

ORIGINAL BUILDING & ZONING REGULATIONS  
FOR BROWARD COUNTY, FLORIDA

EFFECTIVE DECEMBER 31, 1952

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A RESOLUTION SETTING FORTH UNIFORM ZONING AND BUILDING REGULATION PROVISIONS FOR THE PURPOSE OF ADOPTING SUCH BY REFERENCE IN FUTURE ZONING RESOLUTIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, IN RESPECT TO ANY AREA OF SAID COUNTY.

WHEREAS, the Broward County, Florida, Board of County Commissioners has prepared suggested uniform zoning and building regulation provisions for adoption, where applicable, by said Board, with such modifications as said Board may deem necessary, in respect to areas within said County which may be zoned from time to time; and

WHEREAS, in order that said suggested uniform zoning and building regulation provisions may be adopted by reference by said Board in respect to any areas within said County that may be hereafter zoned it is necessary that such provisions be placed upon the Deed Records of the Public Records of Broward County, Florida;

NOW, THEREFORE, BE IT RESOLVED that the following zoning and building regulation provisions are hereby set forth for said purposes.

## MINIMUM BUILDING CODE

### BROWARD COUNTY, FLORIDA

#### SECTION 1.0 FOUNDATION WALLS AND FOOTINGS.

All exterior bearing walls of any type of structure shall be supported by continuous foundation walls and footings or grade beams as approved in these regulations.

#### SECTION 1.1 MINIMUM ALLOWABLE DIMENSIONS.

FOUNDATION WALLS AND FOOTINGS				
Type of Construction :	Top Width :	Footings Width :	Minimum Thickness :	
Wood Frame :	6" Reinforced Concrete :	14" :	10" :	
Wood Frame :	8" Masonry Units laid up in cement mortar :	16" :	10" :	
CBS :	8" Reinforced Concrete or Masonry Units :	16" :	10" :	

#### SECTION 1.2

All footings shall be reinforced with not less than two (2) five-eighths inch (5/8") bars throughout its continuous length. In splicing any reinforcement bars, an overlap of 30 bar diameters will be provided for. Splicing laps and corner cross-ends will be tied wherever used in concrete construction.

#### SECTION 2.0 FILES.

All piles used to support any building or part thereof shall be driven to sufficient bearing to support the entire dead load plus twice the designed live load carried by such piles, and in such manner as not to impair their strength. No pile or group of piles shall be loaded eccentrically.

#### SECTION 3.0 GRADE BEAMS.

Grade beams supported by piles and used as bearing foundation walls shall be adequately and securely anchored to the supporting piles. Such grade beams shall be of adequate size and reinforcement according to load requirements, but shall not be less than twelve by twelve inches (12" X 12") and reinforced with not less than four (4) and one-half inch (1/2") rods, two at the top and two at the bottom.



#### SECTION 4.0 LATERAL SUPPORTS.

Walls of hollow clay tile, of concrete block or tile, hollow walls of solid masonry units, and hollow monolithic plain concrete walls shall be supported at right angles to the face at intervals not exceeding sixteen (16) feet when measuring vertically, and not exceeding twenty (20) feet when measuring horizontally. Such lateral supports may be in the form of crosswalls, columns, grade beams or buttresses.

##### SECTION 4.1

Columns shall be required at all corners of commercial structures exceeding one story in height, and shall be securely anchored to the supporting foundation walls or grade beams.

##### SECTION 4.2

Reinforced concrete columns shall be not less than eight inches (8") thick by twelve inches (12") wide, and reinforced with not less than four (4) one-half inch ( $\frac{1}{2}$ ") rods tied to not less than four (4) dowels (of the same diameter as the reinforcing) extending at least six inches (6") into the footing and hooked; and at least six inches (6") protruding from the top of the column to anchor in the tie-beam.

##### SECTION 4.3

All individual masonry columns should have steel running from footer to lintel, beam, or cap, as specified in Para. 4.2 for reinforced concrete.

#### SECTION 5.0 TIE-BEAMS.

A tie-beam shall be placed in all walls below each tier of floor and ceiling joists, and over main interior horizontal frame.

##### SECTION 5.1

Reinforced concrete tie-beams shall not be less than eight inches (8") thick and twelve inches (12") high, and reinforced with not less than four (4) one-half inch ( $\frac{1}{2}$ ") rods throughout its continuous length, two at the top and two at the bottom.

##### SECTION 5.2

Reinforced concrete tie-beams shall be bonded and anchored to supporting columns as specified in Paragraphs 4.2 and 4.3.

## SECTION 7.2

Every third (3rd) set of rafters shall be laterally braced, one to the other, at a point beneath the ridge by a "collar beam". These same rafters shall be "jack-braced" to the ceiling joists where over partitions.

## SECTION 7.3

Joist supporting wood plates shall be of no less dimensions than two inches by four inches (2" x 4") and said be secured as specified in Paragraph 5.3.

## SECTION 8.0 PLANS.

All applications for permit shall be accompanied by plans drawn to scale and embodying sufficient elevations, cross-sections, and dimension figures to establish to the satisfaction of the Building Inspector that all the provisions of these regulations and codes will be complied with.

### SECTION 8.1

Plans for buildings for public assembly, residences of \$10,000 or more cost, and commercial structures of \$5,000 or more cost, shall bear a registered Architect's or Engineer's Seal; cost shall be computed at not less than \$1.00 per cubic foot of construction.

### SECTION 8.2

It is the prerogative of the Building Inspector to refuse issuance of a permit because of insufficient, incomplete, or illegible plans.

## ZONING REGULATIONS

### SEC. 100.0 GENERAL PROVISIONS.

### SEC. 101.0 ZONED AREA BOUNDARIES.

The location of zoned area district boundary lines shall be determined as follows:

#### SEC. 101.1

When the boundary lines lie within street or alley lines, the center lines of such streets or alleys shall be the boundary lines.

#### SEC. 101.2

Where the boundary lines are approximately on the property lines, the property lines shall be considered as the boundary lines.

#### SEC. 101.3

Where boundary lines are shown in areas of County not yet subdivided, their course shall be considered parallel to the nearest street laid out on the map, running in the same direction, and their location shall be considered referred to the nearest established street or property line running in the same direction and approximately connecting with the boundary line.

#### SEC. 101.4

Where boundary lines are shown to be located along section lines or half, or quarter, or sixteenth section lines, the section line or its fraction shall be considered the district boundary line.

#### SEC. 101.5

Whenever there is uncertainty as to the exact location of boundary line, the location of such line shall be determined by the Building Inspector.

### SEC. 102.0 SUBDIVISIONS.

Where particular real estate subdivisions are referred to, it is understood that plats of such subdivisions have been legally recorded and are on file in the Office of the Clerk of the Circuit Court of Broward County.



SEC. 103.0 POULTRY AND ANIMALS.

The keeping of poultry, pigeons, other fowls, or animals will not be permitted in "R", "B" or Trailer Park Areas, except as prescribed herein. Exception is made for domestic animals used as pets such as cats and dogs.

SEC. 104.0 RESTAURANTS.

A restaurant, public dining room, cocktail room or other service customary to hotels or apartment hotels may be located therein as an accessory use, provided that in R-3 and B-1 areas there is no sign of any kind displayed to the outside denoting that malt, vinous, spiritous or other alcoholic beverages are obtainable within.

SEC. 105.0 FRONT, SIDE AND REAR YARDS.

The space in a side yard shall be open and unobstructed except for the ordinary projection of window sills, belt course, and of projecting cornices, eaves, or ornamental features not to exceed 24 inches. Chimney or flues not exceeding in horizontal section five (5) square feet may project in a side or rear yard. An open or lattice enclosed metal fire escape may project no more than four feet (4') in a side or rear yard provided the bottom is not less than seven feet (7') above the ground. Also allowed in front and rear yards are accessory buildings as specified elsewhere in these regulations.

SEC. 106.0 ACCESSORY BUILDINGS.

No detached garage or other accessory building shall be constructed, placed, erected or permitted to be built until after, or at the time of, the construction of the principal residence.

SEC. 106.1

No accessory buildings shall be built in the front yard over 13 feet in height, or in the rear yard over 24 feet in height, except that on lots of one acre or greater area, accessory buildings shall not be more than 35 feet in height. Not over 25% of the front or rear yard shall be occupied by accessory buildings.

SEC. 106.2

Accessory buildings permitted in Residence Areas are private garage, garden, tool, wash or utility house.

### SEC. 106.3

Accessory buildings in Residence Areas shall conform to front and side setbacks for residences, and shall not be closer than 5 feet to any rear lot line.

### SEC. 106.4

Any commercial business concerned with motor vehicles is prohibited in private garages and space shall not be leased for commercial vehicles.

### SEC. 107.0 FENCES, WALLS, HEDGES, ETC.

No fence, wall structure, hedge or other continuous planting shall be erected, placed or maintained on or within 5 feet of the boundaries of any lot, more than 5 feet in height. On a corner lot, no fence, wall structure, hedge or other planting of any kind, shall be erected, placed or maintained more than 4 feet in height.

### SEC. 108.0 SIGNS.

Signs of any kind, other than those denoting house numbers and/or name of occupants of a house, or other than for sale signs on property (such signs to be no larger than fifteen (15) square feet in surface size), are strictly prohibited in R-1 and R-2 areas; signs of any kind, other than those allowed in R-1 and R-2 areas, and other than those denoting the name of group of living units on the property, or other than those giving traffic and parking direction on the premises are strictly prohibited in R-3 areas.

### SEC. 109.0 LOTS OF SMALL WIDTH.

Wherever lots of less width than the width allowed are located in Residence Districts, the provisions of the district within which they are located shall apply to the extent that is practical, providing that such lots are of "record" in Broward County on January 1, 1953, and provided approval is granted by the Board of Adjustment.

### SEC. 110.0 SPECIAL SET-BACK REQUIREMENTS.

Where streets are under 50 feet in width, 5 feet shall be added to "setback" required by these regulations.

### SEC. 111.0 UNUSUAL USES.

The following uses must have the approval of the Zoning Board in every case of new or additional construction, or any extension or change of use.

SEC. 111.1

Hospital or recuperation institution for contagious diseases or for drug addicts or alcoholics.

SEC. 111.2

Summer or outdoor camps where provisions will be made for over night habitation by a group of people.

SEC. 111.3

Public sports stadium, to include race track, football or baseball field, etc. open to the general public.

SEC. 111.4

Any range, club, gallery or other activity necessitating or using the discharge of fire arms or other explosives.

SEC. 111.5

Junk or scrap metal yards.

SEC. 112.0 COMPLETION AND SUITABILITY REQUIREMENTS.

Every building and part of a building shall be finished on the outside, i.e. painted or covered with some other approved outside finishing material, so as to be in harmony with existing buildings on both sides of the same block, and within four hundred feet (400') in all directions in the same neighborhood.

SEC. 112.1

It is the prerogative of the Zoning Board to refuse the locating, placing, or erecting of anything in any zone that would constitute a nuisance or eyesore, or be detrimental to adjacent property owners, residents, or to the community.



## SECTION 200.0 MISCELLANEOUS PROVISIONS

### SEC. 201.0 EXISTING BUILDINGS AND NON-CONFORMING USE.

Any use of a building or premises existing at the time of the adoption of these Zoning Regulations may be continued even if it does not conform with the provisions of said Zoning Regulations. Such a non-conforming use, however, shall not be changed or extended, nor shall any building be substantially altered, reconstructed or enlarged unless the non-conforming uses are changed to uses permitted in the district in which the building is located. If such non-conforming use is discontinued, any future use of the building or premises must conform to the provisions of these regulations.

#### SEC. 201.1

If a building containing a non-conforming use is destroyed or damaged by fire or other action, to an extent exceeding 50% of its value, its reconstruction shall conform to the use provisions of the district in which it is located.

#### SEC. 201.2

The extension of a non-conforming use to any part of a building which was designated for non-conforming use will be permitted.

#### SEC. 201.3

When a non-conforming use is changed to a more restricted use, such use shall not be thereafter changed to a less restricted use.

### SEC. 202.0 EXISTING BUILDINGS - TEMPORARY PERMITS FOR NON-CONFORMING USE.

In sparsely built sections of the County a revokable permit for temporary non-conforming use or occupancy of an existing building and vacant property under the regulations and conditions of a different and lower classification may be issued by the Building Inspector under the following conditions:

#### SEC. 202.1

A permit for non-conforming use or occupancy of property within R-1, R-2 or LR Areas shall not be issued.

#### SEC. 202.2

A temporary permit is not transferrable or renewable.

### SEC. 202.3

A temporary permit must expire on or before the end of the calendar year next succeeding date of permit.

### SEC. 202.4

If a continued non-conforming occupancy is desired, a new application must be made not less than 30 days before expiration date of an existing permit, and all requirements for a new application must be observed.

### SEC. 202.5

All applications for temporary non-conforming use of an existing building or vacant property shall be made in writing to the Building Inspector stating fully the proposed use, the terms desired, and any other information desired by the Building Inspector. These statements must be sworn to by the applicant. Also the approval in writing of at least two-thirds of the occupants of existing buildings and vacant property located within a 300 foot radius of the property shall be obtained. The Building Inspector shall then submit the application and its accompanying papers to the Board of Adjustment which shall then have the power by a four-fifths vote to approve or reject the issuance of a temporary, revokable permit according to the conditions of this section.

### SEC. 202.6

In the event the use and occupancy of the premises shall interfere with the use and occupancy of the surrounding property as permitted by the Zoning Classification, such temporary permit may at any time be revoked by resolution of the Board of Adjustment, and the holder thereof shall be given written notice to comply with the Zoning Classification within a period of time up to thirty (30) days.

### SEC. 202.7

Each application for a temporary permit shall be accompanied by a fee of Three (\$3.00) Dollars payable to the Board of County Commissioners, Broward County, which fee is not returnable.

### SEC. 202.8

A fee of Five (\$5.00) Dollars for each temporary permit issued shall also be paid to the Building Department in the same manner as a Building Permit fee.

## SEC. 202.9

An existing building is one that has been erected for at least one year.

## SEC. 203.0

A sparsely built section of the County shall mean an area within which there are no more than 20 buildings within a 500 foot radius. Accessory buildings shall not be considered. Whenever such an area becomes built up to this required number of buildings, temporary non-conforming uses and occupancy shall not thereafter be permitted therein.

## SEC. 203.1

After the expiration date of a temporary permit, the future use of all existing buildings and vacant property shall comply with all provisions of these regulations and subsequent amendments thereto.

