use Category	Use Type	Ag	gricult	ure, C Recre	ommu eation	nity, a	nd			1	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri Istrict		Specific Use
		A	A-E	R-R	U	CF	REC	R-E	R-1A	R-1B	R-1C	R-1Z	RMH	R-2	к-тн	RMF	B-1	B-2	B-3	C-1	PO	1-T	l-M	1-H	
											Comme	rcial													
Retail	Home Appliance Sales and Service																P	Р	Р	Р		P	P	Р	
	Home Improvement Centers																		Р	Р		Р	P	Р	
	Jewelry, Shoe and Accessory Repair																P	Р	Р	Р		Р	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																Р	Р	Р	Р		Р	Р	Р	
	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	Р		P	P	Р	
	Regional Shopping Malls																		P/ S	P/ S		P/ S	P/ S	P/ S	155.645- 155.649
	Restaurant and Hotel Supplies																			Р		Р	Р	Р	
	Sporting Goods																P	P	P	P		P	P	P	
	Swimming Pool Supplies and Equipment																	Р	Р	Р		Р	Р	Р	

P =	Permitted; P/S = Pe	ermitte	ed / Sp	ecific	Table Use Re	155.50 gulati	01: Cit; ons; A	y of Pe = Acce	embrok essory	ce Pinc Use; A	es - Pei /S = Ad	rmittec ccessor	d Uses ry/Spe	Table ecific U	- All Z Use Re	oning gulati	Distric	cts S = Spe	cial E	xceptio	on; Bla	nk = N	ot Per	mitted	l;
Use Category	Use Type	Ag	gricult	ure, Co Recre	ommui eation	nity, aı	nd			I	Resideı	ntial D	istrict	S				Busin	ess Di	stricts			dustri istrict		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	1-T	I-M	l-H	
										(Comme	rcial													
Retail	Thrift Store or Secondhand or Consignment																	P	Р	Р		P	P	P	
Other	Auction																		P	P		P	P	P	
	Art and Photography Studios																	P	P	P		P	P	P	
	Business, Commercial Schools																	Р	Р	Р		P	P	P	
	Dance Studio																	P	P	P		P	P	P	
	Instructional Services																Р	P	Р	Р		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	Р	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																	Р	Р	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	Ag	gricult		ommu eation	nity, aı	nd			F	Resideı	ntial D	istrict	S				Busin	ess Dis	stricts			dustri istrict		Specific Use
		A	A-E	R-R	Ω	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	ЬО	J-I	M-I	Н-1	
											Indust	rial													
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	
Communications	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

Table 155,501: City of Pembroke Pines - Permitted Uses Table - All Zoning Districts
Table 199.901. City of I embroke I mes - I erimited eses Table - Im 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	Aş	gricult		ommu eation	nity, a	nd			I	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri District		Specific Use
		A	A-E	R-R	n	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	J-T	l-M	Н-1	
											Indust	rial													
Communi- cations	Telecommuni- cation Tower - Monopole	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S									SE	P/ S	P/ S	155.533						
	Telecommuni- cation Tower - Stealth	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S							P/ S	P/ S	155.533									
Food and Beverage	Brewery/ Distillery																					P/ S	P/ S	P/ S	155.514
Production and	Food Catering																					P	P	P	
Processing	Food and Bakery Products																					Р	Р	Р	
	Meat and Fish Products, no slaughtering																					P	P	P	
	Nonalcoholic Beverage Production and Bottling																					Р	Р	Р	
	Starch, Glucose, Dextrin																					Р	Р	Р	
	Vegetable Oil Production																						Р	P	
Industrial Services	Asphalt Paving Plant																							Р	
	Building Material Sales/Lumber Yard																			Р		Р	Р	Р	
	Carpet and Rug Cleaning																			Р		Р	Р	P	

