



## City of Riviera Beach Staff Report Amendment to the General Industrial Section of the Code

**An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending City Code of Ordinances Chapter 31, Zoning, Article V, District Regulations, Division 18, IG General Industrial District, Section 31-382, Use regulations, in order to clarify the language for permitted outdoor storage uses; add Private schools, Health clubs, indoor rock climbing walls and similar uses, Veterinarian office or animal medical clinic, Contractor storage yard in conjunction with an industrial office, Auto broker, Indoor or outdoor amusement/recreational uses, Grocery Store, Truck parking with associated warehouse building, and Truck or bus parking as the primary use as special exception uses; providing for applicability, conflicts, severability and codification; and providing for an effective date.**

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- A. Applicant:** This is a staff-initiated revision to the Code of Ordinances. The Applicant is the City of Riviera Beach.
- B. Request:** The application is a proposed amendment to the Code of Ordinances Chapter 31, Zoning, Article V, District Regulations, Division 18, IG General Industrial District, Section 31-382, Use regulations, in order to clarify the language for permitted outdoor storage uses; add Private schools, Health clubs, indoor rock climbing walls and similar uses, Veterinarian office or animal medical clinic, Contractor storage yard in conjunction with an industrial office, Auto broker, indoor or outdoor amusement/recreational uses, Truck parking with associated warehouse building, Truck or bus parking as the primary use, and Grocery Store as special exception uses; providing for applicability, conflicts, severability and codification; and providing for an effective date.
- C. Background:** This proposed amendment to the code of ordinances is being brought forward to update and clarify the list of permitted and special exception uses in the General Industrial district to accommodate additional uses in the district and support the economic development goals of the city. Adding uses as special exception uses ensures that there is increased development opportunities in the city but through a process that enables the decisionmakers to evaluate the provision of parking, traffic and circulation routes for those uses, and
- D. Recommendation:** Staff recommends that the Planning and Zoning Board find that it is reasonable and appropriate for the City to amend the Code of Ordinances Section 31-382, Use regulations, and recommend approval of this Ordinance as proposed.