## SEC. 204.0 SEWAGE DISPOSAL.

Regardless of other provisions of these regulations, under all classifications and in all districts, either Residence, Business or Industrial, it shall be required that there shall always be sufficient ground left unoccupied by a structure for a proper system of "sewage disposal" approved by the Board of Health. Plot plans accompanying building permit applications shall show clearly the proposed sewage disposal system.

## SEC. 205.0 ERRORS AND VIOLATIONS.

The issuance or granting of a permit or approval of plans and/or specifications shall not be deemed or construed to be a permit for, or an approval of any violation of any of the provisions of these regulations. Only the Board of Adjustment can authorize any action conflicting with any of these regulations.

## SEC. 205.1

The issuance of a permit upon plans and specifications shall not prevent the Building Inspector from thereafter requiring the correction of errors in said plans and specifications, or preventing building operations being carried on thereunder when in violation of these regulations.

## SEC. 206.0 CERTIFICATE OF OCCUPANCY.

Certificates of Occupancy for the use of vacant land or change in the use of land shall be applied for before land shall be occupied. Such

certificate shall be issued within ten days after the application has been made provided such use conforms with the provisions of these regulations. Certificates shall state that the building or proposed use of building or land conforms with all provisions of these regulations, other building laws and ordinances and state laws. A record of the certificate shall be kept in the office of the Building Inspector and copies shall be furnished on request to any persons having a proprietary or tenancy interest in the building affected.

SEC. 207.0 PLOT PLANS.

All applications for building permits shall be accompanied by a plot plan in duplicate drawn to scale showing the actual dimensions and angles and radii of the lot to be built upon, the size of the building and accessory buildings to be erected and buildings previously erected, their location on the lot, sewage disposal, wells, and such other information as may be necessary to provide for enforcement of these regulations.

SEC. 208.0 BOARD OF ADJUSTMENT.

Parties having grievance or feeling an unjust hardship is caused by a decision of the Building Inspector and/or the enforcement by that inspector of regulations applying to the property in question, may request a hearing before the Board of Adjustment. The Board may authorize the Building Inspector to issue a non-conforming permit for construction - new, additional, or alterations - and set time limits for completion. Non-conforming use of existing buildings and premises will conform to section 202.0 of these regulations.

SEC. 208.1

Each application for hearing before the Board of Adjustment shall be accompanied by such plans and explanations as may be necessary for the full understanding of the conditions concerning the matter to be heard.

SEC. 208.2

Each application for hearing before the Board of Adjustment will be accompanied by a fee of Three(\$3.00) Dollars, which fee is not returnable.

SEC. 209.0 (RESERVED)

SEC. 210.0 (RESERVED)



SEC. 211.0 TRAILERS.

No automobile trailer or house car shall be parked within any area governed by these regulations, other than property licensed "trailer camps" or "trailer courts", for a longer period of time than 24 hours.

SEC. 212.0 PERMITS.

No person or group of persons shall erect or construct or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, improve, alter, convert, or extend any building or structure, or cause the same to be done "where the cost of the repairs is Fifty (\$50.00) Dollars" or more in value, and on any remodeling or alteration job of any value, without first obtaining a building permit therefor from the Building Inspector.

SEC. 212.1

In the case of any building being done in violation of any of the provisions of these regulations, such building work shall cease forthwith, upon order of the Building Inspector by notice in writing served upon the person engaging in the doing or causing such work to be done, and not recommence until authorized by the Building Inspector.

SEC. 212.2

The Building Inspector or his authorized representative may enter upon any building or premises, for the purpose of inspection or to prevent violation of these regulations, upon presentation of proper credentials.

SEC. 212.3

Every permit issued under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within six (6) months from the day of issue of permit, or if any building or work is discontinued, suspended, or abandoned, at any time after the work is commenced, for a period of six (6) months. Before recommencement of such work a new permit shall be obtained, and the fee shall be one-half the amount for a new permit.

SEC. 213.0 MOVING OF BUILDINGS.

No person or group of persons shall move or cause to be moved any structure to any area governed by these regulations without first obtaining proper permit.

## SECTION 300.0 DEFINITIONS

### SEC. 301.0

For the purpose of these regulations, certain terms and words are herein defined. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the words "used for" include the meaning "Designed for"; the word "structure" includes the word "Building"; the word "shall" is mandatory, and not directory; the word "lot" includes the words "plot" and "tract"; the words "area" and "district" may indicate and include the meaning "zone"; the words "residence" and "dwelling" shall both mean living quarters.

### SEC. 302.0 ACCESSORY BUILDINGS.

A subordinate building, or portion of the main building, which is located on the same building site as the main building, the use of which is clearly incidental to the use of the main building.

### SEC. 303.0 ACCESSORY USES.

Uses customarily incidental to the principal uses as permitted.

### SEC. 304.0 ALLEY.

Any roadway, place or public way dedicated to public use and twenty (20) feet or less in width, unless otherwise officially designated as a street.

### SEC. 305.0 APARTMENT.

"Apartment" or "Apartment House" is a building occupied or intended to be occupied by more than two individuals or groups of individuals, living separately and with separate kitchens or facilities for doing their own cooking on the premises, or by more than two families, individuals, or groups of individuals.

### SEC. 306.0 APARTMENT HOTEL.

An apartment building, under resident supervision, which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish a dining room service for tenants only.

### SEC. 307.0 AUTOMOBILE SHOW ROOM.

A building or premises where new cars are prominently displayed and offered for sale by an authorized agent.



SEC. 308.0 BAR.

A place devoted primarily to the retailing and drinking of malt, vinous or other alcoholic beverages.

SEC. 309.0 BARBEQUE STANDS OR BARBEQUE PITS.

Same as Curb or Auto Service Cafeterias.

SEC. 310.0 BUILDING.

Anything constructed or erected, the use of which demands a permanent location on the land; or anything attached to something having a permanent location on the land.

SEC. 311.0 BUNGALOW COURT. (House Courts)

A "Bungalow Court" or "House Court" is a group of two or more single-family dwellings on the same building site, having separate outside entrance on the ground floor level for each single-family dwelling.

SEC. 312.0 CLUB, NIGHT.

The term "Night Club" shall pertain to and include restaurant, dining rooms or other similar establishments where floor shows or other forms of entertainment are provided for guests after 11:00 o'clock P.M.

SEC. 313.0 COURT.

An open, unoccupied, unobstructed space, other than a yard, on the same lot as a building. Trees or shrubs may be used in a court.

SEC. 314.0 INNER COURT.

A court not extending to a street or alley or to a front, side or rear yard.

SEC. 315.0 CURB OR AUTO SERVICE CAFETERIA.

Meaning refreshment places where space is provided or allowance made for automobiles to congregate for the purpose of serving the occupants with food and/or refreshments.

SEC. 316.0 DRY CLEANING.

Dry cleaning shall be considered as the process of removing dirt, grease, paint and other stains from wearing apparel, textiles, fabrics, rugs, etc. by:

- (a) Immersion and agitation in an inflammable liquid solvent in open vessels.
- (b) Immersion and agitation in an inflammable solvent in closed machines.
- (c) "Spotting" of local applications of inflammable liquid solvents and other cleansing preparations to spots of dirt, grease, paints and stains not removed by immersion and agitation process.

SEC. 317.0 DRY DYEING.

Dry dyeing shall be considered as the process of dyeing clothes or other fabrics or textiles in a solution of dye colors and inflammable liquids.

SEC. 318.0 DWELLING, MULTIPLE.

Includes Tourist Courts, Apartment Houses, Hotels, and all other dwellings of a similar nature.

SEC. 319.0 DWELLING, TWO-FAMILY.

A detached building divided horizontally or vertically and designed for or occupied by two single-family housekeeping units, contained entirely under one roof and having one dividing partition common to each unit or having the ceiling structure of the lower unit the floor structure of the unit above.

SEC. 320.0 DWELLING, ONE-FAMILY.

A detached building designed for or occupied exclusively by one family.

SEC. 321.0 FAMILY.

A "Family" is one or more persons living together as a single housekeeping unit supplied with a kitchen or facilities for doing their cooking on the premises.

SEC. 322.0 FOWLS.

Any guineas, peafowls, pheasant, pigeons and/or poultry.

SEC. 323.0 GARAGE APARTMENT.

A second or more story living unit having private automobile garage space as its ground floor.

SEC. 324.0 GARAGE, MECHANICAL.

Any premises, except those described as a private or storage garage, where automotive vehicles are mechanically repaired, rebuilt or reconstructed.

SEC. 325.0 GARAGE, PRIVATE.

A garage in which no business, service or industry connected directly or indirectly with motor vehicles is carried on.

SEC. 326.0 GARAGE, STORAGE.

Any premises, except those described as a private garage, used for the storage only of automotive vehicles or where any such vehicles are kept for remuneration or hire.

SEC. 327.0 GASOLINE AND OIL FILLING STATIONS.

A structure or place where gasoline, oil and greases are supplied and dispensed to motor vehicle trade, but no repair work performed.

SEC. 328.0 HAZARDOUS SUBSTANCES.

Any substances or materials which, by reason of their toxic caustic or corrosive, explosive, abrasive or otherwise injurious properties, may be detrimental deleterious to the health of any person handling or using, or otherwise coming into contact with such material or substance.

SEC. 329.0 HOTEL.

Every building or establishment operated or intended as a place where sleeping accommodations or more than three (3) rooms are provided for pay for the use of transient or permanent guests or tenants; dining rooms, bar or tap rooms, principally for the accommodation of the house guests, may be operated in connection with any hotel if located within the hotel premises. Bar and tap rooms are subject to existing ordinances and such other rules and regulations as may hereafter be adopted.

SEC. 330.0 HOTEL DINING ROOM.

Any dining room in connection with a hotel and intended exclusively for the accommodation of its room guests.

SEC. 331.0 INFLAMMABLE LIQUID.

Any liquid which, under operating conditions, gives off vapor which, when mixed with air, is combustible and explosive.

SEC. 332.0 LOT.

A parcel of land which is or may be occupied by a building and its accessory buildings, including the open spaces required under these regulations, and which parcel of land is a matter of record in Broward County, Florida.

SEC. 333.0 LOT, CORNER.

A lot abutting on two or more streets at their intersection.

SEC. 334.0 LOT, INTERIOR.

A lot other than a corner lot.

SEC. 335.0 LOT, THROUGH.

An interior lot having frontage on two streets.

SEC. 336.0 LOT, DEPTH.

The depth of a lot for the purposes of these regulations, is the distance measured in the mean direction of the side lines of the lot from the midpoint of the street lot line or bulkhead line, to the opposite main rear line of the lots.

SEC. 337.0 LOT LINES.

The lines bounding a lot as defined herein.

SEC. 338.0 LOT WIDTH.

The width of a lot, for the purposes of these regulations, is its mean width measured at right angles to its depth.

SEC. 339.0 MIXED OCCUPANCY.

Occupancy of a building or land for more than one use.

SEC. 340.0 NON-CONFORMING USE.

A building or land occupied by a use that does not conform with the regulations or the use district in which it is situated.

SEC. 341.0 PIACE.

An open, unoccupied public space other than a street or alley permanently reserved for purposes of joint access to abutting property.

SEC. 342.0 PLACE OF BUSINESS.

Any building, vehicle, structure, yard, lot, premises or part thereof, or any other place in which one or more persons are engaged in gainful occupation.

SEC. 343.0 PLOT.

A defined area of ground; also a ground plan of a building and area.

SEC. 344.0 PORCH.

A roofed space attached to the outside of an outer wall of a building, one or two stories in height, open on two or three sides, which may have railings, screen or glass enclosure. An open or unenclosed porch is one without railing, glass, canvas, screen or similar materials on the open sides.

SEC. 345.0 POULTRY.

Any chickens, turkeys, ducks and geese, and/or fowl.

SEC. 346.0 POULTRY MARKET.

A commercial establishment or place where live poultry or fowls are kept and prepared for sale.

SEC. 347.0 RESIDENCE.

A "Residence" is a building occupied or intended to be occupied by one family or more families living separately. "Residence" and "Dwelling" are synonymous in these regulations.

SEC. 348.0 RESIDENCE, MULTIPLE FAMILY.

See Dwelling, Multiple.

SEC. 349.0 RESTAURANT.

A building or room, not operated as a dining room in connection with a hotel, where food is prepared and served for pay and for consumption on the premises.

SEC. 350.0 ROOMING HOUSE.

A building used, or intended to be used, as a place where sleeping or housekeeping accommodations are furnished or provided for pay to transient or permanent guests or tenants, in which two (2) or more rooms are used for the accommodation of such guests or tenants, but which does not maintain a public dining room or cafe in the same building, not in any building in connection therein.

SEC. 351.0 SERVICE STATION.

A building where gasoline, oil and greases are supplied and dispensed to motor vehicle users, also where battery, tire and similar services are rendered.



SEC. 352.0 SET BACK.

The minimum horizontal distance between a building site lot line and the front line of the building or any projections thereof excluding steps and terraces.

SEC. 353.0 STREET.

A thoroughfare 20 feet or more in width which affords principal means of access to abutting property.

SEC. 354.0 STRUCTURE.

Anything other than constructed, erected or placed, the use of which requires more or less permanent location on the land, or attached to something having a permanent location on the land.

SEC. 355.0 STRUCTURAL ALTERATION.

Any change, except for repair or replacement in the supporting members of a building, such as bearing walls, columns, beams or girders.

SEC. 356.0 YARD.

An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

SEC. 357.0 YARD, FRONT.

An unoccupied area between the front property line (either street or bulkhead of any waterway) and the front line of any main or accessory building, measured at its least dimension and extending from one side yard to the other, exclusive of steps and open terraces.

SEC. 358.0 YARD, REAR.

An unoccupied area extending across the full width of the lot between the rear line of any main or secondary building and the front line of a secondary building or rear lot line whichever is closer.

SEC. 359.0 YARD, SIDE.

An unoccupied area between a main or secondary building and the side line of the lot and extending from the street line to the rear yard.

SEC. 360.0 MOTEL OR TOURING COURT.

See Hotel.

SECTION 400.0 BUILDING PERMIT FEES.

RESIDENTIAL

0,000 to 2,000 Cubic feet.....	\$ 4.00
2,000 to 5,000   "   " .....	7.50
5,000 to 10,000   "   " .....	12.00
10,000 to 20,000   "   " .....	20.00

\$1.00 per thousand cubic feet thereafter.

COMMERCIAL

0,000 to 2,000 Cubic feet.....	\$ 5.00
2,000 to 5,000   "   " .....	10.00
5,000 to 25,000   "   " .....	20.00
25,000 to 50,000   "   " .....	30.00
50,000 to 100,000"   " .....	50.00

\$.25 per thousand cubic feet thereafter.

