

ORDINANCE NO. 11-26

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH CODE OF ORDINANCES, CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.9, "GENERAL COMMERCIAL (GC) DISTRICT," SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES PERMITTED," TO ADD PET GROOMING AS A PERMITTED USE; AMENDING SECTION 4.4.11, "NEIGHBORHOOD COMMERCIAL (NC) DISTRICT," SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES PERMITTED," TO ADD PET GROOMING AS A PERMITTED USE; AMENDING SECTION 4.4.13, "CENTRAL BUSINESS (CBD) DISTRICT," SUBSECTION (C), "ALLOWABLE USES," TABLE 4.4.13(A), "ALLOWABLE USES AND STRUCTURES IN THE CBD SUB-DISTRICTS" TO ADD PET GROOMING AS A PERMITTED USE TO ALL SUB-DISTRICTS; AMENDING SECTION 4.4.19, MIXED INDUSTRIAL AND COMMERCIAL (MIC) DISTRICT," SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES PERMITTED," TO ADD PET GROOMING AS A PERMITTED USE; AMENDING SECTION 4.4.20, "INDUSTRIAL (I) DISTRICT," SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES PERMITTED" TO ADD PET GROOMING AS A PERMITTED USE; AMENDING SECTION 4.4.26, "LIGHT INDUSTRIAL (LI) DISTRICT," SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES PERMITTED" TO ADD PET GROOMING AS A PERMITTED USE; AMENDING SECTION 4.4.29, "MIXED RESIDENTIAL, OFFICE AND COMMERCIAL (MROC) DISTRICT," SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES," TO ADD PET GROOMING AS A PERMITTED USE; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the Land Development Regulations ("LDR") of the City of Delray Beach ("City") Code of Ordinances provide authority for the City Commission to amend, change, supplement, or repeal the LDR from time to time; and

WHEREAS, the LDR defines pet services as "a place of business that provides temporary care and services for domestic animals such as grooming, bathing, training, and daytime boarding"; and

WHEREAS, the LDR currently allows pet services as a conditional use in multiple zoning districts;  
and

WHEREAS, pet grooming does not generally possess characteristics that are inherently incompatible with existing uses, contiguous zoning, permitted uses, or future uses, necessitating a conditional use; and

WHEREAS, the City Commission recognizes that allowing pet grooming as a principal use in the General Commercial, Neighborhood Commercial, Central Business, Industrial, Professional and Office, and Mixed Residential, Office, and Commercial zoning districts eliminates an unnecessary step in the approval process; and

WHEREAS, pursuant to Florida Statutes 163.3174(4)(c), the Planning and Zoning Board for the City of Delray Beach, sitting as the Local Planning Agency, reviewed the proposed text amendment to the Land Development Regulations at a public hearing on May 18, 2026, and voted \_ to \_ to recommend that the proposed text amendment be approved, finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations; and

WHEREAS, the City Commission has considered Ordinance No. 11-26 and the respective findings as set forth in the Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The recitations set forth above are incorporated herein.

Section 2. The City Commission of the City of Delray Beach finds that this Ordinance is consistent with the Comprehensive Plan, meets the criteria set forth in the Land Development Regulations, and is in the best interests of the City.

Section 3. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.9, “General Commercial (GC) District,” Subsection (B), “Principal uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(B) ***Principal uses and structures permitted.*** The following are allowed within the GC District as permitted uses, except as modified in the Four Corners Overlay District by Section 4.4.9(G)(3)(a).

(1) General retail uses and/or facilities, including, but not limited to:

(a) Antiques, arts and crafts, automotive parts, baked goods, books, carpet and floor covering, cheeses, beer, wine, liquor, confectioneries, cosmetics, meats, draperies and slipcovers,

pharmacies, electrical fixtures and supplies, fabrics, fish, flowers and plants, fruits and vegetables, food, garden supplies, gifts, glassware, hardware and paints, home furnishings, ice cream, lawn care equipment, leather goods, luggage, medical and surgical equipment, music and musical instruments, nautical supplies, office furniture equipment and supplies, pets and pet supplies, photographic equipment and supplies, sewing supplies, sporting goods, toys, wearing apparel and accessories, appliances, bicycles, business machines, jewelry.

