

Mr. McQueston,

Thanks for the email. As previously noted the zoning for the property is RM-20, a multi-family residential zoning district. Despite the residential zoning, there are some commercial uses that may be permitted by “special exception.” I don’t know the specifics of this property, but it appears as though this building (within a residential zoning district) has “commercial uses,” which appear to be professional offices/ doctor’s offices. The only active business lawfully operating at this property, that I’m aware of are doctor’s offices. Since there are no existing schools, it would be a change of use.

Given the current zoning of the property and the districts where “schools” are permitted, it varies based on the age group. If by “children’s school” you meant an elementary school, the zoning code only permits that by special exception. Below you will see that in this zoning district, the table is empty (does not include an “S,” special exception approval or “P,” permitted by right). A “child care facility” is also only permitted by special exception.

As always, when related to a specific location (with a specific business in mind), it’s recommended that you/your client submit a [Zoning Use Certificate](#) to get an official written determination from the City. Should you have any additional questions, please let us know.

155.4207. INSTITUTIONAL: EDUCATION USES

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B. School, Elementary

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1
						S	S	S	S	S		

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PI
						P		P				P	P	

2. Definition

An elementary school is a public or private school offering general, technical, or alternative instruction at the elementary school level that operates in buildings or structures or on premises on land leased or owned by the educational institution for administrative purposes and meets the state requirements for an elementary school. Such uses include classrooms, laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, and other facilities that further the educational mission of the institution.

C. School, High

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PI
						P		P					P	

2. Definition

A high school is a public or private school offering general, technical, or alternative instruction at the high school level that operates in buildings or structures or on premises on land leased or owned by the educational institution for administrative purposes and meets the state requirements for a high school. Such uses include classrooms, vocational training (including that of an industrial nature for instructional purposes only), laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, and other facilities that further the educational mission of the institution.

D. School, Middle

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PI
						P		P					P	

2. Definition

A middle school is a public or private school offering general, technical, or alternative instruction at the middle school level that operates in buildings or structures or on premises on land leased or owned by the educational institution for administrative purposes and meets the state requirements for a junior high or middle school. Such uses include classrooms, vocational training (including that of an industrial nature for instructional purposes only), laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, and other facilities that further the educational mission of the institution.

155.4206. INSTITUTIONAL: DAY CARE USES

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B. Child Care Facility

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1
							S	S	S	S		P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PI
		S		P		P		P		P		P	P	

2. Definition

A child care facility is a place or child care arrangement, other than an occupied residence, that is licensed by Broward County's Child Care Licensing and Enforcement Section per the Broward County Child Care Ordinance (Chapter 7), as amended, that provides care for more than five children unrelated to the operator and that receives a payment, fee, grant, or some other form of compensation for any of the children in child care, whether or not operated for profit. A child care facility can include a before and/or after care program. A child care facility includes public school programs referenced in Section 402.3025(1)(b), Florida Statutes- A child care facility does not include arrangements exempted from licensure. Arrangements exempt from licensure include the following:

- a. Public school programs referenced in Section 402.3025(1)(a), Florida Statutes;
- b. Summer camps having children in full-time residence;
- c. Bible or other religious schools normally conducted during vacation periods and sponsored and supervised by a recognized religious group or institution;
- d. Summer day camps for school age children;

- e. Operators of transient public lodging establishments, as defined in Chapter 509, Florida Statutes, that provide child care services solely for the guests of their establishment (Such child care is subject to the personnel screening requirements of the Broward County Child Care Ordinance.);
- f. Drop-in child care (as defined in this section); and
- g. All programs that provide child care exclusively for children grades six and above, regardless of location.

Accessory uses include recreational facilities, food preparation and eating areas, and offices and storage facilities used by supervisory staff. This use does not include family child care homes or large family child care homes, which are accessory uses to a dwelling.

3. Standards

A child care facility shall comply with the following standards:

- a. The facility shall comply with all applicable regulations, including licensing requirements, in the Broward County Child Care Ordinance (Chapter 7 of the Broward County Code of Ordinances), as amended.
- b. Outdoor play areas in the facility shall be:
 - i. Safely segregated from accessways, and parking, loading, or service areas; and
 - ii. Not operated for outdoor play activities after 8:00 p.m.
- c. Vehicular access and circulation shall:
 - i. Be designed to enhance the safety of children as they arrive and leave the facility;
 - ii. Provide a designated passenger pick-up and delivery area that includes at least one loading/unloading space per 20 children and is located adjacent to the child care facility in such a way that children do not have to cross vehicular accessways to enter or exit the facility.



Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM.