

R.M. Berg

# ZONING REGULATIONS



AS AMENDED TO NOVEMBER 10, 1961

ZONING REGULATIONS

PRESCRIBING

THE REQUIREMENTS AND LIMITATIONS APPLICABLE  
THROUGHOUT THE SEVERAL ZONING DISTRICTS OF BROWARD COUNTY

CAUTION:

Zoning regulations, and the district zoning of property are subject to change. Where the zoning district classifications and related regulations are of particular significance in a specific situation, up-to-date information on these matters may be obtained from the County Building and Zoning Department or the County Planning Department.

COMPILED BY

COUNTY PLANNING DEPARTMENT

PUBLISHED BY

COUNTY BUILDING AND ZONING DEPARTMENT



A RESOLUTION RECODIFYING BROWARD COUNTY  
ZONING REGULATIONS, AND RENUMBERING OF  
SECTIONS AS NECESSARY TO ELIMINATE ANY  
PRESENT INCONSISTENCIES IN NUMBERING AND  
TO PROVIDE A UNIFORM AND CONSISTENT  
NUMBERING SYSTEM.

WHEREAS, the Broward County Zoning Regulations, as authorized under the Broward County Zoning and Building Regulation Enabling Act, Chapter 30613 Laws of Florida, Acts of 1955, as amended by House Bill 2451, Session of 1959, and as recorded in Official Record Book 1173 at Pages 448 through 506 and Official Record Book 1358 at Pages 454 through 553 of the public records of Broward County, and as subsequently amended by the addition, deletion or revision in text and numbering of Sections and sub-sections containing certain inconsistencies in numbering, and

WHEREAS, the Broward County Zoning Board has held a public hearing and has made formal recommendation for recodifying and renumbering all zoning regulations now in effect which constitute the test of the Broward County Zoning Regulations,

NOW, THEREFORE, BE IT RESOLVED by the Broward County, Florida, Board of County Commissioners that the Broward County Zoning Regulations, as authorized under the above-stated Enabling Act and amended as set forth above, are hereby amended by renumbering of the sections of said regulations as follows:

<u>OLD</u>	<u>NEW</u>
1.1	1.1
2.1	2.1
2.2	2.2

OLD

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NEW

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<u>OLD</u>	<u>NEW</u>	<u>NEW</u>	<u>OLD</u>
3.28	9.8	3.27	9.8
3.29	10.8	3.28	11.8
3.30	11.8	3.29	12.8
3.31	12.8	3.30	13.8
3.33	13.8	3.31	14.8
3.34	1.9	3.32	1.9
3.35	2.9	3.33	2.9
3.36	3.9	3.34	3.9
3.37	4.9	3.35	4.9
3.38	5.9	3.37	5.9
3.40	6.9	3.38	6.9
4.1	7.9	4.1	7.9
5.1	8.9	5.1	10.9
5.2	9.01	5.2	11.01
6.1	10.01	6.1	12.01
6.2	11.01	6.2	13.01
7.1	12.01	7.1	14.01
7.2	13.01	7.2	15.01
8.1	14.01	8.1	16.01
8.2	15.01	8.2	17.01
8.3	16.01	8.3	18.01
8.4	17.01	8.4	19.01
8.5	18.01	8.5	20.01
8.6	19.01	8.6	21.01
8.7	20.01	8.7	22.01
8.8	21.01	8.8	23.01

<u>OLD</u>	<u>NEW</u>
8.9	8.9
8.10	8.10
8.11	8.11
8.12	8.12
8.13	8.13
9.1	9.1
9.2	9.2
9.3	9.3
9.4	9.4
9.5	9.5
9.6	9.6
9.7	9.7
9.10	9.8
10.1	10.1
10.2	10.2
10.3	10.3
10.4	10.4
10.5	10.5
10.6	10.6
10.7	10.7
10.8	10.8
10.9	10.9
11.11	12.1
11.12	12.2
11.13	12.3
11.14	12.4



OLD

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NEW

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12.12

13.1

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13.7

13.8

14.1

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14.6

14.7

14.8

14.9

15.1

OLD

11.52

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11.54

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11.61

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11.67

11.68

11.69A

11.69B

11.69C

11.69D

11.69E

11.69F

11.69G

11.69H

12.1

12.2

12.3

12.4

NEW

15.2

15.3

15.4

15.5

15.6

15.7

16.1

16.2

16.3

16.4

16.5

16.6

16.7

16.8

17.1

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17.8

18.1

18.2

18.3

18.4



OLD

12.5

12.6

12.7

12.8

12.9.1

12.9.2

12.9.3

12.9.4

12.9.5

12.9.6

12.10.1

12.10.2

12.10.3

12.10.4

13.1

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13.8

13.9.1

13.9.2

13.9.3

14.1

NEW

18.5

18.6

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18.8

20.1

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19.1

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21.1

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22.1

22.2

22.3

24.1

OLD

14.2  
14.3  
14.4  
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14.10  
15.1  
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15.8  
15.9  
16.1  
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16.8

NEW

24.2  
24.3  
24.4  
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25.2  
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25.9  
26.1  
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16.9

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16.12

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19.1

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19.3

NEW

26.9

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26.11

26.12

27.1

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27.10

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29.3

OLD

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19.11  
19.12  
19.51  
19.52  
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19.58  
19.59  
20.1  
20.2  
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20.4  
20.5  
20.6  
20.7  
21.1

NEW

29.4  
29.5  
29.6  
29.7  
29.8  
29.9  
29.10  
29.11  
29.12  
31.1  
31.2  
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31.8  
31.9  
32.1  
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32.6  
32.7  
33.1

OLD

21.2

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21.7

22.1

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22.9

23.1

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24.1

24.2

24.3

NEW

33.2

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33.7

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37.1

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37.3



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24.5  
24.6  
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27.1  
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27.4  
27.5  
27.6  
27.7.1  
27.7.2  
27.7.3  
27.7.4  
27.7.5

NEW

37.4  
37.5  
37.6  
38.1  
38.2  
38.3  
38.4  
38.5  
38.6  
39.1  
39.2  
39.3  
39.4  
39.5  
39.6  
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40.4  
40.5  
40.6  
41.1  
41.2  
41.3  
41.4  
41.5

<u>OLD</u>	<u>NEW</u>
27.7.6	41.6
28.1	43.1
28.2	43.2
28.3	43.3
28.4	43.4
28.5	43.5
28.6	43.6
28.7	43.7
29.1	44.1
29.2	44.2
29.3	44.3
29.4	44.4
29.5	44.5
29.6	44.6
29.7	44.7
30.1	45.1
30.2	45.2
30.3	45.3
30.4	45.4
30.5	45.5
30.6	45.6
31.1	46.1
31.2	46.2
31.3	46.3
31.4	46.4
31.5	46.5

OLDNEW

31.6

46.6

31.7

46.7

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31.12

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32.1

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47.4

32.5

47.5

32.6

47.6



<u>OLD</u>	<u>NEW</u>
32.7	47.7
32.8	47.8
32.9	47.9
32.10	47.10
33.1	49.1
33.2	49.2
33.3	49.3
33.4	49.4
33.5	49.5
33.6	49.6
33.7	49.7
33.8	49.8
33.9	49.9
33.10	49.10
33.11	49.11
33.12	49.12
33.13	49.13
33.14	49.14
33.15	49.15
33.16	49.16
34.1	50.1
34.2	50.2
34.3	50.3
34.4	50.4
35.1	51.1
35.2	51.2

OLD

35.3  
35.4  
35.5  
35.6  
35.7  
35.8  
35.9  
35.11  
36.1  
36.2  
36.3  
36.4  
36.5  
36.6  
36.7  
36.8  
36.9  
36.10  
36.11  
37.1  
37.2  
37.3  
37.4  
37.5  
37.6

NEW

51.3  
51.4  
51.5  
51.6  
51.7  
51.8  
51.9  
51.10  
52.1  
52.2  
52.3  
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52.6  
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52.11  
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AND, BE IT FURTHER RESOLVED that the adoption of this resolution to recodify the Broward County Zoning Regulations, as authorized under the Broward County Zoning and Building Regulation Enabling Act, Chapter 30613 Laws of Florida, Acts of 1955, as amended by House Bill 2451, Session of 1959 shall not operate to amend or rescind any zoning or rezoning resolution adopted prior to this date,

AND, BE IT FURTHER RESOLVED that the attached copy of the Broward County Zoning Regulations containing the revised numbering system and incorporating all prior amendments to said Regulations is hereby adopted and may be used hereafter in connection with the zoning or rezoning of property.

Adopted and effective this 10th day of November, 1961.

OFFICIAL RECORDS 2294 PAGE 551 through 565



## TABLE OF CONTENTS

ARTICLE I	INTENT, PURPOSE AND METHODS
Sec. 1.1	Zoning Resolution
ARTICLE II	DEFINITIONS
Sec. 2.1	General
2.2	Terms Defined
ARTICLE III	GENERAL PROVISIONS
Sec. 3.1	Conflicting Regulations
3.2	Scope
3.3	Building Under Construction
3.4	Outstanding Permits
3.5	Uncompleted Structures
3.6	Time Limit
3.7	Errors and Violations
3.8	Existing Platted Lots
3.9	Boats as Residences
3.10	Tents
3.11	No Reduction of Required Area
3.12	Replatted Lots
3.13	
3.14	Double Frontage
3.15	Use of Premises Without Buildings
3.16	Group Housing
3.17	Yard Encroachments
3.18	Fences, Walls and Hedges
3.19	Accessory Uses and Structures
3.20	Exclusion From Height Limits
3.21	Boat Houses and Boat Slips
3.22	Decks and Wharves
3.23	Groins and Breakwaters
3.24	Transitional Uses in "R" Districts
3.25	Residential Uses in Non-Residential Districts
3.26	District Boundary Line Plots
3.27	Use of Residentially-Zoned Property for Access
3.28	Elevation of Filled Land
3.29	Essential Services
3.30	County Uses
3.31	Nuisances
3.32	Accessory Dwellings
3.33	Sewage Disposal
3.34	Plots in Separate Ownership
3.35	Reduction of Plots Below Minimum Requirements
3.36	Storage on Residential Property
3.37	Cemeteries
3.38	Waterways

ARTICLE IV	BASE BUILDING LINES
Sec. 4.1	Base Building Lines Established
ARTICLE V	YARD SPACE DISTRICTS
Sec. 5.1	Yard Space Districts Created
5.2	Minimum Yard Space Districts
ARTICLE VI	MINIMUM FLOOR AREA DISTRICTS
Sec. 6.1	Minimum Floor Area Districts Created
6.2	Minimum Floor Area Districts
6.3	Minimum Floor Area Districts for Two-Family Dwellings
ARTICLE VII	MINIMUM PLOT SIZE DISTRICTS
Sec. 7.1	Minimum Plot Size Districts Created
7.2	Minimum Plot Size Districts
ARTICLE VIII	NON-CONFORMING USES AND STRUCTURES
Sec. 8.1	Existing Uses
8.2	Non-Conforming Use - Extension
8.3	Non-Conforming Use - Repair, Alteration, Enlargement
8.4	Reconstruction After Catastrophe
8.5	Change of Non-Conforming Use
8.6	Discontinuance or Abandonment of a Non-Conforming Use
8.7	Continuance of Non-Conforming Uses and Structures
8.8	
8.9	Unlawful Use Not Authorized
8.10	District or Regulation Change
8.11	Non-Conformity Other Than Use
8.12	Illegal Use
8.13	
ARTICLE IX	OFFSTREET PARKING AND LOADING
Sec. 9.1	Offstreet Parking Required
9.2	Location, Character and Size
9.3	Amount of Offstreet Parking
9.4	Combined Offstreet Parking
9.5	Non-Conforming Uses
9.6	Use of Required Offstreet Parking by Another Building
9.7	Parking of Commercial Vehicles
9.8	Offstreet Loading

ARTICLE X	ZONING DISTRICTS
Sec. 10.1	Classes and Symbols
10.2	Zoning District Maps
10.3	Application of Zoning Regulations
10.4	Water Areas
10.5	Districting of Vacated Ways
10.6	Boundaries of Districts
10.7	District Group Classification
10.8	Railroad Rights of Way
10.9	Regulation of Unzoned Property

ARTICLE XI	ESTATE E-1 DISTRICTS
------------	----------------------

Sec. 11.1	Purpose of District
11.2	Uses Permitted
11.3	Size of Plot
11.4	Plot Coverage
11.5	Height
11.6	Front Yard
11.7	Side Yards
11.8	Rear Yard
11.9	Minimum Floor Area

ARTICLE XII	LIMITED AGRICULTURAL A-1 and GENERAL AGRICULTURAL A-2 DISTRICTS
-------------	---

Sec. 12.1	Purpose of Districts
12.2	Uses Permitted
12.3	Uses Prohibited
12.4	Height
12.5	Plot Size
12.6	Plot Coverage
12.7	Front Yard
12.8	Side Yards
12.9	Rear Yard
12.10	Yard Modifications
12.11	Limitations of Uses
12.12	Minimum Floor Area

ARTICLE XIII	AGRICULTURAL - UTILITY A-3 DISTRICT
--------------	-------------------------------------

Sec. 13.1	Purpose of District
13.2	Uses Permitted
13.3	Uses Prohibited
13.4	Height
13.5	Plot Size
13.6	Coverage
13.7	Yards
13.8	Yard Modifications



ARTICLE XIV        AGRICULTURAL - AMUSEMENT A-4 DISTRICT

- Sec. 14.1        Purpose of District
- 14.2        Uses Permitted
- 14.3        Uses Prohibited
- 14.4        Height
- 14.5        Plot Size
- 14.6        Coverage
- 14.7        Yards
- 14.8        Yard Modifications
- 14.9        Limitations of Uses

ARTICLE XV        AGRICULTURAL - EXCAVATION A-5 DISTRICT

- Sec. 15.1        Purpose of District
- 15.2        Uses Permitted
- 15.3        Uses Prohibited
- 15.4        Height
- 15.5        Plot Size
- 15.6        Yards
- 15.7        Limitations of Uses

ARTICLE XVI       AGRICULTURAL - DISPOSAL A-6 DISTRICT

- Sec. 16.1        Purpose of District
- 16.2        Uses Permitted
- 16.3        Uses Prohibited
- 16.4        Height
- 16.5        Plot Size
- 16.6        Plot Coverage
- 16.7        Yards
- 16.8        Limitations of Uses

ARTICLE XVII      AGRICULTURAL - RESTRICTED DISPOSAL A-7 DISTRICT

- Sec. 17.1        Purpose of District
- 17.2        Uses Permitted
- 17.3        Uses Prohibited
- 17.4        Height
- 17.5        Plot Size
- 17.6        Plot Coverage
- 17.7        Yards
- 17.8        Limitations of Uses

ARTICLE XVIII    ONE-FAMILY DWELLING R-1A TO R-1C DISTRICTS

- Sec. 18.1        Uses Permitted
- 18.2        Size of Plot
- 18.3        Plot Coverage
- 18.4        Height
- 18.5        Front Yard

- Sec. 18.6 Side Yards
- 18.7 Rear Yard
- 18.8 Minimum Floor Area

ARTICLE XIX ONE-FAMILY DWELLING - PARKING R-1P DISTRICT

- Sec. 19.1 Purpose of District
- 19.2 Uses Permitted
- 19.3 Location of R-1P Districts
- 19.4 Open Parking Lot Regulations

ARTICLE XX MOBILE HOME DWELLING R-1T DISTRICT

- Sec. 20.1 Purpose of District
- 20.2 Uses Permitted
- 20.3 Limitations and Special Requirements
- 20.4 Height
- 20.5 Plot Size
- 20.6 Yards
- 20.7 Existing Mobile Home Developments

ARTICLE XXI TWO-FAMILY DWELLING R-2 DISTRICTS

- Sec. 21.1 Uses Permitted
- 21.2 Size of Plot
- 21.3 Plot Coverage
- 21.4 Height
- 21.5 Front Yard
- 21.6 Side Yards
- 21.7 Rear Yard
- 21.8 Minimum Floor Area

ARTICLE XXII TWO-FAMILY DWELLING - PARKING R-2P DISTRICT

- Sec. 22.1 Purpose of District
- 22.2 Uses Permitted
- 22.3 Location of R-2P Districts

ARTICLE XXIII TWO-FAMILY DWELLING R-2U DISTRICTS

- Sec. 23.1 Purpose of District
- 23.2 Uses Permitted
- 23.3 Size of Plot
- 23.4 Plot Coverage
- 23.5 Height
- 23.6 Front Yard
- 23.7 Side Yards
- 23.8 Rear Yard
- 23.9 Minimum Floor Area
- 23.10 Limitations and Special Requirements

ARTICLE XXIV      LOW DENSITY MULTIPLE R-3 DISTRICT

- Sec. 24.1      Uses Permitted
- 24.2      Size of Plot
- 24.3      Plot Coverage
- 24.4      Height
- 24.5      Front Yard
- 24.6      Side Yards
- 24.7      Rear Yard
- 24.8      Plot Area Per Room
- 24.9      Minimum Floor Area
- 24.10      Open Parking Lots

ARTICLE XXV      APARTMENT R-4 DISTRICT

- Sec. 25.1      Uses Permitted
- 25.2      Size of Plot
- 25.3      Plot Coverage
- 25.4      Height
- 25.5      Front Yard
- 25.6      Side Yards
- 25.7      Rear Yard
- 25.8      Plot Area Per Room
- 25.9      Minimum Floor Area

ARTICLE XXVI      PLANNED APARTMENT R-4A DISTRICT

- Sec. 26.1      Uses Permitted
- 26.2      Size of Plot
- 26.3      Height
- 26.4      Plot Coverage
- 26.5      Street Yards
- 26.6      Side Yards
- 26.7      Rear Yard
- 26.8      Plot Area Per Room
- 26.9      Minimum Floor Area
- 26.10      Special Yard
- 26.11      Site Development Plan
- 26.12      Maintenance

ARTICLE XXVII      MOTEL R-5 DISTRICT

- Sec. 27.1      Uses Permitted
- 27.2      Special Accessory Uses
- 27.3      Size of Plot
- 27.4      Height
- 27.5      Plot Coverage
- 27.6      Plot Area Per Room
- 27.7      Front Yard
- 27.8      Side Yards

- Sec. 27.9 Rear Yard
- 27.10 Minimum Floor Area

ARTICLE XXVIII HOTEL R-6 DISTRICT

- Sec. 28.1 Uses Permitted
- 28.2 Size of Plot
- 28.3 Height
- 28.4 Plot Coverage
- 28.5 Plot Area Per Room
- 28.6 Front Yard
- 28.7 Side Yards
- 28.8 Rear Yard
- 28.9 Minimum Floor Area

ARTICLE XXIX TRAILER PARK T-1 DISTRICT

- Sec. 29.1 Purpose of District
- 29.2 Uses Permitted
- 29.3 Special Accessory Uses
- 29.4 Prohibited Uses
- 29.5 Plot Size
- 29.6 Height
- 29.7 Trailer Site Area
- 29.8 Yards
- 29.9 Separation of Trailers
- 29.10 Access to Trailer Sites
- 29.11 Porches and Additions
- 29.12 Health and Sanitation

ARTICLE XXX Reserved

ARTICLE XXXI RECREATIONAL S-1 DISTRICT

- Sec. 31.1 Purpose of District
- 31.2 Uses Permitted
- 31.3 Uses Prohibited
- 31.4 Site Development Plan
- 31.5 Landscaping
- 31.6 Height
- 31.7 Plot Size
- 31.8 Yards
- 31.9 Fences

ARTICLE XXXII NEIGHBORHOOD BUSINESS B-1 DISTRICT

- Sec. 32.1 Purpose of District
- 32.2 Uses Permitted
- 32.3 Uses Prohibited
- 32.4 Limitations on Uses
- 32.5 Height
- 32.6 Plot Size
- 32.7 Yards



ARTICLE XXXIII COMMUNITY BUSINESS B-2 DISTRICT

- Sec. 33.1 Purpose of District
- 33.2 Uses Permitted
- 33.3 Uses Prohibited
- 33.4 Limitations on Uses
- 33.5 Height
- 33.6 Plot Size
- 33.7 Yards

ARTICLE XXXIV PLANNED BUSINESS CENTER B-2A DISTRICT

- Sec. 34.1 Purpose of District
- 34.2 Uses Permitted
- 34.3 Uses Prohibited
- 34.4 Limitations on Uses
- 34.5 Site Development Plan
- 34.6 Height
- 34.7 Plot Size
- 34.8 Yards and Setbacks
- 34.9 Maintenance

ARTICLE XXXV GENERAL BUSINESS B-3 DISTRICT

- Sec. 35.1 Purpose of District
- 35.2 Uses Permitted
- 35.3 Uses Prohibited
- 35.4 Limitations on Uses
- 35.5 Height
- 35.6 Plot Size
- 35.7 Yards
- 35.8 Minimum Floor Area

ARTICLE XXXVI Reserved

ARTICLE XXXVII COMMERCIAL C-1 DISTRICT

- Sec. 37.1 Purpose of District
- 37.2 Uses Permitted
- 37.3 Uses Prohibited
- 37.4 Height
- 37.5 Plot Size
- 37.6 Yards

ARTICLE XXXVIII LIGHT INDUSTRIAL M-1 DISTRICT

- Sec. 38.1 Purpose of District
- 38.2 Uses Permitted
- 38.3 Uses Prohibited

Sec. 38.4 Height  
38.5 Plot Size  
38.6 Yards

ARTICLE XXXIX MEDIUM INDUSTRIAL M-2 DISTRICT

Sec. 39.1 Purpose of District  
39.2 Uses Permitted  
39.3 Uses Prohibited  
39.4 Height  
39.5 Plot Size  
39.6 Yards

ARTICLE XL GENERAL INDUSTRIAL M-3 DISTRICT

Sec. 40.1 Purpose of District  
40.2 Uses Permitted  
40.3 Uses Prohibited  
40.4 Height  
40.5 Plot Size  
40.6 Yards

ARTICLE XLI HEAVY INDUSTRIAL M-4 DISTRICT

Sec. 41.1 Purpose of District  
41.2 Uses Permitted  
41.3 Uses Prohibited  
41.4 Height  
41.5 Plot Size  
41.6 Yards

ARTICLE XLII Reserved

ARTICLE XLIII SPECIAL DISTRICT REGULATIONS

Sec. 43.1 Commercial Vehicle Parking  
43.2 Commercial Business in Private Garage  
43.3 Junk Yards  
43.4 House Trailers  
43.5 Moving of Buildings  
43.6 Vehicular Driveways  
43.7 Grade of Buildings

ARTICLE XLIV SERVICE STATIONS

Sec. 44.1 Size of Plot  
44.2 Location of Service Stations  
44.3 Clearances Required  
44.4 Protective Wall  
44.5 Driveways  
44.6 Lighting  
44.7 Storage of Flammable Liquids

ARTICLE XLV

ALCOHOLIC BEVERAGE ESTABLISHMENTS

- Sec. 45.1 Separation Requirements
- 45.2 Limitations and Qualifications
- 45.3 Definitions
- 45.4 Application to New Churches, Schools
- 45.5 Beer and Wine Package Stores
- 45.6 Existing Establishments

ARTICLE XLVI

SIGN REGULATIONS

- Sec. 46.1 Scope
- 46.2 Snipe Signs
- 46.3 Political Signs
- 46.4 Clean Sign Matter Required
- 46.5 Advertising Signs Prohibited
- 46.6 Signs in Agricultural Districts
- 46.7 Signs in R-1 Districts
- 46.8 Signs in R-2 Districts
- 46.9 Signs in R-3 Districts
- 46.10 Signs in R-4 and R-4A Districts
- 46.11 Signs in R-5 and R-6 Districts
- 46.12 Signs in T-1 Districts
- 46.13 Signs in B-1 Districts
- 46.14 Signs in B-2 Districts
- 46.15 Signs in B-2A Districts
- 46.16 Signs in B-3 Districts
- 46.17 Signs in C-1 Districts
- 46.18 Signs in M-1, M-2, M-3 and M-4 Districts
- 46.19 Advertising Sign Regulations
- 46.20 Strip Lighting
- 46.21 Illumination of Signs
- 46.22 Bus Benches
- 46.23 Non-Conforming Signs
- 46.24 Temporary Construction Signs
- 46.25 Signs in S-1 Districts

ARTICLE XLVII

EXCAVATION REGULATIONS

- Sec. 47.1 Definition
- 47.2 Permits
- 47.3 Plans and Surveys
- 47.4 Performance Bonds
- 47.5 Zoning Limitations
- 47.6 Location
- 47.7 Protection
- 47.8 Conduct of Operations
- 47.9 Cleaning Up and Rehabilitation
- 47.10 Filling of Excavations

ARTICLE XLVIII Reserved

ARTICLE XLIX ADMINISTRATION

- Sec. 49.1 Enforcement
- 49.2 Permits Not to be Issued
- 49.3 Plot Plan
- 49.4 Permits for New Use of Land
- 49.5 Permits for New Use of Building
- 49.6 Permits Required
- 49.7 Certificates Required
- 49.8 Certificates for Existing Uses
- 49.9 Temporary Certificates
- 49.10 Record of Certificates
- 49.11 Certificates for Dwelling, Accessory  
Buildings
- 49.12 Record of Non-Conforming Uses
- 49.13 Certificate for Non-Conforming Uses
- 49.14 Procedure on Violations
- 49.15 Duties of Enforcers
- 49.16 Right of Entry

ARTICLE L ZONING BOARD

- Sec. 50.1 Rules of Procedure
- 50.2 Meetings
- 50.3 Advisory Service
- 50.4 Amendments

ARTICLE LI BOARD OF ADJUSTMENT

- Sec. 51.1 Notification for Variances
- 51.2 Notification for Errors
- 51.3 Notifications
- 51.4 Publication of Agenda
- 51.5 Requirements for Variances
- 51.6 Conditions and Limitations
- 51.7 Time Limit
- 51.8 District Uses Not Listed
- 51.9 Notifications for Special Exceptions
- 51.10 Temporary Offices and Signs

ARTICLE LII AMENDMENTS

- Sec. 52.1 General
- 52.2 Area for Rezoning
- 52.3 Board Initiation
- 52.4 Basis for Recommendations
- 52.5 Action by Commission
- 52.6 Conditional Rezoning



- Sec. 52.7 Minimum Size of Parcel
- 52.8 Limit on Petitions
- 52.9 Protest
- 52.10 Procedure for Amendments
- 52.11 Hearings before Zoning Board

ARTICLE LIII LEGAL PROVISIONS

- Sec. 53.1 Interpretation, Purpose and Conflict
- 53.2 Validity
- 53.3 Saving Clause
- 53.4 Repeal
- 53.5 Violations and Penalties
- 53.6 Immediate Effect

BROWARD COUNTY ZONING AND BUILDING REGULATION ENABLING ACT

ZONING RESOLUTION

BROWARD COUNTY, FLORIDA

A resolution to regulate and restrict the erection, reconstruction, alteration, location and use of buildings, structures, land and water, for industry, trade, residence, agriculture or other purposes; to regulate and restrict the size of buildings and other structures hereafter erected or altered, the size and dimensions of yards, courts and other open spaces surrounding buildings; to regulate and restrict building lines and the percentage of plot that may be occupied and the density of population; and, for said purposes, to divide the County of Broward, as shown on the official zoning map into districts of such number, shape and area as may be deemed best suited to carry out these regulations, and for each such district to impose regulations and restrictions designating the kinds or classes of industries, trades, residences, agriculture or other purposes for which other structures, or premises may be permitted to be erected, altered or used; to provide for the regulation of conforming and non-conforming uses; repealing all resolutions in conflict herewith; and to prescribe penalties for the violation of the provisions of this resolution.

WHEREAS, the Board of County Commissioners of Broward County, Florida, is authorized and empowered by Senate Bill No. 413 of the Local Acts of 1955, effective May 5, 1955, to adopt zoning and building regulations in the territory within Broward County which is not included in the corporate limits of any city or town, and to divide said territory into districts or zones and to regulate and restrict the uses of lands, buildings and other structures for trade, industry, residence or other purposes within said districts or zones and to regulate and restrict the construction, reconstruction, erection, alteration, repair, height, number of stories, size and location of buildings, and other structures within said districts or zones and to regulate and restrict the area, dimensions and the size of lots or tracts of land or yards, and the percentage and portion of lots that may be occupied in connection with the construction and location of buildings or other structures within said districts or zones, and

WHEREAS, the said Board of County Commissioners has appointed a Zoning Board to recommend the boundaries of the various original districts and appropriate regulations to be adopted and enforced therein and the said Zoning Board did make a preliminary report and did hold a public hearing thereon and did submit its final report to the said Board of County Commissioners, and

WHEREAS, the Board of County Commissioners of Broward County, Florida, did hold a public hearing on the final report of the Zoning Board, notice of which public hearing was published in a newspaper of general circulation published in Broward County more

than 15 days prior to the date of said public hearing, at which hearing any and all citizens, property owners or any other persons or party of interest did have an opportunity to be heard in relation to the said report, its regulations, restrictions, maps, districts and boundaries, and

WHEREAS, the Board of County Commissioners of Broward County, Florida, deems it necessary in order to lessen congestion on the highways; to secure safety from fires, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other requirements, to make and promulgate such regulations with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land and water throughout said County, in accordance with a comprehensive plan;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF BROWARD COUNTY, FLORIDA:

## ARTICLE I. INTENT, PURPOSE AND METHODS

The comprehensive plan of this Resolution is for the purpose of promoting public health, safety, morals, convenience, comfort, amenities, prosperity, and general welfare of the community and of a wholesome, serviceable and attractive county, by having regulations and restrictions that increase the safety and security of home life; that preserve and create a more favorable environment in which to rear children; that develop permanent good citizenship; that stabilize and enhance property and civic values; that provide for a more uniformly just land-use pattern and tax assessment basis; that facilitate adequate provisions for increased safety in traffic and for transportation, vehicular parking, parks, parkways, recreation, schools, public buildings, housing, light, air, water supply, sewerage, sanitation, and other public requirements; that lessen congestion, disorder and danger which often inhere in unregulated development; that prevent overcrowding of land and undue concentration of population; and that provide more reasonable and serviceable means and methods of protecting and safeguarding the economic structure upon which the good of all depends.

