

1 050 permits veterinary clinics, veterinary hospitals and commercial boarding and breeding
2 kennels; and

3 **WHEREAS**, pursuant to Florida law, the adopted comprehensive plan controls in
4 the event of conflict with the implementing land development regulations; and

5 **WHEREAS**, the Town Council wishes to bring the conflicting ULDC provision into
6 compliance with the adopted Comprehensive Plan.

7 **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE**
8 **TOWN OF SOUTHWEST RANCHES, FLORIDA:**

9 **Section 1. Ratification.** The foregoing "WHEREAS" clauses are hereby ratified
10 and confirmed as being true and correct, and are hereby incorporated herein and made
11 a part hereof.

12 **Section 2. Amendment to Definitions.** Article 10, "Definition of Terms" is
13 hereby amended as follows:

14 * * *

15 *Mobile home.* The term "mobile home" has the same meaning given in F.S. §
16 320.01.

17 *Mobile services unit.* The term, "mobile services unit" means a van, truck, other
18 motor vehicle, or motor vehicle-trailer combination with equipment and facilities
19 to provide on-location personal services or animal care services for residential
20 customers as an alternative to the customer traveling to a fixed business location
21 for such services. Examples include, but are not limited to, shoe repair, hair styling,
22 veterinary care and dog grooming. A mobile services unit only provides services
23 while parked on the premises of the customer who is receiving the services, and
24 never offers services at any other location within the Town, including the premises
25 of its owner, operator or overnight parking location. As an itinerant service, a
26 mobile services unit is is not a land use for the purpose of regulation under this
27 chapter.

28

1 *Modeling and lingerie studio.* The term "modeling and lingerie studio" means an
2 establishment that offers persons the opportunity to view or photograph
3 models who are clothed in lingerie, or which offers encounter sessions with
4 models who are clothed in lingerie.

5 * * *

6 *Vehicular use area.* The term "vehicular use area" means parking facilities,
7 driveways, and any area designed or used for vehicular circulation, parking,
8 loading, stacking or storage.

9
10 *Veterinary clinic.* The term, "veterinary clinic" means a facility that provides;
11 medical or dental treatment and care for animals. A veterinary clinic is not a mobile
12 services unit.

13 *Water management area.* The term "water management area" means a portion
14 of a development that is a functional part of the "surface water management
15 system" and is designed for the normal impoundment, storage, or conveyance
16 of surface water or stormwater.

17 * * *

18 **Section 3. Amendment to Permitted Uses Table.** Article 45, Agricultural
19 and Rural Districts, Section 045-050 is hereby amended as follows:

20 Sec. 045-050. - Permitted and prohibited uses.

21 Plots in rural and agricultural districts may be used for one (1) or more of
22 the uses that are specified below as being permitted or conditionally permitted
23 uses:

Key to abbreviations:		
P=Permitted use	NP=Not permitted	C=Conditional use

Permitted Principal Uses	A-1	A-2	RE	RR
One single-family detached dwelling on a lot of record	P	P	P	P
Nonprofit neighborhood social and recreational facilities	P	P	P	P
Cemetery (subject to section 045-030(U))	P	NP	NP	NP
Community residential facilities (subject to section 045-030(S))	P	P	P	P
Crop raising and plant nurseries (commercial and noncommercial, subject to section 045-030(J))	P	P	P	P
Essential services (subject to section 045-030(K))	P	P	P	P
Fish breeding (commercial and noncommercial)	P	P	P	P
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Commercial equestrian operations	P	P	P	P
Veterinary clinics; (no overnight stay or animal runs)	<u>NP</u>	<u>NP</u>	NP	NP
Veterinary hospitals	NP	<u>NP</u>	NP	NP
Kennels, commercial boarding and breeding	NP	<u>NP</u>	NP	NP
Cannabis-related uses	NP	NP	NP	NP
Wireless communication facilities (subject to article 40, "Telecommunication Towers and Antennas.")	P	P	P	P

Ordinance No. 2021-009

New text is underlined and deleted text is ~~stricken~~

<i>Permitted accessory uses to a single-family dwelling</i>				
Detached guesthouse (subject to section 045-030(G))	P	P	P	P
Exhibition of Class I and Class II wildlife (subject to section 035-070 pertaining to conditional uses)	C	C	NP	C
Keeping, breeding of animals (subject to section 045-030(F))	P	P	P	P
Yard sales (subject to section 035-060 pertaining to conditional uses)	C	C	C	C
Home offices (subject to section 035-030 pertaining to conditional uses)	C	C	C	C
Family day care homes	P	P	P	P
Cannabis-related uses	NP	NP	NP	NP
Accessory structures and uses, other	P	P	P	P

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2 **Section 4: Codification.** The Town Clerk shall cause this ordinance to be
3 codified as a part of the ULDC during the next codification update cycle.

4 **Section 5: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts
5 of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of
6 such conflict.

7 **Section 6: Severability.** Should any section or provision of this Ordinance or
8 any portion thereof, any paragraph, sentence or word hereof be declared unconstitutional
9 or invalid, the invalidity thereof shall not affect the validity of any of the remaining
10 portions of this Ordinance.

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1 **Section 7: Effective Date.** This Ordinance shall take effect immediately upon
2 passage and adoption.

3 **PASSED ON FIRST READING** this 11th day of March, 2021 on a motion made
4 by Council Member Jablonski and seconded by Vice Mayor Hartmann.

5 **PASSED AND ADOPTED ON SECOND READING** this 25th day of March, 2021,
6 on a motion made by Council Member Jablonski and seconded by Council Member
7 Allbritton.

8

9	Breitkreuz	<u>Yes</u>	Ayes	<u>5</u>
10	Hartmann	<u>Yes</u>	Nays	<u>0</u>
11	Allbritton	<u>Yes</u>	Absent	<u>0</u>
12	Jablonski	<u>Yes</u>	Abstaining	<u>0</u>
13	Kuczenski	<u>Yes</u>		

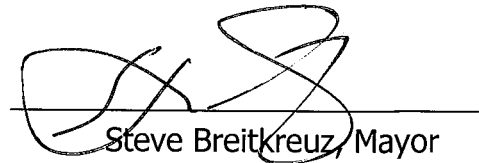
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Steve Breitkreuz, Mayor

19 ATTEST:

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23 Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

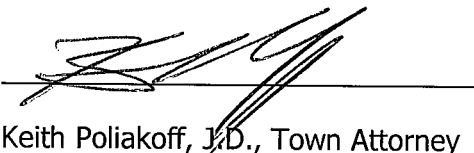
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25 Approved as to Form and Correctness:

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Keith Poliakoff, J.D., Town Attorney

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