- (2) Business, Professional, and Medical uses including, but not limited to:
  - (a) Interior decorating, medical and dental clinics, medical and dental laboratories, photographic studios, printing and publishing, business offices, professional offices, and medical offices.
- (3) Contractor's Offices, including but not limited to:
  - (a) Air conditioning, general contractor, electrical, painting, and plumbing; however, any outside storage of materials is prohibited.
- (4) Services and Facilities including, but not limited to:
  - (a) Auctions, barber and beauty shops and salons, caterers, dry cleaning limited to on-site processing for customer pickup only, dry cleaning and laundry pickup stations, financing e.g. banks and similar institutions including drive-through facilities, laundromats limited to self-service facilities, restaurants including drive-in and drive-through, tailoring, tobacconist, vocational schools limited to arts and crafts, business, beauty, dancing, driving, gymnastics, photography, modeling, and karate-judo, small item repair, Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on-site for any purpose), and rental of sporting goods and equipment (such as but not limited to bicycles, skates, boogie boards). With the exception of bicycles with an electric-helper motor as defined in Section 72.02, Delray Beach Code of Ordinances, all rented sporting goods must be non-motorized.
  - (b) Abused spouse residence with 40 or fewer residents, galleries, broadcast studios, butcher shops, cocktail lounges, exercise facilities e.g. gyms and clubs, indoor shooting ranges, museums, libraries, newsstands, commercial or public parking lots and parking garages, theaters excluding drive-ins.
  - (c) Pet grooming, subject to Section 4.3.3(W).

- (5) Dwelling units in the same structure as commercial uses provided that: commercial uses must be provided on the ground floor; commercial uses on the ground floor must occupy no less than 25 percent of the total structure excluding square footage devoted to vehicular use; residential uses are not located on the ground level; residential uses and non-residential uses are physically separated and have separate accessways; and the residential density does not exceed 12 units per acre, except the Four Corners District which may have a free standing residential building as part of a multi-building unified master plan or the residential component may be a part of a single mixed use building. The density of the Four Corners Master Plan shall not exceed 30 dwelling units per acre and is subject to the provisions under Section 4.4.9(G)(3)(d)(4).
- (6) Astrologists, clairvoyants, fortune tellers, palmists, phrenologists, psychic readers, spiritualists, numerologists and mental healers, subject to the locational restrictions of Section 4.4.9(H)(3).
- (7) Community Residence housing four to ten individuals, except as required by state law, that (1) is at least 660 linear feet from the closest existing community residence housing four or more individuals as measured from the nearest property line of the proposed community residence to the nearest property line of the existing community residence, and (2) the operator or applicant is licensed or certified by the State of Florida to operate the proposed community residence, has certification from an appropriate national accrediting agency, or has been recognized or sanctioned by Congress to operate the proposed community residence.
- (8) Tattoo Establishments, pursuant to restrictions set forth in Section 4.3.3(ZB).
- (9) Urban Agriculture pursuant to regulations set forth in Section 4.3.3(D).
- (10) CBD oil establishments, pursuant to restrictions set forth in Section 4.3.3(CC).
- (11) Veterinary clinics, subject to Section 4.3.3(W).

Section 4. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.9, “General Commercial (GC) District,” Subsection (D), “Conditional uses and structures allowed,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

- (D) ***Conditional uses and structures allowed.*** The following are allowed as conditional uses within the GC District, except as modified in the North Federal Highway Overlay District by Section 4.4.9(G)(2) and in the Four Corners Overlay District by Section 4.4.9(G)(3)(c).

(1)-(13) (These subsections shall remain in full force and effect as adopted.)

- (14) ~~Pet services~~ Pet training, pet daytime boarding, and pet hotels, subject to Section 4.3.3(W).