Use Category	Use Type	Ag	ricult		ommui eation	nity, an	nd			F	Resider	ntial D	istrict	s				Busin	ess Dis	stricts			dustri istrict		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	1-T	1-M	H-1	
											Indust	rial													
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	Р	
	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	Р	
	Oil Reclamation																							P	

P

Р

P

Painting and Varnishing

P =	Permitted; P/S = P	ermitt	ed / Sp	ecific	Table Use Re	e 155.50 egulati	01: Cit ons; A	y of Pe	embrol essory	ke Pine Use; A	es - Pei /S = Ac	rmitte ccessor	d Uses ry/Spe	Table ecific U	- All Z Use Re	oning gulati	Distric	ets = Spe	cial Ex	ceptic	on; Bla	nk = N	ot Per	mitted	l;
Use Category	Use Type	Aş	gricult	ure, Co Recre	ommu eation	nity, a	nd			I	Reside	ntial D	istrict	s				Busin	ess Dis	stricts			dustri Istrict		Specific Use
		A	A-E	R-R	n	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	1-T	l-M	1-H	
											Indust	rial													
Industrial Services	Printing, Bookbinding or Copying Facility																			P		P	P	Р	
	Stone Cutting																					P	P	P	
	Septic Tank Service																						Р	Р	
	Tire Recapping and Vulcanizing																			P		Р	P	P	
Manufact- uring and	Abrasive Products																							P	
Production	Acids, except hydrochloric, nitric, picric, sulphurous, or sulphuric acid																					Р	P	Р	
	Acids, including hydrochloric, nitric, picric, sulphurous, or sulphuric acid																							SE	
	Alkaline Products																							SE	
	Ammonia, Chlorine, or Bleaching Powder																							SE	
	Animal or Fish Oil																							SE	
	Asphalt Manufacturing																							SE	

P =	Permitted; P/S = Pe	ermitte	ed / Sp	ecific								rmittec							cial Ex	ception	on; Bla	nk = N	ot Per	mitted	l;
Use Category	Use Type	Ag	gricult	ure, Co Recre	ommu eation	nity, a	nd			I	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri istrict		Specific Use
		A	A-E	R-R	n	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	1:T	M-I	H-1	
											Indust	rial													
Manufact- uring and Production	Assembly of Electrical Equipment and Appliances																					Р	Р	Р	
	Assembly and Treatment of Products including but not limited to previously prepared materials																					Р	P	P	
	Auto Accessories, except tires																					Р	P	P	
	Auto Accessories, including tires																							SE	
	Automatic Screw Machines																					Р	P	Р	
	Automobile Assembly Plant																						P	P	
	Boat Building and Repair																					Р	P	P	
	Box, cardboard, and the like																					Р	P	P	
	Building Materials Manufacturing brick, tile, concrete, glass, lumber, rock, stone, sash and doors																					Р	Р	Р	

Use Category	Use Type	Ag	gricult	ure, Co Recre	ommui eation	nity, aı	nd			I	Residei	ntial D	istrict	s				Busin	ess Dis	stricts			dustri istrict		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	1-T	l-M	1-Н	
											Indust	rial													
Manufact-	Carbon																					P	P	P	
uring and Production	Carpentry																			P		P	P	P	
	Celluloid Materials																					P	P	P	
	Cement, Lime, Gypsum, or Plaster of Paris																							SE	
	Chemical																							SE	
	Cleaning Products																						P	P	
	Concrete Products, Batching and Mixing Plant		P	P																			P	P	
	Cosmetics, Perfumes, Toiletries, Soap																					P	P	Р	
	Cotton																						P	P	
	Die Casting																					P	P	P	
	Disinfectant and Insecticide																					P	P	P	
	Drugs and Pharmaceuticals																					P	P	P	
	Dry Ice																						P	P	
	Fertilizer Compounding																							SE	