In order to more effectively protect and promote the general welfare and to accomplish the aims and purposes of this comprehensive plan, the County is divided into districts of such number, shape, and area, and of such common unity of purpose, adaptability or use, that are deemed most suitable to provide for the best general civic use, protect the common rights and interests of all, and to promote improved wholesome, sightly, harmonious and economic results in civic service, activities and operations; and by further regulations to limit the location, uses and occupancy of buildings, structures and land to be used for trade, industry, residence or other purposes, and also the location, height, bulk, occupancy and uses of buildings and other structures, including the percentage of plot occupancy and coverage, street setback lines, sizes of yards, and other open spaces.

### SECTION 1.1 ZONING RESOLUTION

This Ordinance shall be known and cited as the Zoning Resolution. A resolution to regulate and restrict the erection, reconstruction, alteration, location and use of buildings, structures, land and water, for industry, trade, residence, agriculture or other purposes; to regulate and restrict the size of buildings and other structures hereafter erected or altered, the size and dimensions of yards, courts and other open spaces surrounding buildings; to regulate and restrict building lines and the percentage of plot that may be occupied and the density of population; and, for said purposes, to divide the County of Broward, as shown on the official zoning map into districts of such number, shape and area as may be deemed best suited to carry out these regulations, and for each such district to impose regulations and restrictions designating



the kinds or classes of industries, trades, residences, agriculture or other purposes for which other structures or premises may be permitted to be erected, altered or used; to provide for the regulation of conforming and non-conforming uses; repealing all resolutions in conflict herewith; and to prescribe penalties for the violation of the provisions of this Resolution.

## ARTICLE II. DEFINITIONS

### SECTION 2.1 GENERAL

For the purpose of the Zoning Resolution certain terms used herein are herewith defined. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural and words in the plural number include the singular number. The word "shall" is always mandatory and not merely directory. The word "building" shall include the word "structure". The word "used" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used. The word "land" shall include water surface and land under water.

### SECTION 2.2 TERMS DEFINED

**ACCESSORY BUILDING OR STRUCTURE:** A subordinate building or structure on the same plot with, or a part of, the main building, which is occupied by, or devoted to, an accessory use.

**ACCESSORY USE:** A use naturally and customarily incidental to, subordinate to, and subservient to the main use of the premises.

**ALLEY:** A public thoroughfare or way, not more than 30 feet in width and which normally provides a secondary means of access to abutting property.

**ALTERATION:** Alter or alteration shall mean any change in size, shape, character, occupancy or use of a building or structure.

**APARTMENT, EFFICIENCY:** A dwelling unit in a multiple dwelling, consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities.

**APARTMENT HOTEL:** A multiple dwelling 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.

**AUTOMOBILE WRECKING:** The dismantling or disassembling of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

**AUTOMOBILE REPAIR, MAJOR:** General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body, frame or fender straightening or repair; overall painting or paint shop; vehicle steam cleaning.

**AUTOMOBILE REPAIR, MINOR:** Incidental body or fender work, other minor repairs, painting and upholstering, replacement of parts and motor service to passenger cars and trucks not exceeding one and



one-half tons capacity, but not including any operations listed under "Automobile Repair, Major" or any other operation similar thereto.

**BUILDING:** Any structure, either temporary or permanent, having a roof, and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This definition shall include tents, awnings, or vehicles situated on private property and serving in any way the function of a building.

**BUNGALOW OR HOUSE COURTS:** A group of two or more separate residential buildings on the same plot, having separate outside entrances for each dwelling unit.

**BUSINESS-ZONED PROPERTY:** Shall mean any land or water area whose zoning district classification is B-1, B-2, B-2A, B-3 or C-1 under this Resolution.

**BAR OR SALOON:** Any place devoted primarily to the retailing and drinking of malt, vinous or other alcoholic beverages, or any place where any sign is exhibited or displayed indicating that alcoholic beverages are obtainable for consumption on the premises.

**CARPORTS:** A private garage not completely enclosed by walls and doors.

**CHANGE OF OCCUPANCY:** The term "change of occupancy" shall mean a discontinuance of an existing use and the substitution therefore of a use of a different kind or class. Change of occupancy is not intended to include a change of tenants or proprietors unless accompanied by a change in the type of use.

**CLUB, PRIVATE:** Shall pertain to and include those associations and organizations of a fraternal or social character, not operated or maintained for profit. The term "private club" shall not include casinos, night clubs, or other institutions operated as a business.

**CLUB, NIGHT:** A restaurant, dining room, bar or other similar establishment providing food or refreshments wherein floor shows or other forms of entertainment by persons are provided for guests after 11:00 o'clock P.M.

**COMMERCIAL VEHICLES:** Any vehicle designed, intended or used for transportation of people, goods or things other than private passenger vehicles and trailers for private non-profit transport of goods and boats.

**COMMISSION OR COUNTY COMMISSION:** The Board of County Commissioners of Broward County.

**COMPLETELY ENCLOSED BUILDINGS:** A building separated on all sides from adjacent open space, or from other buildings or other struc-



tures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

CONVALESCENT HOME: A building, or portion thereof, wherein for compensation, living accommodations and care are provided for persons suffering from illness, other than mental or contagious, which is not of sufficient severity to require hospitalization, or for persons requiring further institutional care after being discharged from a hospital other than a mental hospital.

COVERAGE: That percentage of the plot area covered or occupied by buildings or roofed portions of structures. Shuffleboard courts, swimming pools, barbecue pits, terraces and other appurtenances not roofed over shall not be included in computing coverage.

DISTRICT: A portion of the territory of Broward County within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Resolution.

DISTRICT, MORE RESTRICTED OR LESS RESTRICTED: Each of the Districts as listed in Section 10.1 shall be deemed to be more restricted than any of the other districts succeeding it, and each shall be deemed to be less restricted than any of the other districts preceding it in said list.

DRIVE-IN RESTAURANT OR REFRESHMENT STAND: Any place or premises used for the sale, dispensing or serving of food, refreshments or beverages to patrons who enter upon the premises in automobiles and receive service in automobiles, or for consumption of food, refreshments or beverages in automobiles.

DWELLING: Any building, or part thereof, occupied in whole or in part, as the residence or living quarters of one or more persons, permanently or temporarily, continuously or transiently.

DWELLING, ONE-FAMILY: A dwelling occupied not otherwise than by one family.

DWELLING, TWO-FAMILY: A dwelling occupied not otherwise than by two families.

DWELLING, MULTIPLE: A dwelling occupied by three or more families.

DWELLING UNIT: A space, area or portion of a building designed for and occupied by one family as a dwelling, with cooking facilities for the exclusive use of such family.

DWELLING, GROUP: A building, or part thereof, in which several unrelated persons or families permanently reside, but in which individual cooking facilities are not provided for the persons or families. "Group Dwelling" may include a rooming house, fraternity house, sorority house, convent, monastery or private club in which one or more members have a permanent residence. "Group Dwelling" shall not be deemed to include a hotel, motel, tourist home, trailer camp.



ENFORCING OFFICIAL: Shall mean the officers and employees of the department, bureau or agency of Broward County to whom the duty of enforcing the terms of this Resolution is assigned under the Resolution.

ERECTED: The word "erected" includes built, constructed, reconstructed, moved upon or any physical operations on the premises required for building. Excavation, fill, drainage and the like shall be considered a part of erection.

ESTABLISHED GRADE: The average elevation of the public sidewalks around or abutting a plot, or in the absence of sidewalks, the average elevation of the public streets abutting the plot.

ESSENTIAL SERVICES: The erection, construction, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including building.

FAMILY: One person, or a group of two or more persons living together and interrelated by bonds of consanguinity, marriage, or legal adoption, occupying the whole or part of a dwelling as a separate housekeeping unit with a single set of culinary facilities. The persons thus constituting a family may also include gratuitous guests and domestic servants.

\*FLOOR AREA: Where a specified minimum floor area is required in the Zoning Resolution for a dwelling, floor area shall mean the total gross area within the external perimeter of the exterior enclosing walls, including Florida rooms, sun rooms and utility rooms which are fully enclosed and directly accessible from the interior of the dwelling, but excluding other utility rooms, unenclosed porches, terraces or breezeways, and carports or garages.

FRONTAGE OF A BUILDING: Shall mean the side or wall of a building approximately parallel and nearest to a street.

FRONTAGE OF A PROPERTY: Shall mean the plot line which abuts a street or separates the plot from a street.

GARAGE, COMMUNITY: A building or part thereof, used for indoor parking of a self-propelled private passenger vehicle, for use of residents in the vicinity and providing only incidental services for such vehicles as are parked therein.

\* Amended 7/20/62



GARAGE, MECHANICAL: A structure for the parking of self-propelled passenger vehicles wherein such vehicles are parked by mechanical means.

GARAGE, PRIVATE: An accessory structure designed or used for inside parking of self-propelled private passenger vehicles by the occupants of the main building.

GROUP HOUSING: Shall mean two or more buildings for dwelling purposes erected or placed on the same plot.

HAZARDOUS SUBSTANCES: Any substance or material which, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health or safety of any person handling or using or otherwise dealing with such material or substances.

HEIGHT OF BUILDING: The vertical distance from the established grade at the center of the front of the building to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof and to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

HOME OCCUPATION: Any use conducted entirely within a dwelling and carried on by persons residing in the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof and in connection with which there is no display or stock in trade, the home occupation shall not occupy more than 25% of the floor area of the dwelling unit and shall not involve the use of any accessory building or yard space, or activity outside of the main building not normally associated with residential use. Home occupation shall include the use of the home by a resident physician, surgeon, dentist, lawyer, clergyman, engineer, architect or other professional person for consultation or emergency treatment. In no event shall a barber shop, beauty parlor, tea room, tourist home, animal hospital, nursing home, retail store, dancing or band instrument instruction, or clairvoyant be construed as a home occupation.

HOTEL: A building, or part thereof, in which sleeping accommodations are offered to the public, with no cooking facilities for use by the occupants, and in which there may be a public dining room for the convenience of the guests. Access to the sleeping rooms shall be through an inside lobby or office.

\* INDUSTRIALLY-ZONED PROPERTY: Shall mean any land or water area whose zoning district classifications is M-1, M-2, M-3, or M-4 under this Resolution.

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

JUNK YARD: Place, structure or lot where junk, waste, discarded,



salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, housewrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase, or storage of ~~usable~~ second-hand cars, salvaged machinery, used furniture, radios, stoves, refrigerators or similar household goods and appliances. Nor shall it apply to the processing of used, discarded or salvaged materials as part of manufacturing operations.

KENNEL: Any place or premises where 4 or more dogs over 4 months of age are kept.

LAND PLATTED: Any land recorded by plat in the Broward County Circuit Court Clerk's office.

LAND UNPLATTED: Any land or part thereof, not recorded by plat in the Broward County Circuit Court Clerk's office.

LODGING HOUSE: A building, or part thereof, other than a motel or hotel, where sleeping accommodations are provided for hire more or less transiently without provisions for cooking by guests or for meals for guests.

LOT: A parcel or tract of land designated and identified as a single unit of area in a subdivision plat officially recorded in the Broward County Circuit Court Clerk's office.

MOTEL: A building or part thereof, in which sleeping, and/or living accommodations are offered to the public primarily on a short term or transient basis, with access to the individual units from the ~~exterior~~ of the building and parking facilities for use of guests near their quarters.

NON-CONFORMING STRUCTURES: A structure or portion thereof, existing at the effective date of this Resolution, or any amendment thereto, which was occupied, designed, erected, intended, or structurally altered for a use not permitted at its location by the provisions of this Resolution for a new use, and/or which does not conform to all of the regulations applicable to the district in which it is located.

NON-CONFORMING USE: The use of a structure or premises, existing at the effective date of this Resolution, or any amendment thereto, for any purpose not permitted for a new use in the district in which it is located.

NURSING HOME: A home for aged, chronically ill, or incurable persons in which 3 or more persons not of the immediate family are received, kept, or provided with food and shelter or care for the compensation, but not including hospitals, clinics or

similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

**NURSERY SCHOOL:** A place for the day care and instruction of children not remaining over night.

**OCCUPIED:** The word "occupied" includes arranged, designed, built, altered, converted, rented or leased, or intended to be occupied.

**PACKAGE STORE:** A place where alcoholic beverages are dispensed or sold in containers for consumption off the premises.

**PARKING:** The term "parking" shall mean the temporary, transient storage or private passenger automobiles used for personal transportation, while their operators are engaged in other activities. It shall not include storage of new or used cars for sale, service, rental, or any other purpose other than specified above. "Parking" as defined herein shall apply only to open-air storage of automobiles.

**PERSON:** The word "person" includes association, firm, co-partnership, or corporation.

**PLOT:** Land occupied or to be occupied by a building or use, and their accessory buildings and accessory uses, together with such yards and open spaces as are required by this Resolution. A plot may consist of one, or more, or portions of a platted lot and/or unplatted land.

**PLOT CORNER:** A corner plot is a plot of which at least two adjacent sides abut for their full length upon street, provided that such two sides intersect at an interior angle of not more than 135 degrees. Where a plot is on a curve, if tangents through the intersections of the lot lines with the street lines make an interior angle of not more than 135 degrees, such a plot is a corner plot. In the case of a corner plot with a curved street line, the corner shall be considered to be that point on the street line nearest to the point of intersection of the tangents herein described.

**PLOT, INTERIOR:** A plot other than a corner plot.

**PLOT, REVERSED CORNER:** A corner plot the side street line of which is substantially a continuation of the front plot line of the first plot to its rear.

**PLOT, THROUGH:** A plot abutting on two streets, not at their intersection, if any which may be either a corner or interior plot.

**PLOT, KEY:** The first plot to the rear of a reversed corner plot whether or not separated by an alley therefrom.

**PLOT, DEPTH:** The mean horizontal distance between the front and rear plot lines.



**PLOT WIDTH:** The horizontal distance between the side plot lines at the depth of the required front yard.

**PLOT LINE, FRONT:** The line dividing a plot from a street or base building line, whichever will result in a lesser depth of plot. On a corner plot the shorter of the two front plot lines as above defined shall be considered to be the front plot line for the purposes of determining required plot width and required front yard depth. On a corner plot where both front plot lines as above defined are equal or within 5 feet of the same length, both such lines shall be considered to be front plot lines for the purpose of determining required street yard depth. On through lots both front plot lines as above defined shall be considered to be front plot lines for the purpose of determining required yards.

**PLOT LINE, REAR:** The plot line opposite and most distant from the front plot line. In the case of a triangular or gore-shaped lot wherein the two side plot lines converge in the rear, the rear plot line shall be considered to be a line ten feet in length within the plot parallel to and at the maximum distance from the front plot line.

**PLOT LINE, SIDE:** Any plot line other than a front or rear plot line. A side plot line separating a plot from a street is called a side street plot line. A side plot line separating a plot from another plot or plots is called an interior or side plot line.

**PLOT LINE, STREET OR ALLEY:** A plot line separating the plot from a street or alley.

**PORCH:** A roofed-over space attached to the outside of an exterior wall of a building, which has no enclosure other than the exterior walls of such building. Open mesh screening shall not be considered an enclosure.

**POULTRY:** Any chickens, turkeys, ducks, geese, peafowl or guinea fowl.

**POULTRY MARKET:** A commercial establishment or place where live poultry or fowls are kept and prepared for sale, including killing or cleaning.

**REMODELING, REDECORATING OR REFINISHING:** Any change, removal, replacement, or addition to walls, floors, ceilings and roof surfaces or coverings which do not support any beam, ceiling, floor load, bearing partition, columns, exterior walls, stairways, roofs or other structural elements of a building or a structure.

**\*RESIDENTIALLY-ZONED PROPERTY:** Shall mean any land or water area whose zoning district classification is A-1, A-2, R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4, R-4A, R-5, R-6, or T-1.

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

**ROOM:** For the purpose of determining the required plot area, room shall mean an unsubdivided portion of the interior of a dwelling.



having a floor area of 80 square feet or more, intended or adopted for living and/or sleeping purposes. Space in a dwelling used only for bathroom, kitchen, dining room, storage, hallway, utilities or similar purposes shall not be included as a room under this definition.

**SERVICE STATION:** Any building or land used for retail sale and dispensing of automobile fuels or oils. A filling station may furnish supplies, equipment, and minor repair services, including used tires, to private passenger vehicles incidental to sale and dispensing of automobile fuels and oils.

**SETBACK:** The minimum distance between the street line, or base building line, and the front line or side line of the building or any projection thereof, excluding projections specifically permitted.

**SIGN:** Any structure, or part thereof, or any device attached to a structure or applied to any surface or object, for visual communication, embodying letters, numerals, symbols, figures or designs in the nature of an announcement, direction of advertisement, directing attention to an object, product, place, activity, service, person, institution, organization or business and which is visible from any public street, alley, waterway or public place.

This definition of a sign shall not include any flag, notice, badge, or ensignia of any government or governmental agency, or any legal notice posted by and under governmental authority.

**SIGN, ADVERTISING:** Any sign which directs attention to a business, commodity, service, product or activity not conducted, sold, offered or available on the premises where such sign is located or to which it is affixed.

**SIGN, ANIMATED:** A sign which involves motion or rotation of any part by any means, or displays flashing, intermittent or color-changing light or lighting.

**SIGN, AREA OF:** The total surface of a sign including its background and frame but not structural supporting elements outside of its frame. Where a sign is composed of skeleton letters, characters, or symbols applied to a frame or to a background which is not a structural part of the sign, the area of the sign shall be the smallest rectangle, triangle or circle which will include the display. Where a sign is built with two faces back to back, the area of the sign shall be the larger of the areas of the two faces computed as hereinbefore specified.

**SIGN, BALLOON:** A sign supported by wind or air and attached to the ground, a building or structure.

**SIGN, BANNER:** A sign having characters, letters, symbols or illustrations made of or applied to cloth, paper or fabric of any kind, with or without a frame.

**SIGN, BILLBOARD:** A sign designed for the application of letters, numerals, symbols, characters or illustrations by painting, light projection, bills or posters, which is to be changed regularly,



periodically or frequently.

SIGN, BULLETIN: A sign having changeable letters or characters, intended to indicate activities, events, or programs conducted on the premises upon which it is located.

SIGN, COMBINATION VERTICAL AND ROOF: A vertical projecting sign which extends above the roof line and is combined with a roof sign. The surface of such a sign shall be continuous on both parts and shall be contiguous to the wall and the roof.

SIGN, DIRECTIONAL: A sign indicating the direction or location of some facility or service incidental to a use and not advertising the use itself in any way.

SIGN, GROUND: A sign attached to and supported by the ground.

SIGN, IDENTIFICATION: A sign which indicates the name of a use, owner, activity, business or enterprise, but including nothing more.

SIGN, ILLUMINATED: A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes designed and provided for such illumination.

SIGN, MARQUEE: A sign attached to and made a part of the outer edge of a marquee.

SIGN, NAME PLATE: A sign indicating the name and/or profession of a person or persons residing on the premises or legally occupying the premises, or indicating a home occupation legally existing on the premises.

SIGN, NON-ILLUMINATED: A sign which is not illuminated by lights, designed and provided for the purpose, either external or internal.

SIGN, PROJECTING: A sign attached to and supported by a building or other structure and which extends at an angle therefrom.

SIGN, POLE: A ground sign supported by a single pole or pipe.

SIGN, HORIZONTAL PROJECTING: A projecting sign which has its greatest dimension in a horizontal plane.

SIGN, PYLON: A wall sign on the wall of an enclosed structure, which is erected above the ground or as an extension above or on addition to a building, primarily for the purpose of providing support and/or background for the sign copy.

SIGN, REAL ESTATE: A sign which advertises the sale, rental or development of the premises upon which it is located.

SIGN, ROOF: A sign which is erected on or above the roof of a building or structure.

SIGN, SERVICE: A sign which directs attention to a business, service or activity located on the premises. In addition to the sign above described, a service sign may be used to direct attention to products, goods or merchandise available for purchase on the premises provided that the total area of the copy devoted to



such purposes shall not exceed twice the area of the sign or portion of sign which directs attention to the business service or activity.

SIGN, SIDEWALK OR SANDWICH: A sign which is movable and not secured or attached directly or indirectly to the ground.

SIGN, SNIPE: Any small sign of any material, including paper, cardboard, wood or metal, attached to a pole, tree, structure, or building on public property, or on private property without the written permission of the owner of the property.

SIGN, TRESPASSING OR CAUTION: A sign intended to warn off trespassers or to point out a hazard, on the premises upon which the sign is located.

SIGN, VERTICAL PROJECTING: A projecting sign which has its greatest dimension in a vertical plane.

SIGN, V-TYPE PROJECTING: A projecting sign having its greatest dimension between faces at the wall end, and its least dimension between faces at the outer end, or two projecting signs connected at their outer ends.

SIGN, WALL: A sign which is approximately parallel to and supported by the outer enclosure of a building, or which is applied to such enclosure by any means.

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

\*STREET LINE: Shall mean the right-of-way line of a street or the base building line, whichever will provide for a greater width of street.

STRUCTURE: Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground.

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

TENT: Any structure or enclosure, the roof of which and/or one half or more of the sides, are of silk, cotton, canvas, fabric or a light material.

TOURIST CAMP OR PARK: Any plot of ground upon which three or more single-family camp cottages or tents are located or maintained for the accommodation of transients whether or not a charge is made.

\* Effective 6/10/60

**TOURIST COURT:** A group of attached or detached dwellings which are provided primarily for transient guests, including auto courts, motels and motor lodges.

**TOURIST HOME:** A building or part thereof, other than a motel or hotel, where sleeping accommodations are provided for transient guests, with or without meals, and which also serves as the residence of the operator.

**TRAILER:** Any vehicle or structure constructed so as to permit occupancy thereof as sleeping or living quarters, or the conduct of any business, trade or occupation, or use as a selling or advertising device, or use for storage or conveyance for tools, equipment or machinery, and so designed that it is or may be mounted on wheels and used as a conveyance on highways and streets propelled or drawn by its own or other motive power. This definition shall include automobile trailers, trailer coaches and house trailers.

**USE:** The purpose for which land or a structure thereon is designed, arranged or intended, to be occupied or utilized, or for which it is occupied or maintained.

**USE OF LAND:** Includes use of water surfaces and land under water to the extent covered by zoning districts, and over which Broward County has jurisdiction.

**USE, FIRST PERMITTED IN "X" DISTRICT:** A use which in the sequence of successively less restricted districts occurs as a permitted use for the first time in the "X" district.

**USE, PRINCIPAL OR MAIN:** The primary use of the plot as distinguished from secondary or accessory uses. There may be more than one principal or main use on the plot.

**USE, NON-RESIDENTIAL:** A use permitted in a specific residential zoning district, which is not residential in character, such as recreation or governmental buildings, cemetery, crematory, mausoleum, library, art gallery, museum, educational, recreational or social center, church, nursery school, child care center, public, private or parochial schools, hospital, sanitarium, convalescent home, orphanage, institutions for the aged, indigent or infirm, community garage, private club, lodge, fraternity, sorority, educational, philanthropic or eleemosynary institutions, medical or dental office or clinic, college or university.

**USE, RESIDENTIAL:** A use for living or sleeping of persons not institutional in character, such as a one-family, two-family or multiple dwelling, rooming house, hotel, motel, tourist home, lodging house, boarding house, villas, bungalow court.

**USE, TRANSITIONAL:** A use of land or buildings located or permitted to be located on certain plots abutting a zoning district boundary

line in the more restricted of the two different zoning districts on either side of such boundary line, in accordance with the provisions of Section 3.24 of the Zoning Resolution, which use is not among the uses generally permitted in other locations in said more restricted district.

**VARIANCE:** A modification of, or deviation from, the regulation of the Zoning Resolution which is authorized and approved by the Board of Adjustment after it finds that the literal application of the provisions of the Resolution would cause unnecessary hardship or practical difficulty in the use or development of a specific plot or building.

**WATERWAY:** A stream, canal or body of water, dedicated to public use, publicly owned, or used and available for public travel by boats, not including privately-owned bodies of water or drainage ditches.

**YARD:** A space on the same plot with a structure or use, open and unobstructed from the ground to the sky except by encroachments specifically permitted in the Zoning Resolution. Yard measurements shall be the minimum horizontal distances. Yards shall extend and be measured inward from the respective plot lines.

**YARD, FRONT:** A yard extending across the full width of the plot between the front plot line and the nearest line of the main use or main building on the plot.

**YARD, REAR:** A yard extending across the full width of the plot between the rear plot line and the nearest line of the main building.

**YARD, REQUIRED:** Shall mean the minimum yard required by the Zoning Resolution. Any yard space supplied in excess of the minimum amount specified shall not be deemed to be a required yard.

**YARD, SIDE:** A yard extending from the front yard to the rear yard, between the side plot line and the nearest line of any building or use on the plot. The width of a side yard shall be the shortest distance between the side plot line and the nearest use or building on the plot.

**ZONING BOARD:** The Zoning Board of Broward County.

**ZONING CERTIFICATE:** A document issued by the Enforcing Official authorizing buildings, structures or uses consistent with the terms of the Zoning Resolution and for the purpose of carrying out and enforcing its provisions.



### ARTICLE III GENERAL PROVISIONS

#### SECTION 3.1 CONFLICTING REGULATIONS

Wherever any provisions of this Resolution impose more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or resolution, then the provisions of this Resolution shall govern.

#### SECTION 3.2 SCOPE

No building or structure, or part thereof, shall hereafter be erected, constructed, reconstructed or altered and maintained, and no existing use, new use or change of use of any building, structure, or land or part thereof shall be made or continued, except in conformity with the provisions of this Resolution.

#### SECTION 3.3 BUILDING UNDER CONSTRUCTION

Any building or structure for which a lawful building permit has been issued, and the construction of which has been started prior to the effective date of this Resolution, may be completed and used in accordance with the plans and specifications upon which said building permit was granted, provided such construction is completed within one year after the effective date of this Resolution.

#### SECTION 3.4 OUTSTANDING PERMITS

1. Where, at the effective date of this Resolution, there are outstanding valid building permits, authorizing the construction of buildings, structures, additions or alterations, the use or construction of which do not conform to the requirements of this Resolution, such permits shall be void unless actual construction work, excluding grading or excavating is underway within 60 days of the effective date of this Resolution.
2. Where, at the effective date of this Resolution, there are outstanding valid permits, authorizing the use of land or buildings without construction work, and where such use is not permissible under the terms of this Resolution, such permit shall be void unless the use is actually in operation on that date.

#### \*SECTION 3.5 UNCOMPLETED STRUCTURES

No building or structure not completed in substantial conformity with plans and specifications upon which the building permit for its construction was issued, shall be maintained, or be permitted to remain, unfinished for more than six months after active construction operations have been suspended or abandoned.

\* Amended 5/12/61

### \*SECTION 3.6 TIME LIMIT

Where the Board of Adjustment has approved or granted a special exception or variance pursuant to the terms of the Zoning Resolution, such approval or grant shall become null and void unless a permit pursuant thereto is issued within 90 days of the date of such action by the Board of Adjustment.

### SECTION 3.7 ERRORS AND VIOLATIONS

1. 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 this Resolution. No permit presuming to give the authority to violate or cancel the provisions of this Resolution shall be valid except insofar as the work or use which it authorizes is lawful.
2. The issuance of a permit upon plans and specifications shall not prevent the Enforcing Officer from thereafter requiring the correction of errors in said plans and specifications or from preventing building operations being carried on thereunder when in violation of this resolution, or any regulations of Broward County.

### \*SECTION 3.8 EXISTING PLATTED LOTS

Where such conditions exist in present platted and recorded areas that strict conformance with plot width, depth, or area or yard requirements causes unnecessary difficulty in the practical utilization of a corner or interior plot, the Board of Adjustment may make such alterations or deviations in the application of these requirements, as will in its judgments, permit the reasonable development and use of a specified plot in such a manner as to carry out the spirit and purpose of this Resolution.

### SECTION 3.9 BOATS AS RESIDENCES

No boat or vessel shall be used or maintained for sleeping or living purposes or as a place of residence which is not sound, seaworthy and equipped with self-propelling machinery in good operating condition.

### SECTION 3.10 TENTS

No tent shall be erected, used or maintained for living quarters except for camping or recreational activities.

### SECTION 3.11 NO REDUCTION OF REQUIRED AREA

No plot, yard, setback, clearance, parking area, or other space shall be reduced in area or dimension so as to make said area or dimension less than the minimum required by this Reso-



lution; and if already less than the minimum required by this Resolution for a new building or use, said area or dimension shall not be further reduced. No part of a required yard, setback, clearance, parking area, or other space provided about, or for any building, structure or use for the purpose of complying with the provisions of this Resolution, shall be included as part of a yard, setback, clearance, parking area or other space required under this Resolution for another building, structure or use, unless specifically permitted under this Resolution.

#### SECTION 3.12 REPLATTED LOTS

No resubdivision of platted lots shall be permitted except by an approved and recorded amended plat. In any such resubdivision, no lot shall be created of lesser size than the minimum plot required in the District within which such land is located.

#### SECTION 3.13 (Deleted effective 6/15/62)

#### SECTION 3.14 DOUBLE FRONTAGE

Where a plot is bounded on two opposite sides by streets, front yards, when required, shall be provided on both streets and accessory buildings shall not be located in either front yard.

#### \*SECTION 3.15 USE OF PREMISES WITHOUT BUILDINGS

Where a plot is to be occupied for a permitted use without buildings, the side yards and front yard required for such plot shall be provided and maintained unless otherwise stipulated in this Resolution, except that side yards and rear yards shall not be required on plots used for private garden purposes without buildings or structures nor on plots used for public recreation areas.

#### \*\*SECTION 3.16 GROUP HOUSING

Where two or more separate buildings for dwelling purposes are erected or placed on the same plot, minimum front, side and rear yards shall be provided as required by the Zoning Resolution. The spacing, arrangement and distance between buildings on the plot shall provide a separation between any two such buildings not less than one-half the height of the higher of the two buildings.

\* Amended 3/13/59  
\*\*Amended 11/10/61



### SECTION 3.17 YARD ENCROACHMENTS

Every part of every required yard shall be open and unobstructed from the ground to the sky except as hereinafter provided or as otherwise permitted in the Zoning Resolution.