Section 5. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.11, “Neighborhood Commercial (NC) District,” Subsection (B), “Principal uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(B) ***Principal uses and structures permitted.*** The following uses are allowed as a permitted use within the NC District subject to the limitations in Subsection (H):

- (1) Retail uses and/or facilities such as: convenience foods; household supplies; garden and lawn supplies; pharmacies; small appliance sales and repairs; baked goods; delicatessen goods.
- (2) Provision of services such as: barber and beauty shops; dry cleaning limited to on-site processing for customer pickup only; dry cleaning and laundry pickup stations; vocational schools limited to arts and crafts, business, beauty, dancing, driving, gymnastics, photography, modeling, and karate-judo; financing e.g. banks and similar institutions excluding drive-through facilities; laundromats limited to self-service facilities; Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on site for any purpose), dining at sit down restaurants including takeout and ice cream parlors but excluding drive-in, drive-through facilities; newsstands; pet grooming, subject to Section 4.3.3(W).
- (3) Business and professional offices.
- (4) Urban Agriculture pursuant to Section 4.3.3(D).
- (5) Veterinary clinics, subject to Section 4.3.3(W).

Section 6. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.11, “Neighborhood Commercial (NC) District,” Subsection (D), “Conditional uses and structures allowed,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(D) ***Conditional uses and structures allowed.*** The following uses are allowed as conditional uses within the NC District subject to the limitations per Subsection (H).

- (1) Child care and adult day care.
- (2) Display and sale of lawn furniture, playground equipment, sheds and accessories.

(3) ~~Pet services~~ Pet training, and pet daytime boarding, subject to Section 4.3.3(W).

(4) Equipment rental and display.

Section 7. That Section 4.4.13, “Central Business (CBD) District,” Subsection (C), “Allowable uses,” Table 4.4.13(A), “Allowable Uses and Structures in the CBD Sub-districts,” of the Land Development Regulations of the City of Delray Beach, Florida, be and the same is hereby amended as follows:

(C) *Allowable uses.*

(1)-(2) (These subsections shall remain in full force and effect as adopted.)

(3) ***Required Retail Frontage Use Limitations.*** Streets designated on the Regulating Plan with Required Retail Frontage are intended to be lively, highly active pedestrian environments that support businesses and reinforce local character. Properties on streets designated with Required Retail Frontage have use and frontage type standards that apply to the sidewalk level story.

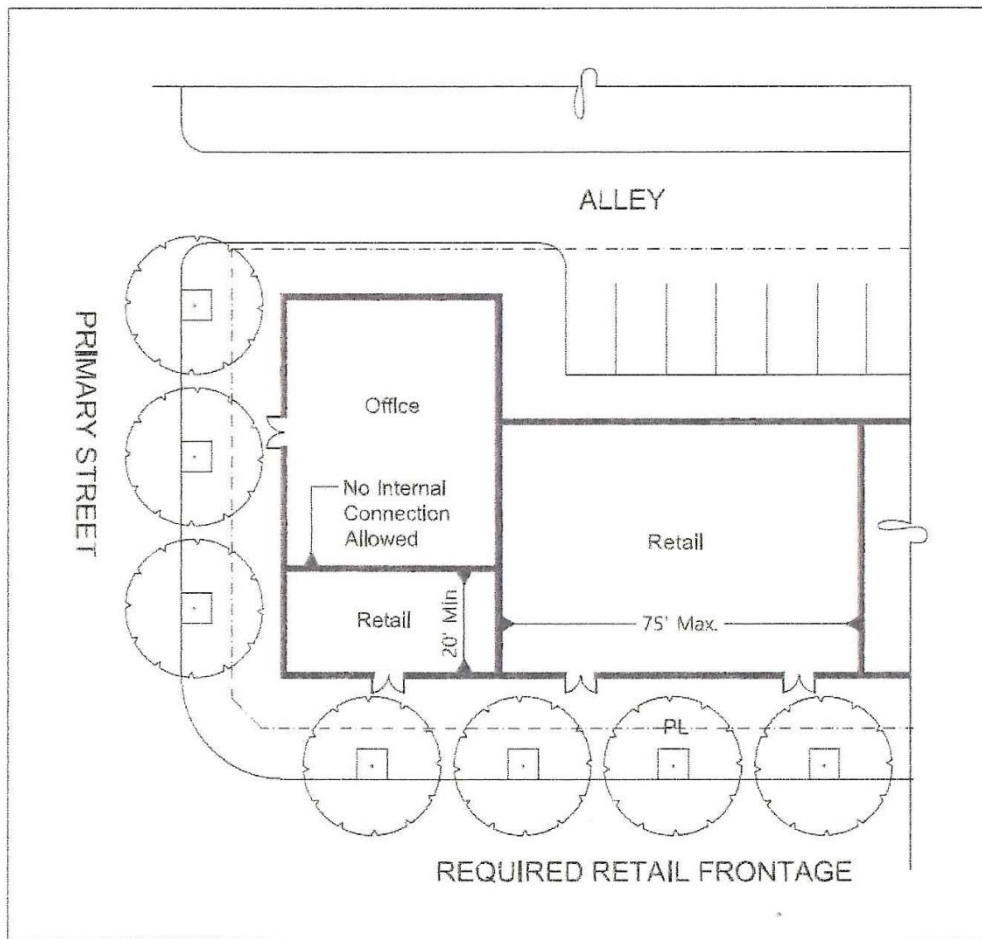
(a) ***All Sub-districts.***

1. Residential units, including multi-family and live-work, are not permitted in the sidewalk-level story on streets with Required Retail Frontage.
2. On streets with Required Retail Frontage, buildings and uses at the sidewalk level shall comply with the following:
  - a. The frontage type shall be either a Storefront or Arcade with a Storefront. See Section 4.4.13(E);
  - b. The width of an individual commercial space shall not exceed 75 feet (See Figure 4.4.13-C-2);
  - c. The depth of an individual commercial space shall be at least 20 feet and contain only uses permitted in 4.4.13(C)(3)(b) and (c); combinations of permitted uses with other uses not permitted at the sidewalk level are not allowed (See Figure 4.4.13-C-2); and

- d. Uses not permitted in 4.4.13(C)(3)(b) and (c) shall not be accessed from the street designated with Required Retail Frontage and must be physically separated with no interior connections between common walls (See Figure 4.4.13-C-2).

- 3. Valet and passenger loading areas and access are not permitted.

**Figure 4.4.13-C-2 Required Retail Frontage**



(Ord. No. 26-21, § 4, 8-10-21)

(b) **Central Core and Beach Sub-districts.** One hundred percent of the building frontage at the sidewalk-level story shall be for the following uses (as described in Table 4.4.13(A)):

- 1. General retail uses and/or facilities.
- 2. Services and facilities.

3. Hotels, motels, or residence-type inns.
4. NEV sales, lease or rental offices.
5. Limitations and exceptions.
  - a. Tattoo establishments are not permitted.
  - b. Financial institutions are limited to banks and savings and loan establishments; brokerage firms and private wealth management firms are not permitted. The following regulations also apply:
    - i. No more than 75 feet of financial institution frontage is allowed per block face; and
    - ii. No more than a total of 100 feet of financial institution frontage is allowed on facing street frontages. (For example, a new financial institution with 30 feet of street frontage may locate across the street from an existing financial institution with 70 feet of street frontage.)
  - c. Sale of automotive parts, lawn care equipment, firearms, or secondhand material (other than verifiable antiques) are not permitted.
  - d. Buildings constructed prior to 1980 located in the Beach Sub-district that have 80 percent or more of their frontage at a setback of 25 feet or greater shall be exempted from the 100 percent ground floor retail requirement.
  - e. CBD oil establishments as a principal use, or the sale of CBD oil products as an accessory use.
  - f. Eyeglass stores with accessory optometry services are limited to one store per block face and are not permitted on facing street frontages.

(c) ***West Atlantic Neighborhood Sub-district.***

1. At least 50 percent of the building frontage of the sidewalk level story shall be for the following uses (as described in Table 4.4.13(A)):

- a. General retail uses and/or facilities, except that sales of automotive parts, lawn care equipment, firearms, or second hand material (other than verifiable antiques) are not permitted.
  - b. Services and facilities.
  - c. Hotels, motels, or residential-type inns as a Conditional Use
2. Up to 50 percent of the building frontage of the sidewalk level story may be for business, professional, and medical uses/offices; more than 50 percent may be approved as a Conditional Use.

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<b>Table 4.4.13(A)—Allowable Uses and Structures in the CBD Sub-Districts</b>					
<b>Uses</b>	<b>Central Core</b>	<b>Railroad Corridor</b>	<b>Beach Area</b>	<b>West Atlantic Neigh.<sup>5</sup></b>	<b>South Pairs Neigh</b>
General retail uses and/or facilities, as in GC district (4.4.9) <sup>1</sup>	P	P	P	P	P
Business, professional, and medical uses, as in GC district (4.4.9)	P	P	P	P	P
Services and facilities, as in GC district (4.4.9) <sup>2</sup> , excluding drive-through facilities	P	P	P	P	P
Townhouse and Multiple-family dwellings <sup>3</sup>	P	P	P	P	P
Astrologist, clairvoyants, fortune tellers, palmists, phrenologists, psychic reads, spiritualists, numerologists and mental healers as in GC district (4.4.9)	-	-	-	-	P
Community residences	See 4.4.13(C)(4)(a)				
Nursing homes, abused spouse residences, continuing care facilities, and assisted living facilities that do not comport with the definition of "community residence"	P	P	P	P	C
Live/work units (see 4.3.3(KKK))	P	P	P	P	P
Hotels, motels, and residential-type inns <sup>3</sup> (see 4.3.3(M) and 4.3.3 (X))	P	P	P	C	C
Bed and breakfast inns (see 4.3.3 (Y))	P	P	P	C	C
Public Parking Garages, as mapped on a Regulating Plan	P,S	P,S	P,S	P,S	P,S
Fabrication and/or Assembly	-	P	-	-	-
Wholesaling, Storage, and Distribution <sup>4</sup>	-	P	-	-	-
Contractor and trade services	-	P	-	-	P
Automobile brokerage, including vehicle display within an enclosed structure	-	P	-	-	-
Tattoo Establishments (see 4.3.3(ZB))	P,A	P,A	P,A	P,A	P,A
CBD Oil Establishments (see 4.3.3 (CC))	P,A	P,A	-	-	-
Accessory Dwelling Units (see 4.3.3(Q))					
<u>Veterinary Clinics [see 4.3.3(W)]</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Family day care homes (see 4.3.3(T))	A	A	A	A	A
Home-based businesses (see 4.3.3(K))	A	A	A	A	A
Mechanical parking lifts (see 4.6.9(D)(11) and 4.6.9(F)(4))	A,S	A	A,S	A,S	A,S

Parking areas, passenger drop-off, loading/unloading, refuse and service areas	A,S	A	A,S	A,S	A,S
Automated Parking Garages	-	S	-	-	-
Refuse and service areas					
Recreational facilities (for a multiple-family development)	A	A	A	A	A
Services and repair (incidental to the associated principal use)	A,S	A	A,S	A,S	A,S
Single-family dwelling (occupied by owner, proprietor, or employee of the principal use)	A	A	A	A	A
Storage of inventory (not shared or leased independent of the principal use)	A,S	A	A,S	A,S	A,S
Automobile repair, service	-	C	-	-	-
Neighborhood Automotive Rental facility (See 4.3.3(C))	-	-	-	-	C
Child care Facilities (see 4.3.3(E)) and adult day care facilities (see 4.3.3(F))	C	C	C	C	C
Commercial recreational facilities, such as bowling alleys, skating rinks, and amusement game facilities	C	C	C	C	C
Drive-through facilities (serving banks, financial institutions, retail uses, etc.) <sup>2</sup> See 4.4.13(J)(7)(a)	C	C	C	C	C
Food Preparation and/or Processing including bakeries and catering	-	C	-	-	-
Funeral homes, including accessory uses such as a chapel or crematory	C	C	C	C	C
Gasoline stations (See 4.4.13(J)(7)(b) and/or car washes (See 4.4.13(J)(7)(c))	C	C	-	-	C
Large family child care homes (see 4.3.3(TT))	C	C	C	C	C
Dry-cleaning Processing Plants	-	C	-	-	-
Segway tours and Segway sales (see 4.3.3(ZZZZ))	C	C	C	C	C
Theaters, excluding drive-ins	C	C	C	C	C
Pet Services Training [See 4.3.3(W)]	C	C	C	C	C
Pet Daytime Boarding [See 4.3.3(W)]	C	C	C	C	C
Pet Hotels [see 4.3.3(W)]		C			C
Veterinary Clinics [see 4.3.3(W)]	P	P	P	P	P

24-hour or late-night businesses, within 300 feet of residential zoned property [see 4.3.3(VV)]	C	C	C	C	C
Urban Agriculture [4.3.3 (D)] excluding outdoor Urban Farms	P,A	P,A	-	P,A	P,A
Outdoor Urban Farms [4.4.3(D)]	C	C	C	C	C
Clubs and Lodges as in GC (4.4.9)	-	-	-	-	C
Flea Markets, Bazaars as in GC (4.4.9)	-	-	-	-	C
Sales and service of all terrain vehicles and personal watercraft as in GC (4.4.9)	-	-	-	-	C
Vehicle care (See 4.4.13(C)(4)(f)(5))	-	-	-	-	C
Churches or places of worship (See 4.4.13(C)(4)(c))	-	-	-	C	C
<b>LEGEND: P = Principal Use A = Accessory Use C = Conditional Use - = Prohibited Use S = Secondary Street Use</b>					
<sup>1</sup> Sales of automotive parts, lawn care equipment, firearms, or secondhand material (other than verifiable antiques) are not allowed on properties facing a designated Required Retail Street on the Regulating Plan or anywhere within the West Atlantic Neighborhood. <sup>2</sup> Drive-thru and Drive-in restaurants are not permitted within the CBD. <sup>3</sup> For density limits, see Table 4.4.13(C). <sup>4</sup> Not self-storage facilities; products and materials shall not exceed 55 gallons of any substance which is listed on the Generic Substances List of the Palm Beach County Wellfield Protection Ordinance (Ref.: Palm Beach County LDC, Article 9, Section 9.3) <sup>5</sup> See Section 4.4.13(C)(4)(a) for limits on commercial use locations in the West Atlantic Neighborhood Sub-district.					

(4) (This subsection shall remain in full force and effect as adopted.)

Section 8. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.19, “Mixed Industrial and Commercial (MIC) District,” Subsection (B), “Principal uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(B) **Principal uses and structures permitted.** The following uses are allowed within the MIC District as a permitted use: to, the principal use:

(1-5) (These subsections shall remain in full force and effect as adopted.)

(6) **Other processes and activities.** The following activities may also be conducted:

- (a) Dry cleaning and laundering.
  - (b) Emissions testing.
  - (c) Pet training, daytime boarding, hotels, and shelters, subject to Section 4.3.3(W).
- (7) Adult Entertainment Establishments, subject to Section 4.3.3(AA).
  - (8) Urban Agriculture, subject to Section 4.3.3(D).
  - (9) CBD oil establishments, subject to Section 4.3.3(CC).
  - (10) Multiple family residential development up to 24 units per acre within the I-95/CSX Railroad Corridor Overlay District, as defined in Section 4.5.15, subject to Article 4.7.