Repairs to residential .....	\$ 4.00
Repairs to commercial .....	5.00

SECTION 500.0 ZONE R-1. SINGLE FAMILY RESIDENCE.

SEC. 501.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the following uses:

one single family residence  
church or parish building  
public library  
public park and children's playground

SEC. 502.0 HEIGHT.

No residence shall be erected to a height greater than 35 feet, excepting in the case of a church, or other public or semi-public building, which shall not be erected to a height greater than 50 feet.

SEC. 502.1

It is the intent of this regulation that height shall not be construed to include such projections as flag poles, radio or television antennae, and elevator or water tank penthouses.

SEC. 503.0 SET BACK - INTERIOR LOTS.

No building or part of building such as porte cochers, garages, planting boxes or other appendages shall be set closer than 25 feet to the street Right-of-Way line upon which the front of said building shall face, provided that each building shall be considered as having one front and provided that front shall face a public street only, where such public street exists.

SEC. 503.1

In case of a building being erected on a lot where there is a building on each adjacent lot, the set back need not be greater than that of the building set farthest back from the street Right-of-Way line. In case of a building being erected on a lot where is a building on one adjacent lot, the set back shall conform to 503.0 above provided that the set back need not be greater than 10 feet more than the set back of the adjacent building.

SEC. 504.0 CORNER LOTS.

The set back from the side line shall be 25% of the width of the lot, but need not exceed 25 feet.

SEC. 505.0 WIDTH OF LOT.

The width of lot shall not be less than 60 feet.

SEC. 506.0 AREA OF LOT.

6,000 square feet of lot area is required.

SEC. 507.0 FLOOR AREA.

600 square feet of usable floor area, exclusive of porches, terraces, attached garages, and similar appurtenances is required.

SEC. 508.0 LOT OCCUPANCY.

No residence shall occupy more than 40% of the area of an interior lot or plot, nor more than 50% of the area of a corner lot. This does not include accessory buildings, unenclosed porches or similar appurtenances and appendages.

SEC. 509.0 SIDE YARDS.

There shall be a side yard along each lot line at least  $7\frac{1}{2}$  feet in width from any building or part thereof. The width of the side yard for any building other than a residence shall not be less than  $\frac{1}{6}$  the height of such building.

SEC. 510.0 REAR YARD.

Every residence building shall have a rear yard. The rear yard shall be an area of width not less than 15 percent of the depth of the lot upon which the building is erected.

SECTION 600.0 ZONE R-2. TWO-FAMILY RESIDENCE.

SEC. 601.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the following uses:

residence use permitted in R-1 zones plus second single-family residence (or plus one single-family garage apartment), or one two-family residence

other uses permitted in R-1 zones

hospital other than that for contagious diseases and institutions for drug or liquor addicts, for the feeble minded or insane, or veterinary hospital

public museum

community building

private garden and/or greenhouse

telephone exchange where there is no storage or where no business is transacted

golf course

fire station

office of professional person residing on premises, such as architect, physician, dentist, engineer and customary home occupation, when conducted on the premises, such as dressmaking, millinery, or hair dressing, providing in all cases that there is no display of goods or advertising other than a small name plate and that such occupation shall not occupy more than one-third of the area of residence or apartment and shall not be carried on in an accessory building.

SEC. 602.0 HEIGHT.

No single or two-family residence shall be erected to a height greater than 35 feet. No other building shall be erected to a height greater than 50 feet.

SEC. 602.1

It is the intent of this regulation that height shall not be construed to include such projections as flag poles, radio or television antennae, and elevator or water tank pent houses.

SEC. 603.0 SET BACK - INTERIOR LOTS.

No building or part of building such as porte cochers, garages, planting boxes or other appendages shall be not closer than 20 feet to the street Right-of-Way line upon which the front of said building shall



face, provided that each building shall be considered as having one front and provided that that front shall face a public street only, where such public street exists.

#### SEC. 603.1

In case of a building being erected on a lot where there is a building on each adjacent lot, the set back need not be greater than that of the building set farthest back from the street Right-of-Way line. In case of a building being erected on a lot where there is a building on one adjacent lot, the set back shall conform to 603.0 above, provided that the set back need not be greater than 10 feet more than the set back of the adjacent building.

#### SEC. 604.0 SET BACK - CORNER LOTS.

The set back from the side line shall be 25% of the width of the lot, but need not exceed 25 feet.

#### SEC. 605.0 WIDTH OF LOT.

The width of lot for any single or two-family residence shall not be less than 60 feet, provided that if the lot were platted and said plat was duly recorded before January 1st, 1953, the width of lot shall be not less than 50 feet. The width of lot for buildings of other classifications shall not be less than 100 feet.

#### SEC. 606.0 AREA OF LOT.

4,000 square feet of lot is required for single and two-family residences. 2,000 square feet of lot is required for second single-family residence. No lot under 6,000 square feet shall be used as a building site, provided that if the lot was platted and said plat was duly recorded before January 1st, 1953, no lot under 5,000 square feet shall be used as a building site and 3,000 square feet of lot is required for the principal single-family residence. Off street parking shall be provided for no less than one-half the number of living units contained in any building other than single residences.

#### SEC. 607.0 FLOOR AREA.

600 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for principal single-family residences, and each housekeeping unit of a two-family residence. 400 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for second single-family residence or guest house.

SEC. 608.0 LOT OCCUPANCY.

All residence buildings together shall not occupy more than 50 per cent of the area of an interior lot or plot, nor more than 60 per cent of the area of a corner lot. This does not include accessory buildings, unenclosed porches or similar appurtenances and appendages.

SEC. 609.0 SIDE YARDS.

There shall be a side yard along each lot line at least 5 feet in width for single and two-family residences free from any building or part thereof. For buildings other than single and two-family residences, the side yard shall be not less than 10 feet in width.

SEC. 610.0 REAR YARDS.

Every residence building shall have a rear yard. The rear yard shall be an area of width not less than 15 per cent of the depth of the lot upon which the building is erected.

SECTION 700.0 ZONE R-3. MULTIPLE RESIDENCE.

SEC. 701.0

No building or premises shall be used, and no building with its usual accessories shall be erected, other than a building or premises arranged, intended or designed for one or more of the following uses:

uses permitted in R-1 and R-2 Zones

multiple residence

hotel

motel

tourist court

lodging or boarding house

schools and colleges, including all incidental uses customary to schools and colleges, provided such uses are on the immediate property of and restricted in service to the respective school or college

convent

day nursery

publicly owned recreation buildings

fraternal lodge

public garate for automobile storage only

charitable institutions

private clubs, where chief activity is not conducted as a business

SEC. 702.0 HEIGHT.

No single or two family residence shall be erected to a height greater than 35 feet. No other building shall be erected to a height greater than 50 feet.

SEC. 702.1

It is the intent of this regulation that height shall not be construed to include such projections as flag poles, radio or television antennae, and elevator or water tank pent houses.

SEC. 703.0 SET BACK - INTERIOR LOTS.

No building or part of building such as porte cochers, garages, planting boxes or other appendages shall be set closer than 25 feet to the street Right-of-Way line upon which the front of said building shall face, provided that each building shall be considered as having one front and provided that that front shall face a public street only, where such public street exists.

SEC. 703.1

In case of a building being erected on a lot where there is a building on each adjacent lot, the set back need not be greater than that

of the building set farthest back from the street Right-of-Way line, provided that both buildings are of the same type and classification as the one being erected. In case of a building being erected on a lot where there is a building on one adjacent lot, the set back shall conform to 703.0 above provided that the set back need not be greater than 10 feet more than the set back of the adjacent building, and provided that the building is of the same type and classification as the one being erected.

SEC. 704.0 SET BACK - CORNER LOTS.

The set back from the side line shall be 25% of the width of the lot, but need not exceed 25 feet.

SEC. 705.0 WIDTH OF LOT.

The width of lot for any single or two-family residence, or multiple residence shall not be less than 60 feet. The width of lot for buildings or other classifications shall not be less than 100 feet.

SEC. 706.0 AREA OF LOT.

Single and two-family residences shall conform to R-2 requirements. Bungalow and tourist courts shall require 2,000 square feet of lot for each living unit. Apartment houses and apartment hotels shall require 800 square feet of lot for each living unit. No lot under 6,000 square feet shall be used as a building site. Off street parking shall be provided for no less than one of every two living units on a multiple residence lot.

SEC. 707.0 FLOOR AREA.

Single and two-family residences shall conform to R-2 requirements. 400 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for each living unit in multiple residence areas, except hotel rooms.

SEC. 708.0 LOT OCCUPANCY.

All residence buildings together shall not occupy more than 50 per cent of the area of an interior lot or plot, nor more than 60 per cent of the area of a corner lot. This does not include accessory buildings, unenclosed porches or similar appurtenances and appendages.

SEC. 709.0 SIDE YARDS.

There shall be a side yard along each lot line at least 5 feet in width for single and two-family residences free from any building or part thereof. For buildings other than single and two-family residences, the side yard shall be not less than 10 feet in width.

SEC. 710.0 OTHER SPACING.

There shall be no less than fifteen (15) feet unobstructed, except for open car-ports, between buildings. Set back from the rear property line shall be no less than twenty (20) feet.



SECTION 800.0 ZONE E-1. ONE (OR MORE) ACRE ESTATES.

SEC. 801.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the uses prescribed herein.

SEC. 801.1

One principal residence and its customary uses; second single-family residence (guest house) which shall be occupied by personal, non-paying guests of the occupant of the principal residence, or used as servants quarters.

SEC. 801.2

Raising of fowl and/or poultry, provided that the flock is limited in number to fifty (50) and provided that same are kept enclosed, not closer than fifty feet (50') to any adjoining property line or road right-of-way, and provided that such raising of fowl and/or poultry is not conducted as a commercial enterprise.

SEC. 801.3

Animals, other than domestic pets, not in excess of two (2) in aggregate number, sheep, horses, goats and cows, unless waivers of objection are obtained from all adjoining property owners, including owners on opposite side of abutting right-of-way; except waivers of objection for more than two animals are not necessary where lot area is sufficient to keep the sheep, horses, goats and cows within an enclosure not less than one hundred fifty feet (150') from all abutting property lines and road right-of ways.

SEC. 801.4

Bee keeping not to exceed five (5) hives, provided areas are located not less than one hundred feet (100') from a residential structure or a highway right-of-way, nor twenty feet (20') from an adjoining property line.

SEC. 801.5

Gardening and fruit growing, providing it is not a commercial activity, and that no signs are displayed regarding the sale of product raised. Such use shall be not less than twenty-five feet (25') from any road right-of-way.

SEC. 802.0 HEIGHT.

No building shall be erected to a height greater than thirty-five feet (35') not including such projections as flag poles, radio or television antennae.

SEC. 803.0 SET BACK.

No building or part of a building shall be set closer than forty feet (40') to a road right-of-way, or closer than fifteen feet (15') to an adjoining property line.

SEC. 804.0 LOT WIDTH AND AREA.

No lot under one hundred and twenty-five feet (125') wide or under one (1) acre in area shall be used as a building site.

SEC. 805.0 LOT OCCUPANCY.

All residences together shall not occupy more than fifteen percent (15%) of the area of a lot or plot.

SEC. 806.0 FLOOR AREA.

1,000 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for principal residence. 400 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for second single-family residence or guest house.

SEC. 807.0 OTHER SPACING.

There shall be no less than fifteen feet (15') unobstructed, except for covered walkways or open car portes, between buildings.

SECTION 900.0 ZONE E-2. TWO AND ONE-HALF (OR MORE) ACRE ESTATES.

SEC. 901.0

Areas zoned E-2 are subject to the same authorizations, requirements, and restrictions specified for E-1 zones, with the following exceptions:

- (a) AREA OF LOT. No lot under two and one-half ( $2\frac{1}{2}$ ) acres in area shall be used as a building site.
- (b) LOT OCCUPANCY. All residences together shall not occupy more than ten percent (10%) of the area of a lot or plot.

SECTION 1000.0 ZONE E-3. FIVE (OR MORE) ACRE ESTATES.

SEC. 1001.0

Areas zoned E-3 are subject to the same authorizations, requirements, and restrictions specified for E-1 zones, with the following exceptions:

- (a) USES. Zone E-3 estates may have, in addition to Zone E-1 uses, an entrance lodge for a gate-keeper's family, provided said lodge is situated not closer than fifty feet (50') to a road right-of-way, and not closer than one hundred and fifty feet (150') from an adjoining property line. Such lodge shall conform to requirements for second single-family residence or guest house.
- (b) SET BACK. No building or part of a building, except the entrance lodge, shall be set closer than seventy-five feet (75') to a road right-of-way, or closer than twenty-five feet (25') to an adjoining property line.
- (c) LOT WIDTH AND AREA. No lot under two hundred feet (200') in width, or under five (5) acres in area shall be used as a building site.
- (d) All residences together shall not occupy more than ten percent (10%) of the area of a lot or plot.

SECTION 1100.0 ZONE LR. LIMITED RESIDENCE.

SEC. 1101.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected, other than a building or premises arranged, intended or designed for one or more of the following uses:

one single-family residence and its customary uses  
garage apartment to be used for servants quarters only  
second single-family residence or guest house, which shall be occupied by personal, non-paying guests of the occupant of the principal residence, or used as servants quarters

SEC. 1102.0 HEIGHT.

No building shall be erected to a height greater than thirty-five feet (35') not including such projections as flag poles, radio or television antennae.

SEC. 1103.0 SET BACK.

No building or part of a building shall be set closer than twenty-five feet (25') to a road right-of-way, or closer than fifteen feet (15') to a side property line, or closer than twenty five feet (25') to a rear property line.

SEC. 1104.0 WIDTH AND AREA OF LOT.

No lot less than one hundred feet (100') in width or less than fifteen thousand (15,000) square feet in area shall be used as a building site.

SEC. 1105.0 LOT OCCUPANCY.

All buildings together shall not occupy more than thirty (30%) percent of the lot or building site area.

SEC. 1106.0 FLOOR AREA.

800 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for principal residence; 400 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for other living units.

SEC. 1107.0 OTHER SPACING.

There shall be no less than fifteen feet (15') unobstructed, except for covered walkways or open car portes, between buildings.



## SECTION 1200.0 TRAILER PARKS.

### SEC. 1201.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected, other than a building or premises arranged, intended or designed for one or more of the following uses:

All uses permitted in residence zones  
parking of automobile house trailers and use of such trailers  
as living quarters  
merchandise sales provided that such activity is conducted only  
as a service to residents of the trailer park and is entirely  
within a substantial building, and provided that no sign of  
any kind is displayed to the outside denoting that merchandise  
is available within

### SEC. 1202.0 LOCATION.

No trailer park shall be located less than five hundred feet (500') from any R-1, R-2, LR, E or B-1 area, except that a trailer park may adjoin either an R-2 or B-1 area on one side (considering the trailer park as rectangular) or on two or more sides provided a waiver of objection is signed by two-thirds of the R-2 and B-1 property owners within five hundred feet (500') of the proposed trailer park site.

### SEC. 1203.0 LOT WIDTH AND AREA.

No lot or plot under one hundred and fifty feet (150') in width, or one (1) acre in area, shall be used as a trailer park site, and the minimum area for a trailer plot in any park hereafter established shall be thirty by forty feet (30' x 40').

### SEC. 1204.0 HEIGHT.

No building shall be erected to a height greater than fifty feet (50').

### SEC. 1205.0 BUILDINGS IN AREA.

Buildings in a trailer park area shall conform to R-3 requirements with regard to paragraph 1206.0 below.

### SEC. 1206.0 SET BACKS.

No automobile trailer, building or part of a building, shall be located closer than twenty-five feet (25') to a public road

right-of-way, and there shall be an area no less than ten feet (10') in width along each side and rear trailer park area boundary line free from any building, part of a building or individual trailer lot.

SEC. 1207.0 TRAILER PORCHES AND ADDITIONS.

Trailer porches and additions shall deviate from the building code in that they shall be fabricated of removable panels so that the entire structure can be dismantled and securely stored in one (1) hour. Canvas porch roofs and awnings shall be attached in such a manner as to permit rolling and lashing to the trailer or stored.

SEC. 1207.1

All porches and other additions to trailers shall be dismantled and stored either within the trailer or in some permanent building during the following circumstances:

- (1) Within one hour after all hurricane alerts by the U. S. Weather Bureau.
- (2) If a trailer is not to be occupied for a period of thirty (30) days or more.

SEC. 1208.0 HEALTH BOARD APPROVAL.

No trailer park area will be authorized without certification of approval by the Broward County Health Department.

SECTION 1300.0 ZONE B-1. RETAIL STORES.

SEC. 1301.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the uses described herein.

SEC. 1301.1

Uses permitted in all "R" zones.

SEC. 1301.2

Store with retail sales to the ultimate consumers as the sole activity, but with the following uses prohibited:

automobile sales

automobile service stations

sale of malt, vinous or alcoholic beverages, unless in restaurants or dining rooms and strictly incidental to the serving of food and provided that no entertainment of any kind is provided, or unless within and strictly incidental to a hotel or apartment hotel, with no sign of any type or character exhibited or displayed to the outside denoting that malt, vinous, spiritous or other alcoholic beverages are obtainable within, or unless in grocery stores or meat markets where only unchilled beer and wine may be sold during legal hours and for consumption off the premises of said markets

mechanical or repair garages

sale of fruit, produce or merchandise from trucks, wagons or other vehicles, to the general public, or from vacant lots (such business shall be conducted only from permanent structures as approved by the Building Department)

fish or poultry market unless included within a grocery store and handling only previously prepared merchandise

any use which may be obnoxious because of the emission of dust, dirt, noise, smoke, odor, fumes, vibrations, radioactive waves, or substances which possess an explosive hazard

SEC. 1301.3

Public services permitted are:

office of professional person or business firm

public educational exhibitions such as art gallery or aquarium

bank

barber shop

bath, massage, or beauty parlor  
conservatories  
mail order office  
messenger office  
laundry and dry cleaning pick-up station only  
parking lot, provided that such use shall not be closer than two  
hundred feet (200') to an R-1, R-2, LR, or E Zone, or to a hos-  
pital unless strictly incidental to such hospital  
separate office for transportation system ticket sales  
employment agencies

#### SEC. 1301.4

Entertainment or recreational establishments are limited to:

motion picture theaters, and customary recreational activities  
strictly incidental to hotels and apartments. All others are  
prohibited.

#### SEC. 1301.5

Exceptional uses permitted are:

shoe repair shop  
bakery shop with baking done on the premises for retail sales  
only  
interior decorating, tailor and drapery shop  
millinery shop and candy shop where preparation of merchandise  
is done on the premises  
electrical appliance store with facilities for repair

NOTE: Merchandise manufacture and repair work performed as a  
use incidental to a retail store, when permitted, will be conduc-  
ted in the rear of the store, completely obscured from the front  
or retail section by a suitable partition.

#### SEC. 1302.0 ENCLOSURE REQUIREMENTS.

All business uses, and all materials and products shall be con-  
fined within substantial buildings completely enclosed with walls  
and roof, except food service on suitable patios incidental to  
restaurants and dining rooms provided that no alcoholic beverage  
is served on such open patios unless such patios are located a-  
bove the ground floor.

#### SEC. 1303.0 RESIDENCE UNITS IN AREA.

Residence units in a B-1 area shall conform to R-3 requirements.

SEC. 1303.1

Second or higher floors of a commercial building to be used for any residential use shall setback at least ten feet (10') from the vertical extension of any side or rear property line.

SEC. 1304.0 HEIGHT.

No building shall be erected to a height greater than sixty feet (60'), not including such projections as flag poles, radio or television antennae.

SEC. 1305.0 REAR YARD.

Provisions shall be made for septic tanks as required by the County Health Department.

SECTION 1400.0 ZONE B-2. LIMITED BUSINESS.

SEC. 1401.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the uses described herein.

SEC. 1401.1

Uses permitted in all "R" zones.

SEC. 1401.2

Uses permitted in B-1 Zones, plus the following uses which are prohibited in B-1 zones:

automobile sales, rentals, storage, repair, and service establishments, provided that no automobile repair or service shop shall be closer than fifteen feet (15') to a road right of-way at street level, however, this space may be used for show-rooms or other business permitted in B-2 Zones, and provided that no public garage or repair shop shall have an opening in a wall within 15' of an adjacent R, LR, or E zone, but with automotive body repair and paint work strictly prohibited

liquor package stores

sale of vinous and alcoholic beverages upon the approval of the Zoning Board

fish or poultry market, provided that no live fowl or poultry are kept on the premises and provided that no such market is located within one hundred feet (100') of an R, LR, or E zone

public recreation and amusement establishments, provided that they shall not be located closer than three hundred feet (300') to an R, LR, or E zone, unless such activity is completely within a substantial building

terminal for public transportation system except commercial trucking

plant and shrub nurseries, provided that fertilizer, compost, etc. be limited to quantities for immediate use and kept within a substantial building

mortuaries or funeral homes (other than crematories)

self-service laundries

SEC. 1401.3

Fabrication, construction or reconstruction of merchandise from materials already manufactured, cured and otherwise prepared for such fabrication, construction or reconstruction of merch-



andise, provided such fabrication, construction or reconstruction of merchandise is for and incidental to retail sales only.

SEC. 1402.0 PROHIBITED USES.

The following uses are prohibited:

wholesale house  
storage yard or warehouse  
ice plant  
lumber yard  
machine shop  
boiler making  
ship yards or ship building plants  
flour or rolling mill  
powder, emery cloth or sand paper manufacture  
pickle, sauerkraut, sausage, vinegar, printing ink, paper or  
pulp, yeast or malt manufacture  
fish cannery or fish curing plant  
meat packing plant  
paint, oil, varnish or turpentine, excelsior or fibre manufacture  
lamp black, polish manufacture  
concrete works  
brick, tile or terre cotta, bottle or glass manufacture  
metal or mineral works  
assaying  
blast furnace or coke oven  
tobacco treatment  
planing or sawmill  
leather tanning or curing of raw hides and skins  
tallow, grease, lard or soap manufacture  
any business which may be obnoxious because of the emission of  
odor, dust, smoke, fumes, dirt, noise, vibrations, radio-active  
waves, or substances which possess an explosive hazard

SEC. 1403.0 ENCLOSURE REQUIREMENT.

All business uses, and all materials and products shall be confined within substantial buildings except food service on suitable patios incidental to restaurants and dining rooms, sample merchandise offered for retail sale incidental to permitted retail stores, and automobiles for sale.

SEC. 1404.0 RESIDENCE UNITS IN AREA.

Residence units in a B-2 area shall conform to R-3 requirements.

SEC. 1404.1

Second or higher floors of a commercial building to be used for any residential use shall set back at least ten feet (10') from the vertical extension of any side or rear property line.

SEC. 1405.0 HEIGHT.

No building shall be erected to a height greater than sixty feet (60'), not including such projections as flag poles, radio or television antennae.

SEC. 1406.0 REAR YARD.

Provisions shall be made for septic tanks as required by the County Health Department.

SECTION 1500.0 ZONE B-3. LIBERAL BUSINESS.

SEC. 1501.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the uses described herein.

SEC. 1501.1

Uses permitted in all preceding "R" and "B" Zones plus the following uses prohibited in B-1 and B-2 Zones:

wholesale houses  
automotive body repair and paint work  
preparation of poultry for sale, provided live poultry are kept within a substantial building  
laundry and dry cleaning plant  
warehouse  
lumber yard and construction material storage yard  
dog and pet hospital or shop, to be not closer than three hundred feet (300') to an R or LR Zone

SEC. 1501.2

The storage of explosives, acids and gases shall require the approval of the Zoning Board.

SEC. 1502.0 ADDITIONAL REQUIREMENTS.

Products and materials not enclosed within a building will be placed or stacked in an orderly manner so as not to be unsightly.

SEC. 1503.0 RESIDENCE UNITS IN AREA.

Residence units in a B-3 area shall conform to R-3 requirements.

SEC. 1503.1

Second and higher floors of a commercial building to be used for any residential use shall set back at least ten (10') feet from the vertical extension of any side or rear property line.

SEC. 1504.0 HEIGHT.

No building shall be erected to a height greater than sixty feet (60'), not including such projections as flag poles, radio or television antennae.

SEC. 1505.0 REAR YARD.

Provisions shall be made for septic tanks as required by the County Health Department.

SECTION 1600.0 INDUSTRIAL ZONE. GENERAL.

SEC. 1601.0 USE.

A building and/or premises may be used for any use with the following provisions.

SEC. 1601.1

The approval of the Zoning Board must be obtained for the establishment or extension of the following uses:

manufacture, distillation, and/or treatment of: celluloid or  
cellulose product, creosote  
distillation of bones, coal, or wood  
animal fats  
fertilizer  
(or storage of) acids, gasses or any product composed thereof  
gelatin, glue, or size  
(or disposal plant for) sewage or garbage  
lineoleum or oil cloth  
pyrexylene plastic  
rubber  
(or slaughtering of) animals  
(smelting of or foundry for) iron or other metals  
tar or tar products  
(or storage of) explosives  
asphalt  
bleaching powder  
fish or fish products  
matches  
petroleum products  
paper and pulp mills  
(or yards for keeping of) live stock  
minerals, mineral products or compounds thereof  
(or pits for obtaining) rock  
soaps

SEC. 1602.0

It is the prerogative of the Zoning Board to disapprove prospective locations or, or conditions existing in, uses in an industrial Zone which would be detrimental to the proper development and welfare of the surrounding property, and to require the necessary corrections of such locations or conditions.



SECTION 1700.0 AGRICULTURAL ZONE. GENERAL.

SEC. 1701.0 USE.

No land, body of water or building, shall be designed, intended or used for any purpose except one or more of the following uses:

SEC. 1701.1

All uses permitted in R-2, LR, and E Zones, and subject to the restrictions of these zones, except as provided herein.

SEC. 1701.2

The following are permitted:

cattle or stock raising and grazing  
dairy and all functions incidental to dairying  
farming and all functions incidental to farming  
greenhouses  
ranching, and all functions incidental to ranching  
poultry raising

SEC. 1701.3

Temporary barracks or structures to house transient labor to harvest crops may be placed in an agricultural zone under the provisions of Zoning Regulations paragraph 202.0, provided such temporary structures are located not closer than twenty-five feet (25') to any adjoining property line or road right-of-way.

SEC. 1701.4

Automobile house trailers will be permitted in agricultural zones under the provisions of Zoning Regulations paragraph 202.0, provided that such trailers are located not closer than twenty-five feet (25') to any adjoining property line or road right-of-way, and provided that only one trailer at any one time be located on one lot (see chapter 513.01, Florida Statutes 1941).

SEC. 1702.0 LOT WIDTH AND AREA.

Lots for any use in an agricultural zone shall have a minimum width of one hundred and fifty feet (150') and shall be of at least one (1) acre in area.

SEC. 1703.0 SPECIAL PROVISIONS.

SEC. 1703.1

Hogs, cattle and other stock shall not be allowed closer than one hundred and fifty feet (150') to any residential zone, and shall be restrained to within the property boundaries of the owner.

SEC. 1703.2

Requirements for buildings are specified for R-1, except that no permit will be required for permanent buildings that are

- (a) twenty-five feet (25') or more from an adjoining property line and
- (b) one hundred and fifty feet (150') or more from a residential zone and
- (c) seventy-five feet (75') or more from any road right-of-way, and except that no permit is required in any case when there are no existing residence buildings within five hundred feet (500') of the building site.

491221

DEED 803 pg. 182

A RESOLUTION SETTING FORTH UNIFORM  
ZONING AND BUILDING REGULATION  
PROVISIONS FOR THE PURPOSE OF  
ADOPTING SUCH BY REFERENCE IN FUTURE  
ZONING RESOLUTIONS ADOPTED BY THE  
BOARD OF COUNTY COMMISSIONERS OF  
BROWARD COUNTY, FLORIDA, IN RESPECT  
TO ANY AREA OF SAID COUNTY

WHEREAS, the Broward County, Florida, Board of  
County Commissioners has prepared suggested uniform  
zoning and building regulation provisions for adoption,  
where applicable, by said Board, with such modifications  
as said Board may deem necessary, in respect to areas  
within said County which may be zoned from time to time;  
and

WHEREAS, in order that said suggested uniform  
zoning and building regulation provisions may be adopted  
by reference by said Board in respect to any areas within  
said County that may be hereafter zoned it is necessary  
that such provisions be placed upon the Deed Records of  
the Public Records of Broward County, Florida;

NOW, THEREFORE, BE IT RESOLVED that the following  
zoning and building regulation provisions are hereby set  
forth for said purposes:

DEC 21 9 44 AM '52

SHEET No. 26117 FILED  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1952

30.40



MINIMUM BUILDING CODE

BROWARD COUNTY, FLORIDA

- 1.0 FOUNDATION WALLS AND FOOTINGS. All exterior bearing walls of any type of structure shall be supported by continuous foundation walls and footings or grade beams as approved in these regulations.