1. Sills or belt courses may project not over 12 inches into a required yard.
2. Cornices, eaves or gutters may project not over  $1/3$  of the required yard with a maximum of 5 feet, provided that where the yard is less than 5 feet in width such projections shall not exceed  $1/2$  the width of the yard.
3. Chimneys, fireplaces or pilasters may project not over two feet into a required yard.
4. Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than one foot to any plot line.
5. Fire escapes, stairways and balconies which are unroofed and unenclosed may project not over 5 feet into a required rear yard, or not over 3 feet 8 inches into a required side yard of a multiple dwelling, hotel or motel.
6. Meter rooms not over 7 feet in height may project not over 5 feet into a required yard.
- \*7. Unenclosed and unroofed porches or terraces extending above the ground not higher than the first floor level except for railings may extend not over 5 feet into a required front yard, not over 3 feet into a required side yard, and not over 10 feet into a required rear yard.
8. Hoods, canopies or marquees may project not over  $1/3$  of the required yard, with a maximum of 5 feet, but shall not extend nearer than one foot to any plot line.
9. Fences, walls and hedges shall be permitted in required yards as specified in Section 3.18 of this Article.
10. In R-3, R-4, R-4A, R-5 and R-6 Districts the first 5 feet of a required front or street side yard, adjacent to a street, shall be landscaped and shall not be used for parking except on plots developed with a one-family or a two-family dwelling, but this 5 foot landscaped strip may be crossed by sidewalks and driveways reasonably necessary for access to buildings and permissible parking areas.

\* Amended 12/16/60



Other portions of required yards may be used for accessory parking. This regulation shall apply only to streets designated as Trafficways by the County Commission.

- \*11. Fallout shelters, for protection against radio-active rays, may be located in a required front yard or street side yard, if constructed entirely below ground with no projections above grade except as hereinafter specified. An entrance hatch may extend not over one foot above ground, and intake and exhaust pipes for ventilation not over 12 inches in outside diameter may extend not over 48 inches above grade.

#### SECTION 3.18 FENCES, WALLS AND HEDGES

- \*\*1. Except as provided in Paragraph 3 of this Section, no fence, wall or hedge shall be erected or maintained along or adjacent to a plot line on residentially-zoned property to a height exceeding 4 feet in a front yard or street side yard, 5 feet in a side yard or 6 feet in a rear yard, except that where the plot line is adjacent to non-residentially-zoned property, there shall be an 8-foot limit on the height of a fence, wall or hedge along such plot line.
- \*\*2. No fence, wall or hedge shall be erected, placed, or maintained along a plot line on any non-residentially-zoned property, adjacent to residentially-zoned property to a height exceeding 8 feet.
- 3. In any Residential District, no fence, wall or hedge shall be erected, constructed, maintained or grown to a height exceeding 2 feet above the street grade nearest thereto, within 20 feet of the intersection of any street lines or of the street lines produced.

#### SECTION 3.19 ACCESSORY USES AND STRUCTURES

- \*1. In Residential Districts, all accessory buildings and uses shall not be located in any required yard other than a rear yard, except that fallout shelters conforming to recommended standards of the U.S. Office of Civil Defense and Mobilization may be located in required front and street side yards if they conform to Section 3.17, Paragraph 11.
- 2. In Residential Districts, all accessory buildings and uses in a rear yard shall be located at least 5 feet from any plot line, at least 15 feet from any street line and at least 10 feet from any main building or other accessory building. Accessory buildings and structures shall not exceed two stories or 24 feet in height. A private garage not over one story in height may be located not less than

\* Amended 11/10/61

\*\*Amended 7/14/61

5 feet from a rear or inside side plot line.

3. In non-residential Districts, all uses and structures, which are not permissible as principal uses or structures, shall be located on the half or quarter of the plot which is farthest from any street or streets upon which the plot abuts.
- \*4. An accessory building or structure shall not be of greater height than a principal building on the plot, provided that this limitation shall not apply in M-2, M-3 or M-4 Districts.
5. Accessory buildings shall not occupy more than 35 percent of a required rear yard area.
6. Areas or appurtenances not covered by a roof and enclosed only by screens shall not be subject to the limitations of this Section.
- \*\*7. In Residential Districts, the location of accessory swimming pools shall be subject to the following regulations:
  - a. Unenclosed pools or pools enclosed only with open mesh screening may be placed in a required side or rear yard subject to limitations below, but shall not be placed in a required front or street side yard.
  - b. Any part of a pool which is covered by a roof or enclosed by ~~side walls~~ over 5 feet in height shall be subject to the limitations on location of a building and shall not be placed in any required yard.
  - c. Unenclosed pools or pools enclosed only with open mesh screening shall not be located less than 5 feet from any side or rear plot line, provided that no pool or pool enclosure shall be placed within a utility or drainage easement.
  - d. For the purposes of Subparagraph (c) above in regulating location, the minimum distance requirement from a plot line shall be measured from the exterior of the screen enclosure of a screen-enclosed pool and from the inner edge or water line of the pool for an unenclosed pool.

#### SECTION 3.20 EXCLUSIONS FROM HEIGHT LIMITS

Penthouses, scenery lofts, towers, cupolas, steeples and domes, not exceeding in gross area at maximum horizontal section 30 percent of the roof area, and flag poles, airplane beacons, broadcasting towers, antenna, chimneys, stacks, tanks and roof structures, used only for ornamental or mechanical purposes may exceed the permissible height limit in any district by not more than 25 percent. Parapet walls may extend not more than 5 feet above the allowable height of a building. Radio and television for receiving purposes only shall not be subject to height limits.

\* Amended 11/10/61

\*\*Effective 11/20/59

### SECTION 3.21 BOAT HOUSES AND BOAT SLIPS

The following regulations shall apply to boat houses and boat slips in Residential Districts.

1. Height of Boat Houses: No boat house shall be erected or altered to a height exceeding 15 feet.
2. Setback of Boat Houses: No boat houses shall be built less than 5 feet from the established bulkhead or waterway line or less than 10 feet from any side plot line.
3. Accessory Building Attached to Boat House: No accessory building to a boat house which is attached thereto and a part thereof shall be erected or altered less than 20 feet away from the waterway line or established bulkhead line.
4. Detached Accessory Building to Boat House: No detached building accessory to a boat house shall be erected or altered less than 30 feet away from the waterway line or established bulkhead line.
5. Area of Boat Houses:
  - a. No boat house or similar structure shall exceed 20 feet in width measured on a line parallel to the waterway line, nor exceed 40 feet in depth measured at right angles to the waterway line.
  - b. No boat house, boat slip, or other similar structure nor accessory building, attached or detached, shall be erected or altered less than 10 feet away from any other Residentially-Zoned property.
  - c. Boat houses, boat slips and/or buildings accessory thereto, singly and collectively shall not occupy more than 25 per cent of the area of the plot.

### SECTION 3.22 DOCKS AND WHARVES

Dockage space and facilities for mooring pleasure boats, yachts and non-commercial watercraft shall be permitted in any residential district on any waterway as an accessory use to a residential occupancy of a plot.

No dock shall project more than 5 feet into any waterway beyond the waterway line or established bulkhead line nor extend closer than 10 feet to the plot line of any other residentially-zoned property.

### SECTION 3.23 GROINS AND BREAKWATERS

\* No groin, breakwater, piling or other obstruction shall be constructed, placed or altered in the waters of any waterway beyond the established bulkhead line except docks as provided in Section 3.22, nor shall any groin, breakwater or piling be constructed or located in the waters of the Atlantic Ocean in such a location, height, length or character as to cause erosion on adjacent property or on beaches in the vicinity. The approval of the U.S. Army Engineers shall be obtained on encroachments into the waters of the Atlantic Ocean, where that agency has jurisdiction.

\*\*No part of any building or structure not for shoreline protection shall be constructed or located between the average vegetation line and the Atlantic Ocean extending beyond 25 feet from such average vegetation line.

\*\* Seawalls shall be of a sloping, high energy-absorbing type, or of a vertical type with high energy-absorbing, rubble mound on the oceanside of the vertical wall. The toe, or bottom of a sloping seawall shall be located not closer than 50 feet from Mean Low Water shoreline, and vertical seawalls shall be located not closer than 100 feet from Mean Low Water shoreline.

### SECTION 3.24 TRANSITIONAL USES IN 'R' DISTRICTS

In any R-1A, R-1B, R-1C, R-1T or R-2 District a transitional use shall be permitted on a plot, the side plot line of which adjoins, either directly or across an alley, any Business or Industrial District. The permitted transitional uses for any such plot in an R-1A, R-1B, R-1C or R-1T District shall be any use permitted in an R-2 District. The permitted transitional uses for any such plot in an R-2 District shall be any use permitted in an R-3 District. Any plot used for a transitional use shall comply in all respects with all of the requirements for plot size, yards, height, coverage, floor area ratio, off-street parking, minimum floor area and other similar regulations for the district in which it is located. Any transitional use authorized under this Section shall not extend more than 60 feet from the side plot line of the plot abutting on the district boundary line.

\* Amended 5/12/61

\*\* Amended 2/10/61



### SECTION 3.25 RESIDENTIAL USES IN NON-RESIDENTIAL DISTRICTS

The following regulations, supplementing and modifying other applicable district regulations, shall apply where a plot in a non-residential district is utilized for a permitted residential use, the size of the required yards being specified in the district regulations for the particular non-residential district involved:

1. Where the residential use is the only principal use on the plot, such plot shall be provided with front, side, and rear yards.
2. Where a residential use is located on the first or ground floor and there is also a principal non-residential use on the first or ground floor such plot shall be provided with a rear yard, and with side yards, extending to the rear yard, for the portion of the plot occupied by the residential use.
3. { Where the residential use is located above a principal non-residential use, such plot shall be provided with a rear yard and with side yards on each side, provided that such yards may begin at the level of the lowest floor used for residential purposes, and a side yard shall not be required on a street side of the plot.
4. Plots used for hotels and motels shall not be required to provide any more or greater yards than would be required for a non-residential use on the particular lot involved.

### SECTION 3.26 DISTRICT BOUNDARY LINE PLOTS

1. Where a B-1, B-2, B-2A or B-3 District is separated by a street from a Residential District, then any plot in such Non-Residential District adjacent to the separating street shall be provided with a yard at least 25 feet in depth along such separating street.
2. Where a B-1, B-2, B-2A, or B-3 District directly abuts on a Residential District without any separator between them such as a street, alley, canal or other public open space, then any plot in such non-residential district shall be provided with a yard at least 10 feet in depth adjacent to the residentially-zoned property.
- \*3. Where any C-1, M-1, M-2, M-3 or M-4 District is separated by a street from a Residential District, then any plot in such non-residential district adjacent to the separating street shall be provided with a yard at least 25 feet in depth along such separating street.
- \*4. Where a C-1, M-1, M-2, M-3 or M-4 District directly abuts on a Residential District without any separator between them such as a street, alley, canal or other public open space,

then any plot in such non-residential district shall be provided with a yard at least 20 feet in depth adjacent to the Residentially-zoned property.

