

DIVISION 22. - M-1 INDUSTRIAL DISTRICT

Footnotes:

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Editor's note— Section 5 of Ord. No. 2001-84, adopted October 23, 2001, enacted new § 98-1371. Section 9 of same ordinance repealed in its entirety former § 98-1371, uses permitted. Said section pertained to uses permitted in the M-1 industrial district, and derived from Code 1960, § 32-20(a) and the following:

Ord. No.	Art./Sec.	Adoption Date
771	12	1-26-1954
788	XXII	5-25-1954
1254	1	2-23-1960
2624	7	8- 8-1972
3012	2	7-22-1975
82-85	1	6-22-1985
83-159	2	12-13-1983
89-114	1	10-10-1989
91-20	1	2-26-1991
95-15	3	2-28-1995
95-51	2	8- 8-1995
96-24	2	3-26-1996
96-110	1	11-26-1996
97-73	2	10-14-1997
98-94	1	9-22-1998
99-71	2(32-20)	5-25-1999

Cross reference— Businesses, ch. 18.

Sec. 98-1371. - Permitted uses.

- (a) In the M-1 Industrial district, the permitted uses for land, buildings and other improvements are subject to the general conditions requiring that all storage of materials and products and all operations of work of every character are carried on entirely within the enclosing walls and under the roof of a building and/or enclosed by a masonry wall with a minimum height of eight feet when the work is of a nature to be performed outside of a building. General conditions of the M-1 industrial district also require that where there is storage of materials or products outside the building and where the property abuts or is adjacent to property zoned commercial or industrial, the materials or products may be enclosed by a wall, fencing or other suitable material which effectively obscures the public view from the outside, reduces noise and conforms to the aesthetics of the surrounding area. The permitted uses of the M-1 industrial district are the following:
- (1) Any uses permitted in a C-2 liberal retail commercial district, except that restaurants shall not sell, offer for sale, deliver, serve or permit to be consumed on the premises any alcoholic beverages, wine and/or beer, except if developed as a mixed-use property in accordance to

NBD regulations provided for in division 33, NBD neighborhood business district, chapter 98, article V of the Code of Ordinances. Outdoor dining for limited service restaurants first allowed in B-1 districts having a minimum floor area under roof of 850 square feet and full-service restaurants having a minimum floor area under roof of 850 square feet may be allowed based on submission of a site plan approved by the city. Sufficient and adequate parking, traffic flow and circulation patterns shall be given great weight in the determination of whether or not a site plan is approved. Hours of operation for outdoor dining shall not be later than 10:00 p.m. nightly.

- (2) Any uses permitted in a C-3 extended liberal commercial district, except bars and drinking places, as defined in this Code. Nightclubs, banquet halls, lounges, cabarets, discotheques and other similar establishments, as defined in this Code, shall be permitted with a minimum distance separation of 500 feet from residential zoning districts or residential uses and distance separations provided by state law. The permitted use shall be based on submission of an approved site plan. Sufficient and adequate parking, traffic flow and circulation patterns shall be given great weight in the determination of whether or not a site plan is approved. Nightclubs, lounges, cabarets, discotheques, and other similar establishments shall not sell, offer for sale, deliver, serve or permit to be consumed on the premises alcoholic beverages, wine and/or beer. No variances shall be granted from the requirements of this subsection.
- (3) Light manufacturing that does not produce offensive odors, fumes, gases, dust, smoke, vibration or noise.
- (4) *Caterers*. Establishments engaged in providing event-based food services and generally have equipment and vehicles to transport meals and snacks to events and/or prepare food at an off-premises site.
- (5) Commercial bakeries.
- (6) Food preparation and processing.
- (7) *Printing shops*. Establishments engaged in printing on apparel and textile products, paper, metal, glass, plastics and other materials, except fabric. Printing processes include, but are not limited to, digital, flexographic, gravure, letterpress, lithographic and screen. These establishments may also provide postprinting services such as bending, cutting, laminating and mailing.
- (8) Radio and television towers and transmitters, if approved by the Federal Communications Commission.
- (9) Railroad and passenger stations.
- (10) *Refrigerated warehousing and storage*. Establishments engaged in operating refrigerated warehousing and storage facilities and include blast freezing, tempering and modified atmosphere storage services.

- (11) Self-storage facilities.
- (12) Transfer companies.
- (13) Automotive body and top work and painting (paint and body shops).
- (14) Automotive upholstery and installation of seat covers.
- (15) Automotive mechanical work generally performed in a repair shop, including rebuilding automotive components which require disassembly, assembly or replacement of automotive parts, such as the power train (transmission) systems, cooling systems and engines.
- (16) Facilities for construction, maintenance, service, repair, supply or storage of vessels, including shops for marine woodworking and fiberglass, electrical communication and instrument installation and repair, welding, sailmaking, engine and motor repair and maintenance and refurbishing interiors.
- (17) The city may use the North American Industry Classification System (NAICS) as a primary reference for interpreting the nature of the foregoing uses or similar permitted uses.
- (18) Automobile, motorcycle and truck storage. If the storage facility or location is outside the geographic limits of the ASD automotive sales district, the property owner, business owner or operator cannot avoid the prohibition against conducting automobile, motorcycle and truck sales and/or rentals by selling or leasing the stored inventory of automobiles, motorcycles or trucks via the internet, telephone, mail or other means of communication whether it occurs on the premises or from a different location.
- (19) All automotive uses on property zoned industrial shall be equal to or exceed 3,000 square feet of floor area.

(b) No residential uses except quarters for security personnel approved by the city.

(Ord. No. 2001-84, § 5, 10-23-2001; Ord. No. 2008-39, § 1, 5-13-2008; Ord. No. 2008-85, § 1, 10-14-2008; Ord. No. 2022-063, § 1, 8-9-2022)

Sec. 98-1372. - Building site area.

In the M-1 industrial district, there shall be no minimum front yard requirement. There shall be required a minimum side yard and rear yard setback of from two feet seven inches to five feet one inch as set forth elsewhere in this chapter. Ample and adequate space and highway facilities shall be left adjacent to each industrial plant or other development to permit ready and easy access of firefighting apparatus in case of fire, and adequate space shall be provided for necessary parking facilities.

(Ord. No. 771, § 12, 1-26-1954; Ord. No. 788, § XXII, 5-25-1954; Code 1960, § 32-20(b); Ord. No. 1254, § 1, 2-23-1960; Ord. No. 2624, § 7, 8-8-1972; Ord. No. 3012, § 2, 7-22-1975; Ord. No. 82-85, § 1, 6-22-1982; Ord. No. 83-159, § 2, 12-13-1983; Ord. No. 89-114, § 1, 10-10-1989; Ord. No. 91-20, § 1, 2-26-1991; Ord. No. 95-15, § 3,

2-28-1995; Ord. No. 95-51, § 2, 8-8-1995; Ord. No. 96-24, § 2, 3-26-1996; Ord. No. 96-110, § 1, 11-26-1996; Ord. No. 97-73, § 2, 10-14-1997)

Sec. 98-1373. - Minimum square footage of building.

In the M-1 industrial district, there shall be a minimum square footage of 1,000 square feet of total floor area for any building, including indoor bathroom facilities, located within the property.

(Ord. No. 2013-08, § 1, 2-12-2013)

Sec. 98-1374. - Type of construction.

In the M-1 industrial district, all buildings shall be constructed of materials according to the South Florida Building Code.

(Ord. No. 771, § 12, 1-26-1954; Ord. No. 788, § XXII, 5-25-1954; Code 1960, § 32-20(c); Ord. No. 1254, § 1, 2-23-1960; Ord. No. 2624, § 7, 8-8-1972; Ord. No. 3012, § 2, 7-22-1975; Ord. No. 82-85, § 1, 6-22-1982; Ord. No. 83-159, § 2, 12-13-1983; Ord. No. 89-114, § 1, 10-10-1989; Ord. No. 91-20, § 1, 2-26-1991; Ord. No. 95-15, § 3, 2-28-1995; Ord. No. 95-51, § 2, 8-8-1995; Ord. No. 96-24, § 2, 3-26-1996; Ord. No. 96-110, § 1, 11-26-1996; Ord. No. 97-73, § 2, 10-14-1997; Ord. No. 99-71, § 2(32-20), 5-25-1999)

Note— Formerly, § 98-1373.

Sec. 98-1375. - Maximum height.

- (a) *In general.* In the M-1 industrial district, the maximum height shall be two stories or 35 feet to the cornice line or top of parapet except that if a building frontage faces a frontage road, then the maximum height shall be six stories or 95 feet to the cornice line or top of parapet.
- (b) *Height bonus.* The maximum height of a building may be increased one or two stories, each story not exceeding 15 feet in height, if the distance between the property and a residential-zoned property is greater than 300 linear feet, if the property with a minimum frontage of 100 feet is located on West 49 Street, from West 4 Avenue to and including West 18 Avenue or West 48 Street, from West 4 Avenue to West 8 Avenue and from West 10 Avenue to and including West 18 Avenue, and if eight of the ten listed criteria are satisfied:
 - (1) Stepbacks on the facades of the building base, middle and/or top facade in order to reduce the building mass.
 - (2) Coordinated exterior architectural relief elements shall be provided on all sides of building. Unless required as a fire wall, no blank walls will be permitted.
 - (3) Main pedestrian entrances shall be oriented towards adjoining streets.
 - (4)

Pedestrian pathways and sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities and parking garage entrances. Such pathways shall be distinguished and separated, whenever possible, from vehicular traffic.

- (5) Parking facilities shall be located in the rear of the property.
 - (6) Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same structure.
 - (7) Surface parking lots shall be paved with pavers with enhanced landscaping.
 - (8) Pavers, stamped concrete or similar treatment on driveway entrances and expanded sidewalks.
 - (9) Use of natural materials incorporated into the base of the building and on exterior building surfaces.
 - (10) On street frontage, where an adjoining pedestrian sidewalk is located, use of public art, expanded sidewalks, colonnades, water features and planters at street level. Retail display areas within the building are encouraged.
- (c) *[Mezzanine floor.]* Each mezzanine floor, to the extent permitted, shall be counted individually as a single story.

(Ord. No. 2005-27, § 5, 3-22-2005)

Note— Formerly, § 98-1374.

Secs. 98-1376—98-1410. - Reserved.