1.1 MINIMUM ALLOWABLE DIMENSIONS

<u>FOUNDATION WALLS AND FOOTINGS</u>				
Type of Construction	Top Width	Footings Width	Minimum Thickness	
Wood Frame	6" Reinforced Concrete	14"	10"	
Wood Frame	8" Masonry Units laid up in cement mortar	16"	10"	
CBS	8" Reinforced Concrete or Masonry Units	16"	10"	

- 1.2 All footings shall be reinforced with not less than two (2) five-eighths inch (5/8") bars throughout its continuous length. In splicing any reinforcement bars, an overlap of 30 bar diameters will be provided for. Splicing laps and corner cross-ends will be tied wherever used in concrete construction.
- 2.0 PILES. All piles used to support any building or part thereof shall be driven to sufficient bearing to support the entire dead load plus twice the designed live load carried by such piles, and in such manner as not to impair their strength. No pile or group of piles shall be loaded eccentrically.
- 3.0 GRADE BEAMS. Grade beams supported by piles and used as bearing foundation walls shall be adequately and securely anchored to the supporting piles. Such grade beams shall be of adequate size and reinforcement according to load requirements, but shall not be less than twelve by twelve inches (12" x 12") and reinforced with not less than four (4) one-half inch (1/2") rods, two at the top and two at the bottom.
- 4.0 LATERAL SUPPORTS. Walls of hollow clay tile, of concrete block or tile, hollow walls of solid masonry units, and hollow monolithic plain concrete walls shall be supported at right angles to the face at intervals not exceeding sixteen (16) feet when measuring vertically, and not exceeding twenty (20) feet when measuring hori-

26418

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sonally. Such lateral supports may be in the form of crosswalls, columns, grade beams or buttresses.

- 4.1 Columns shall be required at all corners of commercial structures exceeding one story in height, and shall be securely anchored to the supporting foundation walls or grade beams.
- 4.2 Reinforced concrete columns shall be not less than eight inches (8") thick by twelve inches (12") wide, and reinforced with not less than four (4) one-half inch ( $\frac{1}{2}$ ") rods tied to not less than four (4) dowels (of the same diameter as the reinforcing) extending at least six inches (6") into the footing and hooked; and at least six inches (6") protruding from the top of the column to anchor in the tie-beam.
- 4.3 All individual masonry columns should have steel running from footer to lintel, beam, or cap, as specified in Par. 4.2 for reinforced concrete.
- 5.0 TIE-BEAMS. A tie-beam shall be placed in all walls below each tier of floor and ceiling joists, and over main interior horizontal frame.
- 5.1 Reinforced concrete tie-beams shall not be less than eight inches (8") thick and twelve inches (12") high, and reinforced with not less than four (4) one-half inch ( $\frac{1}{2}$ ") rods throughout its continuous length, two at the top and two at the bottom.
- 5.2 Reinforced concrete tie-beams shall be bonded and anchored to supporting columns as specified in Paragraphs 4.2 and 4.3.
- 5.3 One-half inch ( $\frac{1}{2}$ ") bolts with washer shall be set in concrete tie-beams every four feet (4') to secure the wood plate.
- 5.4 Approved metal strap anchors shall be set in concrete tie-beams to secure every second rafter.
- 6.0 WOOD FRAME. In wood frame construction, vertical and horizontal members shall be of sufficient size, and shall be sufficiently anchored so as to give maximum strength to the completed structure against winds from any angle.
- 7.0 ROOF AND CEILING CONSTRUCTION. Roof rafters, when supported on a ribbon, shall be securely nailed to the stud and ceiling joist; and when supported on a plate, shall be securely nailed to the ceiling joists and plate, and at least each second rafter shall be anchored to the tie-beam with an approved metal strap anchor.



- 7.1 The following table gives the maximum allowable span for ceiling joists and roof rafters of Southern Yellow Pine or Douglas Fir, using materials of grade equal to No. 1 common, American Lumber Standard sizes.

Size of Joists (Inches)	Spacing of Joists, Center to Center (Inches)	Maximum Allowable Span - Fibre Stress 1100 (feet & inches)	
		Ceiling Joists	Roof Rafters
2 X 6	16	12.0	11.0
2 X 8	16	15.0	14.0
2 X 10	16	19.0	17.0

Note: The allowable span of roof rafters shall be measured from plate to ridge, except that where rafters are braced to ceiling joists and a complete truss is formed, to the satisfaction of the Building Inspector, the span shall be considered as the distance between intersecting joints of trussing.

- 7.2 Every third (3rd.) set of rafters shall be laterally braced, one to the other, at a point beneath the ridge by a "collar beam". These same rafters shall be "jack-braced" to the ceiling joists where over partitions.
- 7.3 Joist supporting wood plates shall be of no less dimensions than two inches by four inches (2" X 4") and said be secured as specified in Paragraph 5.3.
- 8.0 PLANS. All applications for permit shall be accompanied by plans drawn to scale and embodying sufficient elevations, cross-sections, and dimension figures to establish to the satisfaction of the Building Inspector that all the provisions of these regulations and codes will be complied with.
- 8.1 Plans for buildings for public assembly, residences of \$10,000 or more cost, and commercial structures of \$5,000 or more cost, shall bear a registered Architect's or Engineer's Seal; cost shall be computed at not less than \$1.00 per cubic foot of construction.
- 8.2 It is the prerogative of the Building Inspector to refuse issuance of a permit because of insufficient, incomplete, or illegible plans.



ZONING REGULATIONS

100.0 GENERAL PROVISIONS

101.0 ZONED AREA BOUNDARIES. The location of zoned area district boundary lines shall be determined as follows:

101.1 When the boundary lines lie within street or alley lines, the center lines of such streets or alleys shall be the boundary lines.

101.2 Where the boundary lines are approximately on the property lines, the property lines shall be considered as the boundary lines.

101.3 Where boundary lines are shown in areas of County not yet subdivided, their course shall be considered parallel to the nearest street laid out on the map, running in the same direction, and their location shall be considered referred to the nearest established street or property line running in the same direction and approximately connecting with the boundary line.

101.4 Where boundary lines are shown to be located along section lines or half, or quarter, or sixteenth section lines, the section line or its fraction shall be considered the district boundary line.

101.5 Whenever there is uncertainty as to exact location of boundary line, the location of such line shall be determined by the Building Inspector.

102.0 SUBDIVISIONS. Where particular real estate subdivisions are referred to, it is understood that plats of such subdivisions have been legally recorded and are on file in the Office of the Clerk of the Circuit Court of Broward County.

26421  
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DEC 23 1962



DEED 803 PAGE 187

- 103.0 POULTRY AND ANIMALS. The keeping of poultry, pigeons, other fowls, or animals will not be permitted in "R", "B" or Trailer Park Areas, except as prescribed herein. Exception is made for domestic animals used as pets such as cats and dogs.
- 104.0 RESTAURANTS. A restaurant, public dining room cocktail room or other service customary to hotels or apartment hotels may be located therein as an accessory use, provided that in R-3 and B-1 areas there is no sign of any kind displayed to the outside denoting that malt, vinous, spirituous or other alcoholic beverages are obtainable within.
- 105.0 FRONT, SIDE AND REAR YARDS. The space in a side yard shall be open and unobstructed except for the ordinary projection of window sills, belt course, and of projecting cornices, eaves, or ornamental features not to exceed 24 inches. Chimney or flues not exceeding in horizontal section five (5) square feet may project in a side or rear yard. An open or lattice enclosed metal fire escape may project no more than four feet (4') in a side or rear yard provided the bottom is not less than seven feet (7') above the ground. Also allowed in front and rear yards are accessory buildings as specified elsewhere in these regulations.
- 106.0 ACCESSORY BUILDINGS. No detached garage or other accessory building shall be constructed, placed, erected or permitted to be built until after, or at the time of, the construction of the principal residence.
- 106.1 No accessory buildings shall be built in the front yard over 13 feet in height, or in the rear yard over 24 feet in height, except that on lots of one acre or greater area, accessory buildings shall not be more than 35 feet in height. Not over 25% of the front or rear yard area shall be occupied



by accessory buildings.

- 106.2 Accessory buildings permitted in Residence Areas are private garage; garden, tool, wash or utility house.
- 106.3 Accessory buildings in Residence Areas shall conform to front and side set-backs for residences, and shall not be closer than 5 feet to any rear lot line.
- 106.4 Any commercial business concerned with motor vehicles is prohibited in private garages and space shall not be leased for commercial vehicles.
- 107.0 FENCES, WALLS, HEDGES, ETC. No fence, wall structure, hedge or other continuous planting shall be erected, placed or maintained on or within 5 feet of the boundaries of any lot, more than 5 feet in height. On a corner lot, no fence, wall structure, hedge or other planting of any kind, shall be erected, placed or maintained more than 4 feet in height.
- 108.0 SIGNS. Signs of any kind, other than those denoting house numbers and/or name of occupants of a house, or other than for sale signs on property (such signs to be no larger than fifteen (15) square feet in surface size), are strictly prohibited in R-1 and R-2 areas; signs of any kind, other than those allowed in R-1 and R-2 areas, and other than those denoting the name of group of living units on the property, or other than those giving traffic and parking direction on the premises are strictly prohibited in R-3 areas.
- 109.0 LOTS OF SMALL WIDTH. Wherever lots of less width than the width allowed are located in Residence Districts, the provisions of the district within which they are located shall



apply to the extent that is practical, providing that such lots are of "record" in Broward County on January 1, 1953, and provided approval is granted by the Board of Adjustment.

- 110.0 SPECIAL SET-BACK REQUIREMENTS. Where streets are under 50 feet in width, 5 feet shall be added to "set-back" required by these regulations.
- 111.0 UNUSUAL USES. The following uses must have the approval of the Zoning Board in every case of new or additional construction, or any extension or change of use.
  - 111.1 Hospital or recuperation institution for contagious diseases or for drug addicts or alcoholics.
  - 111.2 Summer or outdoor camps where provisions will be made for over night habitation by a group of people.
  - 111.3 Public sports stadium, to include race track, football or baseball field, etc. open to the general public.
  - 111.4 Any range, club, gallery of other activity necessitating or using the discharge of fire arms or other explosives.
  - 111.5 Junk or scrap metal yards.
- 112.0 COMPLETION AND SUITABILITY REQUIREMENTS. Every building and part of a building shall be finished on the outside, i.e. painted or covered with some other approved outside finishing material, so as to be in harmony with existing buildings on both sides of the same block, and within four hundred feet (400') in all directions in the same neighborhood.
  - 112.1 It is the prerogative of the Zoning Board to refuse the locating, placing, or erecting of anything in any zone that would constitute a nuisance or eyesore, or be detrimental to adjacent property owners, residents, or to the community.



200.0 MISCELLANEOUS PROVISIONS

201.0 EXISTING BUILDINGS - NON-CONFORMING USE. Any use of a building or premises existing at the time of the adoption of these Zoning Regulations may be continued even if it does not conform with the provisions of said Zoning Regulations. Such a non-conforming use, however, shall not be changed or extended, nor shall any building be substantially altered, reconstructed or enlarged unless the non-conforming uses are changed to uses permitted in the district in which the building is located. If such non-conforming use is discontinued, any future use of the building or premises must conform to the provisions of these regulations.

201.1 If a building containing a non-conforming use is destroyed or damaged by fire or other action, to an extent exceeding 50% of its value, its reconstruction shall conform to the use provisions of the district in which it is located.

201.2 The extension of a non-conforming use to any part of a building which was designated for a non-conforming use will be permitted.

201.3 When a non-conforming use is changed to a more restricted use, such use shall not be thereafter changed to a less restricted use.

202.0 EXISTING BUILDINGS - TEMPORARY PERMITS FOR NON-CONFORMING USE.

In sparsely built sections of the County a revokable permit for temporary non-conforming use or occupancy of an existing building and vacant property under the regulations and conditions of a different and lower classification may be issued by the Building Inspector under the following conditions:



- 202.1 A permit for non-conforming use or occupancy of property within R-1, R-2 or LR Areas shall not be issued.
- 202.2 A temporary permit is not transferable or renewable.
- 202.3 A temporary permit must expire on or before the end of the calendar year next succeeding date of permit.
- 202.4 If a continued non-conforming occupancy is desired, a new application must be made not less than 30 days before expiration date of an existing permit, and all requirements for a new application must be observed.
- 202.5 All applications for temporary non-conforming use of an existing building or vacant property shall be made in writing to the Building Inspector stating fully the proposed use, the terms desired, and any other information desired by the Building Inspector. These statements must be sworn to by the applicant. Also the approval in writing of at least two-thirds of the occupants of existing buildings and vacant property located within a 300 foot radius of the property shall be obtained. The Building Inspector shall then submit the application and its accompanying papers to the Board of Adjustment which shall then have the power by a four-fifths vote to approve or reject the issuance of a temporary, revokable permit according to the conditions of this section.
- 202.6 In the event the use and occupancy of the premises shall interfere with the use and occupancy of the surrounding property as permitted by the Zoning Classification, such temporary permit may at any time be revoked by resolution of the Board of Adjustment, and the holder thereof shall be given written notice to comply with the Zoning Classification within a period of time up to thirty (30) days.



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- 202.7 Each application for a temporary permit shall be accompanied by a fee of Three (\$3.00) Dollars payable to the Board of County Commissioners, Broward County, which fee is not returnable.
- 202.8 A fee of Five (\$5.00) Dollars for each temporary permit issued shall also be paid to the Building Department in the same manner as a Building Permit fee.
- 202.9 An existing building is one that has been erected for at least one year.
- 203.0 A sparsely built section of the County shall mean an area within which there are no more than 20 buildings within a 500 foot radius. Accessory buildings shall not be considered. Whenever such an area becomes built up to this required number of buildings, temporary non-conforming uses and occupancy shall not thereafter be permitted therein.
- 203.1 After the expiration date of a temporary permit, the future use of all existing buildings and vacant property shall comply with all provisions of these regulations and subsequent amendments thereto.
- 204.0 SEWAGE DISPOSAL. Regardless of other provisions of these regulations, under all classifications and in all districts, either Residence, Business or Industrial, it shall be required that there shall always be sufficient ground left unoccupied by a structure for a proper system of "sewage disposal" approved by the Board of Health. Plot Plans accompanying building permit applications shall show clearly the proposed sewage disposal system.

26427  
SHEET No. \_\_\_\_\_ FILED  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1962



- 205.0 ERRORS AND VIOLATIONS. The issuance or granting of a permit or approval of plans and/or specifications shall not be deemed or construed to be a permit for, or an approval of any violation of any of the provisions of these regulations. Only the Board of Adjustment can authorize any action conflicting with any of these regulations.
- 205.1 The issuance of a permit upon plans and specifications shall not prevent the Building Inspector from thereafter requiring the correction of errors in said plans and specifications, or preventing building operations being carried on thereunder when in violation of these regulations.
- 206.0 CERTIFICATE OF OCCUPANCY. Certificate of Occupancy for the use of vacant land or change in the use of land shall be applied for before land shall be occupied. Such certificate shall be issued within ten days after the application has been made provided such use conforms with the provisions of these regulations. Certificates shall state that the building or proposed use of building or land conforms with all provisions of these regulations, other building laws and ordinances and state laws. A record of the certificate shall be kept in the office of the Building Inspector and copies shall be furnished on request to any persons having a proprietary or tenancy interest in the building affected.
- 207.0 PLOT PLANS. All applications for building permits shall be accompanied by a plot plan in duplicate drawn to scale showing the actual dimensions and angles and radii of the lot to be built upon, the size of the building and accessory buildings to be erected and buildings previously erected, their location on the lot, sewage disposal, wells, and such other information as may be necessary to provide for enforcement of these regulations.



- 208.0 BOARD OF ADJUSTMENT. Parties having grievance or feeling an unjust hardship is caused by a decision of the Building Inspector and/or the enforcement by that inspector of regulations applying to the property in question, may request a hearing before the Board of Adjustment. The Board may authorize the Building Inspector to issue a non-conforming permit for construction - new, additional, or alterations- and set time limits for completion. Non-conforming use of existing buildings and premises will conform to section 202.0 of these regulations.
- 208.1 Each application for hearing before the Board of Adjustment shall be accompanied by such plans and explanations as may be necessary for the full understanding of the conditions concerning the matter to be heard.
- 208.2 Each application for hearing before the Board of Adjustment will be accompanied by a fee of Three (\$3.00) Dollars, which fee is not returnable.
- 209.0 (Reserved)
- 210.0 (Reserved)



SUPPLEMENTS TO ZONING AND BUILDING REGULATIONS  
BROWARD COUNTY, FLORIDA

- 211.0 TRAILERS. No automobile trailer or house car shall be parked within any area governed by these regulations, other than property licensed "trailer camps" or "trailer courts", for a longer period of time than 24 hours.
- 212.0 PERMITS. No person or group of persons shall erect or construct or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, improve, alter, convert, or extend any building or structure, or cause the same to be done, "where the cost of the repairs is Fifty (\$50.00) Dollars" or more in value, and on any remodeling or alteration job of any value, without first obtaining a building permit therefor from the Building Inspector.
- 212.1 In the case of any building being done in violation of any of the provisions of these regulations, such building work shall cease forthwith, upon order of the Building Inspector by notice in writing served upon the person engaging in the doing or causing such work to be done, and not recommence until authorized by the Building Inspector.
- 212.2 The Building Inspector or his authorized representative may enter any building or premises, for the purpose of inspection or to prevent violation of these regulations, upon presentation of proper credentials.
- 212.3 Every permit issued under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within six (6) months from the day of issue of permit, or if any building or work is discontinued, suspended, or abandoned, at any time after the work is commenced, for a period of six (6) months. Before recommencement of such work a new permit shall be obtained, and the fee shall be one-half the amount for a new permit.
- 213.0 MOVING OF BUILDINGS. No person or group of persons shall move or cause to be moved any structure to any area governed by these regulations without first obtaining proper permit.

26430  
SHEET No. \_\_\_\_\_ FILED  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1952



300.0 DEFINITIONS

301.0 For the purpose of these regulations, certain terms and words are herein defined. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the words "used for" include the meaning "Designed for"; the word "structure" includes the word "Building"; the word "shall" is mandatory, and not directory; the word "lot" includes the words "plot" and "tract"; the words "area" and "district" may indicate and include the meaning "zone"; the words "residence" and "dwelling" shall both mean living quarters.

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COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
**DEC 23 1962**



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- 302.0 ACCESSORY BUILDINGS. A subordinate building, or portion of the main building, which is located on the same building site as the main building, the use of which building is clearly incidental to the use of the main building.
- 303.0 ACCESSORY USES. Uses customarily incidental to the principal uses as permitted.
- 304.0 ALLEY. Any roadway, place or public way dedicated to public use and twenty (20) feet or less in width, unless otherwise officially designated as a street.
- 305.0 APARTMENT. "Apartment" or "Apartment House" is a building occupied or intended to be occupied by more than two individuals or groups of individuals, living separately and with separate kitchens or facilities for doing their own cooking on the premises, or by more than two families, individuals, or groups of individuals.
- 306.0 APARTMENT HOTEL. An apartment building, under resident supervision, which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish dining room service for tenants only.
- 307.0 AUTOMOBILE SHOW ROOM. A building or premises where new cars are prominently displayed and offered for sale by an authorized agent.
- 308.0 BAR. A place devoted primarily to the retailing and drinking of malt, vinous or other alcoholic beverages.
- 309.0 BARBECUE STANDS OR BARBECUE PETS. Same as Curb or Auto Service Cafeterias.

26432  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF SHERMAN  
COUNTY, FLORIDA, HELD ON  
DEC 23 1962



- 310.0 BUILDING. Anything constructed or erected, the use of which demands a permanent location on the land; or anything attached to something having a permanent location on the land.
- 311.0 BUNGALOW COURT. (House Courts) A "Bungalow Court" or "House Court" is a group of two or more single-family dwellings on the same building site, having separate outside entrance on the ground floor level for each single-family dwelling.
- 312.0 CLUB, NIGHT. The term "Night Club" shall pertain to and include restaurant, dining rooms or other similar establishments where floor shows or other forms of entertainment are provided for guests after 11:00 o'clock P. M.
- 313.0 COURT. An open, unoccupied, unobstructed space, other than a yard, on the same lot as a building. Trees or shrubs may be used in a court.
- 314.0 INNER COURT. A court not extending to a street or alley or to a front, side or rear yard.
- 315.0 CURB OR AUTO SERVICE CAFETERIAS. Meaning refreshment places where space is provided or allowance made for automobiles to congregate for the purpose of serving the occupants with food and/or refreshments.
- 316.0 DRY CLEANING. Dry cleaning shall be considered as the process of removing dirt, grease, paint and other stains from wearing apparel, textiles, fabrics, rugs, etc. by:
- (a) Immersion and agitation in an inflammable liquid solvent in open vessels.
  - (b) Immersion and agitation in an inflammable solvent in closed machines.
  - (c) "Spotting" or local applications of inflammable liquid solvents and other cleansing preparations to

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CITY OF BROWARD  
COUNTY, FLORIDA  
RECORDED IN THE  
OFFICE OF THE  
CLERK OF THE  
COURT, BROWARD  
COUNTY, FLORIDA  
JAN 23 1968



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spots of dirt, grease, paints and stains not removed by immersion and agitation process.

- 317.0 DRY DYING. Dry dyeing shall be considered as the process of dyeing clothes or other fabrics or textiles in a solution of dye colors and inflammable liquids.
- 318.0 DWELLING, MULTIPLE. Includes Tourist Courts, Apartment Houses, Hotels, and all other dwellings of a similar nature.
- 319.0 DWELLING, TWO-FAMILY. A detached building divided horizontally or vertically and designed for or occupied by two single-family housekeeping units, contained entirely under one roof and having one dividing partition common to each unit or having the ceiling structure of the lower unit the floor structure of the unit above.
- 320.0 DWELLING, ONE-FAMILY. A detached building designed for or occupied exclusively by one family.
- 321.0 FAMILY. A "Family" is one or more persons living together as a single housekeeping unit supplied with a kitchen or facilities for doing their cooking on the premises.
- 322.0 FOWLS. Any guineas, peafowls, pheasant, pigeons and/or poultry.
- 323.0 GARAGE APARTMENT. A second or more story living unit having private automobile garage space as its ground floor.
- 324.0 GARAGE, MECHANICAL. Any premises, except those described as a private or storage garage, where automotive vehicles are mechanically repaired, rebuilt or reconstructed.
- 325.0 GARAGE, PRIVATE. A garage in which no business, service or industry connected directly or indirectly with motor vehicles is carried on.

SHEET No. 26134  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1992



- 326.0 GARAGE, STORAGE. Any premises, except those described as a private garage, used for the storage only of automotive vehicles or where any such vehicles are kept for remuneration or hire.
- 327.0 GASOLINE AND OIL FILLING STATIONS. A structure or place where gasoline, oil and greases are supplied and dispensed to the motor vehicle trade, but no repair work performed.
- 328.0 HAZARDOUS SUBSTANCES. Any substances or materials which, by reason of their toxic caustic or corrosive, explosive, abrasive or otherwise injurious properties, may be detrimental deleterious to the health of any person handling or using, or otherwise coming into contact with such material or substance.
- 329.0 HOTEL. Every building or establishment operated or intended as a place where sleeping accommodations or more than three (3) rooms are provided for pay for the use of transient or permanent guests or tenants; dining rooms, bar or tap rooms, principally for the accommodation of the house guests, may be operated in connection with any hotel if located within the hotel premises. Bar and tap rooms are subject to existing ordinances and such other rules and regulations as may hereafter be adopted.
- 330.0 HOTEL DINING ROOM. Any dining room operated in connection with a hotel and intended exclusively for the accommodation of its room guests.
- 331.0 INFLAMMABLE LIQUID. Any liquid which, under operating conditions, gives off vapor which, when mixed with air, is combustible and explosive.

26435

NOTED BY \_\_\_\_\_ FILED  
IN AGENCY OF THE BOARD OF THE  
COUNTY OF THE BOARD OF COUNTY  
COMMISSIONERS OF HOWARD  
COUNTY, MICHIGAN, THIS 23  
DEC 23 1962



803 201

- 332.0 LOT. A parcel of land which is or may be occupied by a building and its accessory buildings, including the open spaces required under these regulations, and which parcel of land is a matter of record in Broward County, Florida.
- 333.0 LOT, CORNER. A lot abutting on two or more streets at their intersection.
- 334.0 LOT, INTERIOR. A lot other than a corner lot.
- 335.0 LOT, THROUGH. An interior lot having frontage on two streets.
- 336.0 LOT, DEPTH. The depth of a lot for the purposes of these regulations, is the distance measured in the mean direction of the side lines of the lot from the midpoint of the street lot line or bulkhead line, to the opposite main rear line of the lots.
- 337.0 LOT LINES. The lines bounding a lot as defined herein.
- 338.0 LOT WIDTHS. The width of a lot, for the purposes of these regulations, is its mean width measured at right angles to its depth.
- 339.0 MIXED OCCUPANCY. Occupancy of a building or land for more than one use.
- 340.0 NON-CONFORMING USE. A building or land occupied by a use that does not conform with the regulations or the use district in which it is situated.
- 341.0 PLACE. An open, unoccupied public space other than a street or alley permanently reserved for purposes of joint access to abutting property.

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AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1962



- 342.0 PLACE OF BUSINESS. Any building, vehicle, structure, yard, lot, premises or part thereof, or any other place in which one or more persons are engaged in gainful occupation.
- 343.0 PLOT. A defined area of ground; also a ground plan of a building and area.
- 344.0 PORCH. A roofed space attached to the outside of an outer wall of a building, one or two stories in height, open on two or three sides, which may have railings, screen or glass enclosure. An open or unenclosed porch is one without railing, glass, canvas, screen or similar materials on the open sides.
- 345.0 POULTRY. Any chickens, turkeys, ducks and geese, and/or fowl.
- 346.0 POULTRY MARKET. A commercial establishment or place where live poultry or fowls are kept and prepared for sale.
- 347.0 RESIDENCE. A "Residence" is a building occupied or intended to be occupied by one family or more families living separately. "Residence" and "Dwelling" are synonymous in these regulations.
- 348.0 RESIDENCE, MULTIPLE FAMILY. See Dwelling, multiple.
- 349.0 RESTAURANT. A building or room, not operated as a dining room in connection with a hotel, where food is prepared and served for pay and for consumption on the premises.
- 350.0 ROOMING HOUSE. A building used, or intended to be used, as a place where sleeping or housekeeping accommodations are furnished or provided for pay to transient or permanent guests or tenants, in which two (2) or more rooms are used for the accommodation of such guests or tenants, but which

26437

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COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, FILED ON  
DEC 23 1962



803 203

does not maintain a public dining room or cafe in the same building, nor in any building in connection therein.

- 351.0 SERVICE STATION. A building where gasoline, oil and greases are supplied and dispensed to motor vehicle users, also where battery, tire and similar services are rendered.
- 352.0 SET BACK. The minimum horizontal distance between a building site lot line and the front line of the building or any projections thereof excluding steps and terraces.
- 353.0 STREET. A thoroughfare 20 feet or more in width which affords principal means of access to abutting property.
- 354.0 STRUCTURE. Anything other than constructed, erected or placed, the use of which requires more or less permanent location on the land, or attached to something having a permanent location on the land.
- 355.0 STRUCTURAL ALTERATIONS. Any change, except for repair or replacement in the supporting members of a building, such as bearing walls, columns, beams or girders.
- 356.0 YARD. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.
- 357.0 YARD, FRONT. An unoccupied area between the front property line (either street or bulkhead of any waterway) and the front line of any main or accessory building, measured at its least dimension and extending from one side yard to the other, exclusive of steps and open terraces.
- 358.0 YARD, REAR. An unoccupied area extending across the full width of the lot between the rear line of any main or

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MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF SIOUX COUNTY,  
SIOUX COUNTY, IOWA, HELD ON  
DEC 23 1932



MS 803 ms204

secondary building and the front line of a secondary building or rear lot line whichever is closer.

359.0 YARD, SIDE. An unoccupied area between a main or secondary building and the side line of the lot and extending from the street line to the rear yard.

360.0 MOTEL OR TOURIST COURT. See Hotel.

26439

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COMMISSIONERS OF SNOHOMISH  
COUNTY, WASHINGTON  
DEC 23 1982



REV 803 MAR 205

400.00

BUILDING PERMIT FEES

RESIDENTIAL

0,000 to 2,000 Cubic feet . . . . .	\$ 4.00
2,000 to 5,000 " " . . . . .	7.50
5,000 to 10,000 " " . . . . .	12.00
10,000 to 20,000 " " . . . . .	20.00

.1.00 per thousand cubic feet thereafter.

COMMERCIAL

0,000 to 2,000 Cubic feet , , , . . . . .	\$ 5.00
2,000 to 5,000 " " . . . . .	10.00
5,000 to 25,000 " " . . . . .	20.00
25,000 to 50,000 " " . . . . .	30.00
50,000 to 100,000 " " . . . . .	50.00

\$.25 per thousand cubic feet thereafter.

Repairs to residential . . . . .	\$ 4.00
Repairs to commercial . . . . .	5.00

26410  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF SEWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1912



500.0 ZONE R-1. Single Family Residence.

501.0 USE. No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the following uses: one single family residence; church or parish building; public library; public park and children's playground.

502.0 HEIGHT. No residence shall be erected to a height greater than 35 feet, excepting in the case of a church, or other public or semi-public building, which shall not be erected to a height greater than 50 feet.

502.1 It is the intent of this regulation that height shall not be construed to include such projections as flag poles, radio or television antennae, and elevator or water tank penthouses.

503.0 SET BACK-INTERIOR LOTS. No building or part of building such as porte cochere, garages, planting boxes or other appendages shall be set closer than 25 feet to the street Right-of-Way line upon which the front of said building shall face, provided that each building shall be considered as having one front and provided that that front shall face a public street only, where such public street exists.

503.1 In case of a building being erected on a lot where there is a building on each adjacent lot, the set back need not be greater than that of the building set farthest back from the street Right-of-Way line. In case of a building being erected on a lot where there is a building on one adjacent lot, the set back shall conform to 503.0 above provided that the set back need not be greater than 15 feet more than the set back of the adjacent building.

26441  
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AS A PART OF THE RECORDS OF THE  
CLERK OF THE BOARD OF COUNTY  
COMMISSIONERS OF HOWARD  
COUNTY, MARYLAND, THIS 23  
DEC 23 1952



DEED 803 207

- 504.0 CORNER LOTS. The set back from the side line shall be 25% of the width of the lot, but need not exceed 25 feet.
- 505.0 WIDTH OF LOT. The width of lot shall not be less than 60 feet.
- 506.0 AREA OF LOT. 6,000 square feet of lot area is required.
- 507.0 FLOOR AREA. 600 square feet of usable floor area, exclusive of porches, terraces, attached garages, and similar appurtenances is required.
- 508.0 LOT OCCUPANCY. No residence shall occupy more than 40% of the area of an interior lot or plot, nor more than 50% of the area of a corner lot. This does not include accessory buildings, unenclosed porches or similar appurtenances and appendages.
- 509.0 SIDE YARDS. There shall be a side yard along each lot line at least 7½ feet in width free from any building or part thereof. The width of the side yard for any building other than a residence shall not be less than 1/6 the height of such building.
- 510.0 REAR YARD. Every residence building shall have a rear yard. The rear yard shall be an area of width not less than 15 percent of the depth of the lot upon which the building is erected.

SHEET No. **26442** FILED  
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MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. CLAIR  
COUNTY, FLORIDA, HELD ON  
DEC 23 1952



600.0 ZONE R-2. Two-Family Residence.

601.0 USE. No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the following uses: residence use permitted in R-1 zones plus second single-family residence (or plus one single-family garage apartment), or one two-family residence; other uses permitted in R-1 zones; hospital other than that for contagious diseases and institution for drug or liquor addicts, for the feeble minded or insane, or veterinary hospital; public museum; community building; private garden and/or greenhouse; telephone exchange where there is no storage or where no business is transacted; golf course; fire station; office of professional person residing on premises, such as architect, physician, dentist, engineer, and customary home occupation, when conducted on the premises, such as dressmaking, millinery, or hair dressing, providing in all cases that there is no display of goods or advertising other than a small name plate and that such occupation shall not occupy more than one-third of the area of residence or apartment and shall not be carried on in an accessory building.

602.0 HEIGHT. No single or two-family residence shall be erected to a height greater than 35 feet. No other building shall be erected to a height greater than 50 feet.

602.1 It is the intent of this regulation that height shall not be construed to include such projections as flag poles, radio or television antennae, and elevator or water tank pent houses.

603.0 SET BACK - FRONT YARD. No building or part of building such as porch, screen, garage, planting boxes or other appendages shall be set closer than 25 feet to the street right-of-way line upon which the front of said building shall face, provided that each building

APPROVED AND  
FOR A CITY OF THE COUNTY OF  
THE BOARD OF THE CITY OF  
COMMISSIONER OF HIGHWAYS  
JAMES H. HARRIS, MAYOR  
JULY 27, 1954



shall be considered as having one front and provided that that front shall face a public street only, where such public street exists.

603.1 In case of a building being erected on a lot where there is a building on each adjacent lot, the set back need not be greater than that of the building set farthest back from the street Right-of-Way line. In case of a building being erected on a lot where there is a building on one adjacent lot, the set back shall conform to 603.0 above, provided that the set back need not be greater than 10 feet more than the set back of the adjacent building.

604.0 SET BACK - CORNER LOTS. The set back from the side line shall be 25% of the width of the lot, but need not exceed 25 feet.

605.0 WIDTH OF LOT. The width of lot for any single or two-family residence shall not be less than 60 feet, provided that if the lot were platted and said plat was duly recorded before January 1st, 1953, the width of lot shall be not less than 50 feet. The width of lot for buildings of other classifications shall not be less than 100 feet.

606.0 AREA OF LOT. 4,000 square feet of lot is required for single and two-family residences. 2,000 square feet of lot is required for second single-family residence. No lot under 6,000 square feet shall be used as a building site, provided that if the lot was platted and said plat was duly recorded before January 1st, 1953, no lot under 5,000 square feet shall be used as a building site and 3,000 square feet of lot is required for the principal single-family residence. Off street parking shall be provided for no less than one-half the number of living units contained in any building other than single residences.

607.0 FLOOR AREA. 600 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for principal single-family residences, and each housekeeping unit of two-family residences. 400 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for second single-family residence or guest house.



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- 608.0 LOT OCCUPANCY. All residence buildings together shall not occupy more than 50 per cent of the area of an interior lot or plot, nor more than 60 per cent of the area of a corner lot. This does not include accessory buildings, unenclosed porches or similar appurtenances and appendages.
- 609.0 SIDE YARD. There shall be a side yard along each lot line at least 5 feet in width for single and two-family residences free from any building or part thereof. For buildings other than single and two-family residences, the side yard shall be not less than 10 feet in width.
- 610.0 REAR YARD. Every residence building shall have a rear yard. The rear yard shall be an area of width not less than 15 per cent of the depth of the lot upon which the building is erected.

26445  
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COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1992



700.0 ZONE R-3. Multiple Residence.

701.0 No building or premises shall be used, and no building with its usual accessories shall be erected, other than a building or premises arranged, intended or designed for one or more of the following uses: uses permitted in R-1 and R-2 Zones; multiple residence; hotel; motel; tourist court; lodging or boarding house; schools and colleges including all incidental uses customary to schools and colleges, provided such uses are on the immediate property of and restricted in service to the respective school or college; convent; day nursery; publicly owned recreation building; fraternal lodge; public garage for automobile storage only; charitable institutions; private clubs, where chief activity is not conducted as a business.

702.0 HEIGHT. No single or two family residence shall be erected to a height greater than 35 feet. No other building shall be erected to a height greater than 50 feet.

702.1 It is the intent of this regulation that height shall not be construed to include such projections as flag poles, radio or television antennae, and elevator or water tank pent houses.

703.0 SET BACK - INTERIOR LOTS. No building or part of building such as porte cochere, garages, planting boxes or other appendages shall be set closer than 25 feet to the street Right-of-Way line upon which the front of said building shall face, provided that each building shall be considered as having one front and provided that that front shall face a public street only, where such public street exists.

703.1 In case of a building being erected on a lot where there is a building on each adjacent lot, the set back need not be greater than that of the building set farthest back from the street Right-of-Way line, provided that both buildings are of the same type and classification as the one being erected. In case of a building being erected on a lot where there is a building on one adjacent lot,



the set back shall conform to 793.0 above provided that the set back need not be greater than 30 feet more than the set back of the adjacent building, and provided that the building is of the same type and classification as the one being erected.

704.0 SET BACK - CORNER LOTS. The set back from the side line shall be 25% of the width of the lot, but need not exceed 25 feet.

705.0 WIDTH OF LOT. The width of lot for any single or two-family residence, or multiple residence shall not be less than 60 feet. The width of lot for buildings of other classifications shall not be less than 100 feet.

706.0 AREA OF LOT. Single and two-family residences shall conform to R-2 requirements. Bungalow and tourist courts shall require 2,000 square feet of lot for each living unit. Apartment houses and apartment hotels shall require 800 square feet of lot for each living unit. No lot under 6,000 square feet shall be used as a building site. Off street parking shall be provided for no less than one of every two living units on a multiple residence lot.

707.0 FLOOR AREA. Single and two-family residences shall conform to R-2 requirements. 400 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for each living unit in multiple residence areas, except hotel rooms.

708.0 LOT OCCUPANCY. All residence buildings together shall not occupy more than 50 per cent of the area of an interior lot or plot, nor more than 60 per cent of the area of a corner lot. This does not include accessory buildings, unenclosed porches or similar appurtenances and appendages.



803 213

709.0 SIDE YARD. There shall be a side yard along each lot line at least 5 feet in width for single and two-family residences free from any building or part thereof. For buildings other than single and two-family residences, the side yard shall be not less than 10 feet in width.

710.0 OTHER SPACING. There shall be no less than fifteen (15) feet unobstructed, except for open car-ports, between buildings. Set back from the rear property line shall be no less than twenty (20) feet.

SHEET No. 26448  
FILED  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON DEC 23 1952



800.0 ZONE E-1. One (or more) Acre Estates.

801.0 USE. No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the uses prescribed herein.

801.1 One principal residence and its customary uses; second single-family residence (guest house) which shall be occupied by personal, non-paying guests of the occupant of the principal residence, or used as servants quarters.

801.2 Raising of fowl and/or poultry, provided that the flock is limited in number to fifty (50) and provided that same are kept enclosed, not closer than fifty feet (50') to any adjoining property line or road right-of-way, and provided that such raising of fowl and/or poultry is not conducted as a commercial enterprise.

801.3 Animals, other than domestic pets, not in excess of two (2) in aggregate number, sheep, horses, goats and cows, unless waivers of objection are obtained from all adjoining property owners, including owners on opposite side of abutting right-of-way; except waivers of objection for more than two animals are not necessary where lot area is sufficient to keep the sheep, horses, goats and cows within an enclosure not less than one hundred and fifty feet (150') from all abutting property lines and road right-of-ways.

801.4 Bee keeping not to exceed five (5) hives, provided same are located not less than one hundred feet (100') from a residential structure or a highway right-of-way, nor twenty feet (20') from an adjoining property line.

801.5 Gardening and fruit growing, providing it is not a commercial activity, and that no signs are displayed regarding the sale of product raised. Such use shall be not less than twenty-five feet (25') from any road right-of-way.

26449  
 AS A PART OF THE RECORDS OF THE  
 CLERK OF THE BOARD OF COUNTY  
 COMMISSIONERS OF BROWARD  
 COUNTY, FLORIDA, FILED ON DEC 23 1957



REV 803 215

- 802.0 HEIGHT. No building shall be erected to a height greater than thirty-five feet (35') not including such projections as flag poles, radio or television antennas.
- 803.0 SET BACK. No building or part of a building shall be set closer than forty feet (40') to a road right-of-way, or closer than fifteen feet (15') to an adjoining property line.
- 804.0 LOT WIDTH AND AREA. No lot under one hundred and twenty-five feet (125') wide or under one (1) acre in area shall be used as a building site.
- 805.0 LOT OCCUPANCY. All residences together shall not occupy more than fifteen percent (15%) of the area of a lot or plot.
- 806.0 FLOOR AREA. 1,000 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for principal residence. 400 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for second single-family residence or guest house.
- 807.0 OTHER SPACING. There shall be no less than fifteen feet (15') unobstructed, except for covered walkways or open car portes, between buildings.

SHEET No. 2650 FILED  
AS A PART OF THE MINUTES OF THE  
MEETINGS OF THE BOARD OF COUNTY  
COMMISSIONERS OF SEWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1952



900.0 ZONE R-2. Two and one-half (or more) Acre Estates.

901.0 Areas zoned R-2 are subject to the same authorizations, requirements, and restrictions specified for R-1 zones, with the following exceptions:

(a) AREA OF LOT. No lot under two and one-half (2½) acres in area shall be used as a building site.

(b) LOT OCCUPANCY. All residences together shall not occupy more than ten percent (10%) of the area of a lot or plot.



REV 803 217

1000.0 ZONE E-1. Five (or more) Acre Estates.

1001.0 Areas zoned E-3 are subject to the same authorizations, requirements, and restrictions specified for E-1 zones, with the following exceptions:

- (a) USE. Zone E-3 estates may have, in addition to Zone E-1 uses, an entrance lodge for a gate-keeper's family, provided said lodge is situated not closer than fifty feet (50') to a road right-of-way, and not closer than one hundred and fifty feet (150') from an adjoining property line. Such lodge shall conform to requirements for second single-family residence or guest house.
- (b) SET BACK. No building or part of a building, except the entrance lodge, shall be set closer than seventy-five feet (75') to a road right-of-way, or closer than twenty-five feet (25') to an adjoining property line.
- (c) LOT WIDTH AND AREA. No lot under two hundred feet (200') in width, or under five (5) acres in area shall be used as a building site.
- (d) All residences together shall not occupy more than ten percent (10%) of the area of a lot or plot.

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SHEET No. **26452** FILED  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 2 3 1962



1100.0 ZONE R2. Limited Build. use.

1101.0 USE. No building or premises shall be used, and no building with its usual accessories shall be erected, other than a building or premises arranged, intended or designed for one or more of the following uses: one single-family residence and its customary uses; garage apartment to be used for servants quarters only; second single-family residence or guest house, which shall be occupied by personal, non-paying guests of the occupant of the principal residence, or used as servants quarters.

1102.0 HEIGHT. No building shall be erected to a height greater than thirty-five feet (35') not including such projections as flag poles, radio or television antennas.

1103.0 SET BACK. No building or part of a building shall be set closer than twenty-five feet (25') to a road right-of-way, or closer than fifteen feet (15') to a side property line, or closer than twenty-five feet (25') to a rear property line.