Section 9. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.19, “Mixed Industrial and Commercial (MIC) District,” Subsection (C), “Accessory uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

- (C) ***Accessory uses and structures permitted.*** The following uses are allowed when a part of, or accessory to, the principal use:
  - (1) Parking lots.
  - (2) Refuse and service areas.
  - (3) Provisions or services and repair of items incidental to principal uses.
  - (4) Storage of inventory, equipment, or materials, within a structure or in an approved outside locations.
  - (5) The conducting of auctions incidental to a principal use, and subject to the provision of parking at the rate required for general commercial uses.
  - (6) Urban Agriculture pursuant to regulations set forth in Section 4.3.3(D).
  - (7) Pet grooming, subject to Section 4.3.3(W).

Section 10. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.19, “Mixed Industrial and Commercial (MIC) District,” Subsection (D), “Conditional uses and structures allowed,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(D) ***Conditional uses and structures allowed.***

(1) The following uses are allowed as conditional uses within the MIC Zone District:

- ~~(a) Pet services with outside use areas, pet hotels, and animal shelters, subject to Section 4.3.3(W);~~
- ~~(b) Material and component recovery for reuse, such as the disassembly and resale of computer components, appliances, and electrical components. This does not include resource recovery facilities as described and regulated by Section 4.3.3(Z);~~
- ~~(c) Automobile paint, body, and repair shops;~~
- ~~(d) Boat repair and service;~~
- ~~(e) Self-Service Storage Facilities (SSSF), pursuant to Section 4.3.3(A).~~

(2) (This subsection shall remain in full force and effect as adopted.)

Section 11. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.20, “Industrial (I) District,” Subsection (B), “Principal uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(B) ***Principal uses and structures permitted.*** The following types of use are allowed within the Industrial District as a permitted use:

(1-3) (These subsections shall remain in full force and effect as adopted.)

(4) ***Other process and activities.*** The following activities and processes may also be conducted:

- automobile paint, body, and repair shops

- boat repair and service
- cold storage
- dry cleaning
- emissions testing
- frozen food lockers, including personal lockers
- laundering
- publishing
- tailoring
- pet training, daytime boarding, hotels, and shelters, subject to Section 4.3.3(W).

(5-7) (These subsections shall remain in full force and effect as adopted.)

Section 12. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.20, “Industrial (I) District,” Subsection (C), “Accessory uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(C) ***Accessory uses and structures permitted.*** The following types of uses are allowed when a part of, or accessory to, the principal use:

(1)-(5) (These subsections shall remain in full force and effect as adopted.)

(6) Business offices, accessory to the primary industrial use.

(7) Urban Agriculture pursuant to the regulations set forth in Section 4.3.3(D).

(8) Pet grooming, subject to Section 4.3.3(W).

Section 13. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.20, “Industrial (I) District,” Subsection (D), “Conditional uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(D) **Conditional uses and structures permitted.** The following uses are allowed as conditional uses:

(1)-(9) (These subsections shall remain in full force and effect as adopted.)

~~(10) Pet services with outside use areas, pet hotels, and animal shelters, subject to Section 4.3.3(W);~~

(11) Lumberyards;

(12) Meat cutting and wholesale storage;

(13) Monument and ornamental stone cutting;

(14) Rental and sales of modular buildings;

(15) Material and component recovery for reuse, such as the disassembly and resale of computer components, appliances, and electrical components. This does not include resource recovery facilities as described and regulated by Section 4.3.3(Z);

(16) Scrap metal recycling, when all operations and storage are in a completely enclosed building, which generates no emissions, and which does not create a noise disturbance in violation of Chapter 99 of the City Codes;

(17) Storage of light trucks, up to, and including two-ton trucks, and light construction equipment not over 24 feet long, eight feet wide, and ten feet high;

(18) Towing services and attendant storage;

(19) Truck terminals and storage facilities.

Section 14. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.26, “Light Industrial (LI) District,” Subsection (B), “Principal uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(B) **Principal uses and structures permitted.** The following types of uses are allowed within the Light Industrial (LI) Zone District as a permitted use:

(1)-(6) (These subsections shall remain in full force and effect as adopted.)

(7) CBD oil establishments, subject to the regulations of Section 4.3.3(CC).