Use	Use Type	Ag	ricult	ure, C		nity, a	nd			I	Resider	ntial D	istrict	s				Busin	ess Di	stricts			dustri		Specific
Category				Kecre	eation					~	7)		Ŧ			Fr.						D	istrict	s	Use
		A	A-E	R-R	n	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	РО	1-T	1-M	1-H	
											Indust	rial													
Manufact- uring and Production	Fertilizer Compounding from nonodorous materials																						P	P	
	Foundry																							P	
	Furniture, Cabinet and Upholstery																						P	P	
	Glue or Gelatin Manufacturing																							SE	
	Gunpowder, Fireworks, or Explosives																							SE	
	Ice																					P	P	P	
	Mattress																					P	P	P	
	Metal and Can Production; Buffing, Plating, Polishing																						P	Р	
	Milling																						P	P	
	Oil Compounding																						P	Р	
	Paper																							SE	
	Petroleum																							SE	
	Plastic																					P	P	P	
	Poison																							P	
	Potash																							P	

Use Category	Use Type	Ag	gricult		ommu eation	nity, a	nd			I	Resider	ntial D	istrict	s				Busin	ess Di	stricts			dustri istrict		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	1-T	1-M	1-H	
											Indust	rial													
Manufact- uring and Production	Pottery and Ceramic Products																					Р	P	Р	
	Pyroxylin																							P	
	Rubber																							SE	
	Salt Works																						P	P	
	Sign Printing																	P	P	P		P	P	P	
	Sign Shop/ Manufacturing																			P/ S		P/ S	P/ S	P/ S	155.529
	Slag Crushing																							P	
	Steel																							SE	
	Stock Yards or Feeding Pens																							SE	
	Sugar Refining																							SE	
	Tobacco																					P	P		
	Toys, Novelties, and the like																					P	P	Р	
	Textile including canvas, cloth, carpet, rope																					P	P	P	
	Wood, Veneer, and the like, except sawmill																						P	P	
	Wood, Veneer, and the like, including sawmill																							Р	
	Wool Pulling/ Scouring																							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;

P =	Permitted; P/S = Po	ermitt	ed / Sp	ecific	Use Re	egulati	ons; A	= Acce	essory	Use; A	JS = Ac	ecessor	y/Spe	ecific U	Jse Re	gulatio	ons SE	= Spe	cial Ex	cceptio	n; Bla	nk = N	ot Per	mitted	l;
Use Category	Use Type	Aş	gricult		ommu eation	nity, a	nd			F	Resideı	ntial D	istrict	s				Busin	ess Di	stricts			dustri istrict		Specific Use
		A	A-E	R-R	n	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	1-T	I-M	H-I	
											Indust	rial													
Research and Develop- ment	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 Ware- housing	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 Distribut- ion	Agriculture Products/Grain Storage and Processing																			P		P	P	P	
	Cold Storage, Ice																			P		P	P	P	
	Crating, Packing and Shipping Services																			Р		Р	P	Р	

Use Category	Use Type	Ag	gricult	ure, Co Recre	ommui eation	nity, a	nd			I	Resideı	ntial D	istrict	\mathbf{s}				Busin	ess Di	stricts			dustri district	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	РО	J-T	1-M	1-H	
											Indust	rial													
Wholesale and Distribut-	Parcel Delivery Service																		SE	Р		Р	Р	Р	
ion	Fruit Packing and Shipping																			P		P	P	P	
	Fulfillment Center																		SE	Р		Р	P	Р	
	Wholesale, Distribution																			Р		Р	Р	Р	
	Wholesale Seafood																			Р		Р	Р	Р	
Waste and Salvage (Waste	Building and Construction Debris																							Р	
Manage- ment)	Junkyards																							P/ S	155.515
	Materials and Resource Recovery, Recycling and Composting			P/ S																				Р	155.525
	Solid Waste Transfer Station			Р																				Р	
											Othe	er													
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