1104.0 WIDTH AND AREA OF LOT. No lot less than one hundred feet (100') in width or less than fifteen thousand (15,000) square feet in area shall be used as a building site.

1105.0 LOT OCCUPANCY. All buildings together shall not occupy more than thirty (30%) percent of the lot or building site area.

1106.0 FLOOR AREA. 800 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for principal residence; 400 square feet of usable floor area, exclusive of porches, terraces, attached garages and similar appurtenances, is required for other living units.

1107.0 OTHER SPACING. There shall be no less than fifteen feet (15') unobstructed, except for covered walkways or open car portes, between buildings.

REV No 26473  
AS A PART OF THE RIGHTS OF THE  
BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1983



1200.0 TRAILER PARKS.

1201.0 USE. No building or premises shall be used, and no building with its usual accessories shall be erected, other than a building or premises arranged, intended or designed for one or more of the following uses: All uses permitted in residence zones; parking of automobile house trailers and use of such trailers as living quarters; merchandise sales provided that such activity is conducted only as a service to residents of the trailer park and is entirely within a substantial building, and provided that no sign of any kind is displayed to the outside denoting that merchandise is available within.

1202.0 LOCATION. No trailer park shall be located less than five hundred feet (500') from any R-1, R-2, LR, E or B-1 Area, except that a trailer park may adjoin either an R-2 or B-1 area on one side (considering the trailer park as rectangular)-or on two or more sides provided a waiver of objection is signed by two-thirds of the R-2 and B-1 property owners within five hundred feet (500') of the proposed trailer park site.

1203.0 LOT WIDTH AND AREA. No lot or plot under one hundred and fifty feet (150') in width, or one (1) acre in area, shall be used as a trailer park site, and the minimum area for a trailer plot in any park hereafter established shall be thirty by forty feet (30'x40').

1204.0 HEIGHT. No building shall be erected to a height greater than fifty feet (50').

1205.0 BUILDINGS IN AREA. Buildings in a trailer park area shall conform to R-3 requirements with regard to paragraph 1206.0 below.

1206.0 SET BACKS. No automobile trailer, building or part of a building, shall be located closer than twenty-five feet (25') to a public road



right-of-way, and there shall be an area no less than ten feet (10') in width along each side and rear trailer park area boundary line free from any building, part of a building or individual trailer lot.

1207.0 TRAILER PORCHES AND ADDITIONS. Trailer porches and additions shall deviate from the building code in that they shall be fabricated of removable panels so that the entire structure can be dismantled and securely stored in one (1) hour. Canvas porch roofs and awnings shall be attached in such a manner as to permit rolling and lashing to the trailer or stored.

1207.1 All porches and other additions to trailers shall be dismantled and stored either within the trailer or in some permanent building during the following circumstances:

- (1) Within one hour after all hurricane alerts by the U. S. Weather Bureau.
- (2) If a trailer is not to be occupied for a period of thirty (30) days or more.

1208.0 HEALTH BOARD APPROVAL. No trailer park area will be authorized without certification of approval by the Broward County Health Department.



1300.0 ZONE B-1. Retail Stores.

1301.0 USE. No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the uses described herein.

1301.1 Uses permitted in all "R" Zones.

1301.2 Stores with retail sales to the ultimate consumers as the sole activity, but with the following uses prohibited: automobile sales; automobile service stations; sale of malt, vinous or alcoholic beverages, unless in restaurants or dining rooms and strictly incidental to the serving of food and provided that no entertainment of any kind is provided, or unless within and strictly incidental to a hotel or apartment hotel, with no sign of any type or character exhibited or displayed to the outside denoting that malt, vinous, spirituous or other alcoholic beverages are obtainable within, or unless in grocery stores or meat markets where only unchilled beer and wine may be sold during legal hours and for consumption off the premises of said markets; mechanical or repair garages; sale of fruit, produce or merchandise from trucks, wagons or other vehicles, to the general public, or from vacant lots (such business shall be conducted only from permanent structures as approved by the Building Department); fish or poultry market unless included within a grocery store and handling only previously prepared merchandise; any use which may be obnoxious because of the emission of dust, dirt, noise, smoke, odor, fumes, vibrations, radioactive waves, or substances which possess an explosive hazard.



1301.3 Public services permitted are: office of professional person or business firm; public educational exhibitions such as art gallery or aquarium; bank; barber shop; bath, massage, or beauty parlor; conservatories; mail order office; messenger office; laundry and dry cleaning pick-up station only; parking lot, provided that such use shall not be closer than two hundred feet (200') to an R-1, R-2, LR, or E Zone, or to a hospital unless strictly incidental to such hospital; separate office for transportation system ticket sales; employment agencies.

1301.4 Entertainment or recreational establishments are limited to motion picture theaters, and customary recreational activities strictly incidental to hotels and apartments. All others are prohibited.

1301.5 Exceptional uses permitted are: shoe repair shop; bakery shop with baking done on the premises for retail sales only; interior decorating, tailor and drapery shop; millinery shop and candy shop where preparation of merchandise is done on the premises; electrical appliance store with facilities for repair.

NOTE: Merchandise manufacture and repair work performed as a use incidental to a retail store, when permitted, will be conducted in the rear of the store, completely obscured from the front or retail section by a suitable partition.

1302.0 ENCLOSURE REQUIREMENTS. All business uses, and all materials and products shall be confined within substantial buildings completely enclosed with walls and roof, except food service on suitable patios incidental to restaurants and dining rooms provided that no alcoholic beverage is served on such open patios unless such patios are located above the ground floor.

SHEET No. 26457 FILED  
AS A PART OF THE MINUTES OF THE  
MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1952



- 1303.0 RESIDENCE UNITS IN AREA. Residence units in a B-1 area shall conform to R-3 requirements.
- 1303.1 Second or higher floors of a commercial building to be used for any residential use shall set back at least ten feet (10') from the vertical extension of any side or rear property line.
- 1304.0 HEIGHT. No building shall be erected to a height greater than sixty feet (60'), not including such projections as flag poles, radio or television antennas.
- 1305.0 SEWER YARD. Provisions shall be made for septic tanks as required by the County Health Department.

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1400.0 ZONE B-2. Limited Business.

1401.0 USE. No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the uses described herein.

1401.1 Uses permitted in all "R" Zones.

1401.2 Uses permitted in B-1 Zones, plus the following uses which are prohibited in B-1 Zones: automobile sales, rentals, storage, repair, and service establishments, provided that no automobile repair or service shop shall be closer than fifteen feet (15') to a road right-of-way at street level, however, this space may be used for showrooms or other business permitted in B-2 Zones, and provided that no public garage or repair shop shall have an opening in a wall within fifteen feet (15') of an adjacent R, LR, or E zone, but with automotive body repair and paint work strictly prohibited; liquor package stores; sale of vinous and alcoholic beverages upon the approval of the Zoning Board; fish or poultry market, provided that no live fowl or poultry are kept on the premises and provided that no such market is located within one hundred feet (100') of an R, LR, or E zone; public recreation and amusement establishments, provided that they shall not be located closer than three hundred feet (300') to an R, LR, or E zone, unless such activity is completely within a substantial building; terminal for public transportation system except commercial trucking; plant and shrub nurseries, provided that fertilizer, compost, etc. be limited to quantities for immediate use and kept within



a substantial building; mortuaries or funeral homes (other than crematories); self-service laundries.

1401.3 Fabrication, construction or reconstruction of merchandise from materials already manufactured, cured and otherwise prepared for such fabrication or construction, provided such fabrication, construction or reconstruction of merchandise is for and incidental to retail sales only.

1402.0 PROHIBITED USES. The following uses are prohibited: wholesale house; storage yard or warehouse; ice plant; lumber yard; machine shop; boiler making; ship yards or ship building plants; flour or rolling mill; powder, emery cloth or sand paper manufacture; pickle, sauerkraut, sausage, vinegar, printing ink, paper or pulp, yeast or malt manufacture; fish cannery or fish curing plant; meat packing plant; paint, oil, varnish or turpentine, excelsior or fibre manufacture; lamp black, polish manufacture; concrete works; brick, tile or terra cotta, bottle or glass manufacture; metal or mineral works; assaying; blast furnace or coke oven; tobacco treatment; planing or saw mill; leather tanning or curing of raw hides and skins; tallow, grease, lard or soap manufacture; animal slaughtering; fertiliser manufacture; any business which may be obnoxious because of the emission of odor, dust, smoke, fumes, dirt, noise, vibrations, radio-active waves, or substances which possess an explosive hazard.

1403.0 ENCLOSURE REQUIREMENT. All business uses, and all materials and products shall be confined within substantial buildings except food service on suitable patios incidental to restaurants and dining rooms, sample merchandise offered for retail sale incidental to permitted retail stores,



and automobiles for sale.

- 1404.0 RESIDENCE UNITS IN AREA. Residence units in a B-2 area shall conform to R-3 requirements.
- 1404.1 Second or higher floors of a commercial building to be used for any residential use shall set back at least ten feet (10') from the vertical extension of any side or rear property line.
- 1405.0 HEIGHT. No building shall be erected to a height greater than sixty feet (60'), not including such projections as flag poles, radio or television antennae.
- 1406.0 REAR YARD. Provisions shall be made for septic tanks as required by the County Health Department.

26461  
DEED NO. 26461 FILED  
AS A PART OF THE RECORDS OF THE  
MEETINGS OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1962



- 1500.0 ZONE B-1. Liberal Business.
- 1501.0 USE. No building or premises shall be used, and no building with its usual necessities shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the uses described herein.
- 1501.1 Uses permitted in all preceding "R" and "B" Zones plus the following used prohibited in B-1 and B-2 Zones: wholesale houses; automotive body repair and paint work; preparation of poultry for sale, provided live poultry are kept within a substantial building; laundry and dry cleaning plant; warehouse; lumber yard and construction material storage yard; dog and pet hospital or shop, to be not closer than three hundred feet (300') to an R or LR Zone.
- 1501.2 The storage of explosives, acids and gases shall require the approval of the Zoning Board.
- 1502.0 ADDITIONAL REQUIREMENTS. Products and materials not enclosed within a building will be placed or stacked in an orderly manner so as not to be unsightly.
- 1503.0 RESIDENCE UNITS IN AREA. Residence units in a B-3 area shall conform to R-3 requirements.
- 1503.1 Second and higher floors of a commercial building to be used for any residential use shall set back at least ten feet (10') from the vertical extension of any side or rear property line.
- 1504.0 HEIGHT. No building shall be erected to a height greater than sixty feet (60'), not including such projections as flag poles, radio or television antennas.
- 1505.0 SEWER YARD. Provisions shall be made for septic tanks as required by the County Health Department.



1600.0 INDUSTRIAL ZONE. General.

1601.0 USE. A building and/or premises may be used for any use with the following provisions.

1601.1 The approval of the Zoning Board must be obtained for the establishment or extension of any of the following uses. Manufacture, distillation, and/or treatment of celluloid or cellulose products; cressote; distillation of bones, coal, or wood; animal fats; fertilizer; (or storage of) acids, gasses or any product or compound thereof; gelatin, glue, or size; (or disposal plant for) sewage or garbage; linoleum or oil cloth; pyroxyline plastic; rubber; (or slaughtering of) animals; (smelting of or foundry for) iron or other metals; tar or tar products; (or storage of) explosives; asphalt; bleaching powder; fish or fish products; matches; petroleum products; paper and pulp mills; (or yards for keeping of) live stock; minerals, mineral products or compounds thereof; (or pits for obtaining) rock; soaps.

1602.0 It is the prerogative of the Zoning Board to disapprove prospective locations of, or conditions existing in, uses in an Industrial Zone which would be detrimental to the proper development and welfare of the surrounding property, and to require the necessary corrections of such locations or conditions.

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COUNTY, FLORIDA, HELD ON  
DEC 23 1952



- 1700.0 AGRICULTURAL ZONE. General.
- 1701.0 USE. or building. No land, body of water, shall be designed, intended or used for any purpose except one or more of the following uses.
- 1701.1 All uses permitted in R-2, LR, and E Zones, and subject to the restrictions of these zones, except as provided herein.
- 1701.2 The following are permitted: cattle or stock raising and grazing; dairy and all functions incidental to dairying; farming and all functions incidental to farming; greenhouses; ranching, and all functions incidental to ranching; poultry raising.
- 1701.3 Temporary barracks or structures to house transient labor to harvest crops may be placed in an agricultural zone under the provisions of Zoning Regulation paragraph 202.0, provided such temporary structures are located not closer than twenty-five feet (25') to any adjoining property line or road right-of-way.
- 1701.4 Automobile house trailers will be permitted in agricultural zones under the provisions of Zoning Regulations paragraph 202.0, provided that such trailers are located not closer than twenty-five feet (25') to any adjoining property line or road right-of-way, and provided that only one trailer at any one time be located on one lot (see chapter 513.01, Florida Statutes 1941).
- 1702.0 LOT WIDTH AND AREA. Lots for any use in an agricultural zone shall have a minimum width of one hundred and fifty feet (150') and shall be of at least one (1) acre in area.

26461



1703.0 SPECIAL PROVISIONS.

1703.1 Hogs, cattle and other stock shall not be allowed closer than one hundred and fifty feet (150') to any residential zone, and shall be restrained to within the property boundaries of the owner.

1703.2 Requirements for buildings are as specified for R-1, except that no permit will be required for permanent buildings that are

- (a) twenty-five feet (25') or more from an adjoining property line and
- (b) one hundred and fifty feet (150') or more from a residential zone and
- (c) seventy-five feet (75') or more from any road right-of-way, and except that no permit is required in any case when there are no existing residence buildings within five hundred feet (500') of the building site.



DEED 803 PAGE 231

BE IT FURTHER RESOLVED that the Clerk of this Board is hereby directed to duly record a certified copy of this Resolution in the Deed Records of the Public Records of Broward County, Florida, and

BE IT FURTHER RESOLVED that in future Zoning Resolutions adopted by this Board that said uniform zoning and building regulation provisions be referred to by reference only to the Book and Page of said Deed Records where said provisions are recorded as provided for herein.

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STATE OF FLORIDA, COUNTY OF BROWARD

This instrument filed for record 31 day  
of Dec 1952 and recorded in book 803  
at Deed on page 231 RECORD VERIFIED.

TLD CABOT, Clerk of the Circuit Court

*[Signature]* D. G.

SHEET No. 26466 FILED  
AS A PART OF THE MINUTES OF THE  
MEETINGS OF THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD  
COUNTY, FLORIDA, HELD ON  
DEC 23 1952