- (8) Pet training, daytime boarding, hotels, and shelters, subject to Section 4.3.3(W).

Section 15. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.26, “Light Industrial (LI) District,” Subsection (C), “Accessory uses and structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

- (C) ***Accessory uses and structures permitted.*** The following types of uses are allowed within the Industrial District as a permitted use:

(1)-(6) (These subsections shall remain in full force and effect as adopted.)

(7) Truck rentals as an accessory use to self-service storage facilities, subject to the provisions of Section 4.3.3(A)(8), and Section 4.6.6(C)(2), Restrictions on Outside Usage: Outside Storage.

(8) Urban Agriculture pursuant to regulations set forth in Section 4.3.3(D).

(9) Pet grooming, subject to Section 4.3.3(W).

Section 16. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.26, “Light Industrial (LI) District,” Subsection (D), “Conditional uses and structures allowed,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

- (D) ***Conditional uses and structures allowed.*** The following types of uses are allowed as conditional uses within the LI Zone District:

(1) Rental and Sales of Modular Structures.

(2) Food preparation and/or processing including bakeries and catering operations.

(3) Principal Uses which require the storage and/or use of regulated substances in a manner other than allowed under Subsection (B).

~~(4) Pet services with outside use areas, pet hotels, and animal shelters, subject to Section 4.3.3(W).~~

Section 17. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.29, “Mixed Residential, Office and Commercial (MROC) District,” Subsection (B), “Principal uses and

structures permitted,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(B) ***Principal uses and structures permitted.*** The following types of uses are allowed within the MROC district as permitted uses:

(1)-(3) (These subsections shall remain in full force and effect as adopted.)

(4) ***Multi-family Dwelling Units:*** Multi-family uses are subject to Section 4.4.29(I), Special Regulations.

(5) Hotel, motel and residential all suite lodging. These types of uses may comprise up to 20 percent of the total floor area of the overall master plan. For the purpose of calculating the percentages of uses within the development master plan, multiple hotels, motels, and residential all suite lodging uses will be considered one specific use category.

(6) Assisted Living Facilities that do not comport with the definition of "community residence," Nursing Homes, and Continuing Care Facilities subject to the requirements set forth in Section 4.4.29(B)(4) a, b, and c above. )

(7) Self-service storage facilities, pursuant to the Development Standards of Subsection (G)(1)(f).

(8) Community Residence housing four to ten individuals, except as required by state law, that (1) is at least 660 linear feet from the closest existing community residence housing four or more individuals as measured from the nearest property line of the proposed community residence to the nearest property line of the existing community residence, and (2) the operator or applicant is licensed or certified by the State of Florida to operate the proposed community residence, has certification from an appropriate national accrediting agency, or has been recognized or sanctioned by Congress to operate the proposed community residence.

(9) Urban Agriculture pursuant to regulations set forth in Section 4.3.3(D).

(10) Pet grooming, subject to Section 4.3.3(W).

Section 18. Chapter 4, “Zoning Regulations,” Article 4.4, “Base Zoning District,” Section 4.4.29, “Mixed Residential, Office and Commercial (MROC) District,” Subsection (E), “Conditional uses and structures allowed,” of the Land Development Regulations of the City of Delray Beach, Florida, is hereby amended as follows:

(E) ***Conditional uses and structures allowed.*** The following uses are allowed as conditional uses within the MROC District. Uses approved in this section shall be part of the maximum percentage for each use.

(1) Health spas, fitness centers, gymnasiums, and exercise facilities which are open to the general public

(2) Pet ~~services~~ training, and pet daytime boarding, subject to Section 4.3.3(W).

(3)-(9) (These subsections shall remain in full force and effect as adopted.)

Section 19. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 20. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 21. Specific authority is hereby given to codify this Ordinance.

Section 22. This Ordinance shall become effective immediately upon its passage on second and final reading.

PASSED AND ADOPTED in regular session on second and final reading on this the \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alexis Givings, City Clerk

\_\_\_\_\_  
Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Lynn Gelin, City Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_