P = 1	Permitted; $P/S = P\epsilon$	·	v of Pembroke Pines - Permitted Uses Table - All Zoning = Accessory Use; A/S = Accessory / Specific Use Regulation		nk = Not Permitted	;
Jse egory	Use Type	Agriculture, Community, and Recreation	Residential Districts	Business Districts	Industrial Districts	Spe

pecific Categ Use R-TH R-1B R-1C RMH R-1A RMF REC R-E R-R 1-H P0 I-M Other Ρ Р Р Ρ Ρ Ρ Ρ Other Cemetery, Ρ Mausoleum SECoke Oven Ρ Р P/ S P/ S Ρ Ρ Ρ Correctional or P/ 155.514 \mathbf{S} Penal Institution Crematory Ρ Ρ Ρ Ρ Ρ Ρ Ρ Crushing, Screening and Processing of Mined or Excavated Materials Distillation of $_{
m SE}$ Coal, Tar, Petroleum of Mined or Excavated Materials Ρ Ρ Dredging Base SEDrop Forge Р Р Ρ Ρ P/ P/ P/ Freight 155.514 Terminal/ \mathbf{S} \mathbf{S} \mathbf{S} Depot/Truck Terminal Incineration, SEReduction, or $Storage\ of$ Garbage, Offal, Dead Animal Refuse, and Rancid Fats

Use Category	Use Type	Aş	gricult	ure, C Recre	ommu eation		nd			1	Reside	ntial D	istrict	s				Busin	ess Di	stricts				Industrial Districts		
		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	РО	1-T	1-M	1-H		
											Othe	er														
Other	Industrial Cleaning of Materials																							P		
	Radium Extraction																							SE		
	Rolling Mill																							SE		
	Sand, Gravel, Rock, Quarry or Other Natural Material Extraction		P																							
	Smelting or Refining Ores																							SE		
Utilities	Electric Utility Yard	Р	P	P	P		Р													Р		Р	P	P		
	Electrical Substations, Transformer and Switching Station	P	P	P	P		P	Р	P	P	P	Р	P	P	P	Р				Р		Р	P	P		
	Gas Regulator Station				Р															Р		Р	Р	P		
	Water and Wastewater Lift and Pumping Stations and Facilities	Р	P	P	P		P	Р	P	Р	Р	Р	Р	Р	Р	Р				Р		Р	Р	P		
											Agricul	ture														
Accessory	Bee Keeping	P	P	P			P																			
Agriculture	Botanical Garden	P	P	P			P																			

P =	Permitted; P/S = P	ermitt	ed / Sp	ecific								rmitte							cial E	xceptio	on; Bla	ınk = N	ot Per	mitted	ł;
Use Category	Use Type	Aş	gricult	ure, C Recre	ommu eation	nity, a	nd			1	Reside	ntial D	istrict	s				Busin	ess Di	stricts			dustri District	Specific Use	
		A	A-E	R-R	n	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	l-L	1-M	J-H	
											Agricul	ture													
Accessory	Crop Raising	P	P	P			P																		
Agriculture	Domesticated Livestock and Poultry	P/ S	P/ S	P/ S			P/ S	P/ S																	155.510
	Floriculture	P	P	P			P																		
	Forestry	P	P	P			P																		
	Greenhouse	P	P	P			P																		
	Grove	P	P	P			P																		
	Horticultural Farming	P	P	P			Р																		
	Hydroponic Garden	P	Р	Р			Р																		
	Nursery	P	P	P			P																		
	Produce Farm	P	P	P			P																		
	Raising of Fish	P	P	P			P																		
	Slat House	P	P	P			P																		
	Sod Farm	P	P	P			P																		
	Truck Garden	P	P	P			P																		
	Wayside Stands for display or sale of farm products produced on the premises	P	P	P			P																		

P =	Permitted; P/S = Pe	ermitt	ed / Sp	ecific		e 155.50 egulati		•											cial Ex	ceptio	n; Bla	nk = N	ot Per	mitted	l;
Use Category	Use Type	Agriculture, Community, and Recreation							Residential Districts										Business 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	1-T	I-M	Н-1	
										Pr	ohibite	d 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)