5. Where a yard is required in this Section, such yard may be used for walkways, parking of passenger cars, driveways and landscaping, but not for any other use or purpose.

#### SECTION 3.27 USE OF RESIDENTIALLY-ZONED PROPERTY FOR ACCESS

No land which is residentially-zoned shall be used for driveway or vehicular access purposes to any land which is non-residentially-zoned or used for any purpose not permitted in a residential district.

#### SECTION 3.28 ELEVATION OF FILLED LAND

Any filled land created contiguous to the mainland or to any developed island in Broward County shall be filled so that the settled elevation of such filled land shall be not less than 5.5 feet.

All elevations required in this Section shall be measured above Mean Sea Level, U.S.C. & G.S. Datum.

#### SECTION 3.29 ESSENTIAL SERVICES

Essential services shall be permitted as authorized and regulated by law and resolutions of Broward County, it being the intention hereof to exempt such essential services from the application of this Resolution.

#### SECTION 3.30 COUNTY USES

The provisions of this Resolution are not intended, and shall not be construed, to preclude the use of any property by Broward County in any County Government capacity, function or purpose.

#### SECTION 3.31 NUISANCES

Nothing shall be allowable on the premises in any District, provided for in this Resolution, that shall in any way be offensive or obnoxious by reason of the emission of odors, gases, dust, smoke, vibration, or noise (including the crowing of cocks, barking of dogs or any noises or odors emanating from any animal, fish or fowl). Nor shall anything be constructed or maintained that would in any way constitute an eyesore or nuisance to adjacent property owners or residents or to the community.

#### \*SECTION 3.32 ACCESSORY DWELLINGS

Plots having accessory dwellings where permitted in B-1, B-2, B-2A, B-3, C-1, M-1, M-2, M-3 and M-4 Districts shall be provided

with the yards which are required in R-6 Districts for such use except as modified by Section 3.25.

### SECTION 3.33 SEWAGE DISPOSAL

Regardless of other provisions of this Resolution, under all classifications and in all districts, there shall always be sufficient ground area left unoccupied by a structure or paving for a proper system of sewage disposal conforming with the standard and requirements of the Broward County Department of Health. Plot plans accompanying building permit applications shall show clearly the proposed sewage disposal system.

### SECTION 3.34 PLOTS IN SEPARATE OWNERSHIP

The requirements of this Resolution as to minimum plot area or width shall not be construed to prevent the use for a single-family dwelling, in any district in which such use is permitted, of any lot or parcel of land in the event such lot or parcel of land is held in separate ownership at the effective date of this Resolution.

### \*SECTION 3.35 REDUCTION OF PLOTS BELOW MINIMUM REQUIREMENTS

No parcel of land which has less than the minimum width and area requirements for the district in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development as a separate plot.

### SECTION 3.36 STORAGE ON RESIDENTIAL PROPERTY

No land which is zoned in a Residential District shall be used for the storage of building materials or construction equipment except when incidental to construction operations for which a building permit is in effect.

### \*\*SECTION 3.37 CEMETERIES

Cemeteries shall not be subject to plot size and yard requirements as specified in the zoning regulations.

### \*\*\*SECTION 3.38 WATERWAYS

#### 1. DEFINITIONS

For the purpose of this Resolution, the term "waterway" shall mean a canal, ditch, pond, lake, or other depression created for the conveyance or storage of natural, pumped, or excess storm water runoff.

\* Amended 5/12/61

\*\* Amended 3/13/59

\*\*\*Effective 12/16/60



The phrase "future right of way line" shall mean the base building line as prescribed in the Broward County Zoning Resolution, or the future right of way line of any street already established by partial dedication or the line of trafficway designated in the official Broward County Trafficway Plan.

The term "create or created" as used herein shall mean to construct, widen, deepen, fill, reroute or alter, as applied to waterways herein.

## 2. LOCATION OF WATERWAYS

- \*a. No portion of a waterway shall be created within a public road right of way or within reservations dedicated for roadway purposes.
- \*b. No waterway shall be located within 100 feet from an existing or future right-of-way line of a street unless such waterway is designated to cross such street and the waterway conforms with all of the provisions of the Zoning Resolution.
- c. No waterway shall be created or maintained in such a location, or in such a connection with, or in such relation to, other existing waterways as to endanger through excessive salinity existing potable water resources or to unreasonably change the existing limits of saline water penetration.

## 3. PERMITS

- a. No waterway shall be created unless a permit has been first obtained from the Broward County Engineering Department. The exception to this shall be those waterways that serve less than 640 acres, used for the conveyance of irrigation to or drainage from agricultural lands to other waterways leading to major discharge points, and those waterways controlled and maintained by the Central and Southern Florida Flood Control District.
- b. No permit shall be issued by the Engineering Department for a waterway unless the Department finds such proposed waterway to be in conformity with all of the requirements of these Regulations, and the application therefor has been approved by the Broward County Planning Department as being in conformity with the County Zoning, County Platting Regulations, and any Comprehensive County Plan.
- c. Permits shall not be required for waterways created in an area covered by, and in conformity with, a recorded sub-

division plat.

4. APPLICATION FOR PERMITS

- a. Application for such permission shall be made to the Broward County Engineering Department, by letter, stating the reason for alteration or construction of the waterway. This letter shall be accompanied by 4 sets of plans prepared by a surveyor or engineer, registered as such by the State of Florida, showing the location, proposed cross-sections, structures in or across the waterway, and other details as may be required by the Engineering Department.
- b. If the requested waterway is to serve as a drainage system for a subdivision, the design calculation used in arriving at the waterway cross-section area and structures therein, showing degree of protection from flooding of the subdivision, estimated water surfaces, and other pertinent data used in the design of the waterway, shall be submitted. This shall be done by an engineer duly registered as such by the State of Florida.
- c. All information requested shall be referenced, all elevations shall refer to U.S. Coast and Geodetic Survey, mean sea level datum. All points or cross-sections of interest shall be stationed from a known reference point.

5. INSPECTION

Representatives of the Engineering Department shall inspect waterways and all structures in or across any waterway during their construction period. As-built drawings shall be submitted to the Engineering Department upon completion of all work in or across the waterway with as-built cross-sections of the waterway every one hundred feet, or as often as may be necessary to determine the change in cross-section area.

\*SECTION 3.39 TRAFFICWAY FRONTAGE SETBACKS

1. SETBACK AREA REQUIRED

In the unincorporated territory of Broward County, Florida, within the line described and defined in Paragraph 2 of this section, upon all property described in Paragraph 3 of this section abutting upon a trafficway, there is established a setback area adjacent to such trafficway, which setback area shall be 70 feet in depth, measured from the existing right-of-way line of such trafficway or from the base building line of such trafficway, whichever shall be at the greater distance from the centerline of such trafficway.

2. TERRITORY FOR SETBACK AREA REQUIREMENT

The territory within which setback areas are required under Paragraph 1 above, lies within a boundary line described as follows:

Beginning at a point which is the intersection of the Westerly right of way of the Sunshine State Parkway and the South boundary line of Broward County, Florida;

Thence run Northerly along the Westerly right of way of the Sunshine State Parkway to the South boundary line of Section 2, Township 50 South, Range 41 East (Broward Boulevard);

Thence run Easterly along the South boundary of Sections 2 and 1, Township 50 South, Range 41 East and Section 6, Township 50 South, Range 42 East, to the Southeast corner of the Southwest Quarter ( $SW\frac{1}{4}$ ) of said Section 6;

Thence run Northerly along the East boundary of the West One-Half ( $W\frac{1}{2}$ ) of Section 6, Township 50 South, Range 42 East, and Section 31, Township 49 South, Range 42 East to the Northeast corner of the Northwest Quarter ( $NW\frac{1}{4}$ ) of said Section 31, Township 49 South, Range 42 East;

Thence run Easterly along the North boundary line of Section 31, Township 49 South, Range 42 East to the Northeast corner of Section 31, Township 49 South, Range

\*Effective 10/16/64



42 East;

Thence run Northerly along the West boundary line of Sections 29, 20 and 17, Township 49 South, Range 42 East, to the Northwest corner of said Section 17, Township 49 South, Range 42 East;

Thence run Easterly along the North boundary line of Sections 17, 16 and 15, Township 49 South, Range 42 East, to a point of intersection with the West right-of-way line of the Seaboard Airline Railroad;

Thence run Northerly along the West right-of-way line of the Seaboard Airline Railroad to a point of intersection on the South boundary of Section 34, Township 48 South, Range 42 East;

Thence run Westerly along the South boundary lines of Sections 34 and 33, Township 48 South, Range 42 East, to the Northeast corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 4, Township 49 South, Range 42 East;

Thence run Northerly along the centerline of the street known as Atlantic Boulevard Extension to the North boundary line of Section 33, Township 48 South, Range 42 East;

Thence run Easterly along the North boundary line of Sections 33 and 34, Township 48 South, Range 42 East, to a point of intersection with the Westerly right-of-way line of the Seaboard Airline Railroad;

Thence run Northerly along the West right-of-way of the Seaboard Airline Railroad to a point of intersection with a line which is parallel to and 300 feet South of the North boundary of Section 23, Township 48 South, Range 42 East; thence run Westerly 300 feet South of and parallel to the North boundary of Sections 23 and 22, Township 48 South, Range 42 East, to a point on the West line of Section 22, Township 48 South, Range 42 East; thence run Northerly along the West line of Sections 22 and 15, Township 48 South, Range 42 East a distance of 600 feet to a point; thence run Easterly 300 feet North of and parallel to the South boundary of Sections 15 and 14, Township 48 South, Range 42 East to a point of intersection with the Westerly right-of-way line of the Seaboard Airline Railroad;

Thence run Northerly along the West right-of-way of the Seaboard Airline Railroad to the North boundary line of Broward County, Florida;

Thence run Westerly along the North boundary line of Broward County, Florida from said point to the point of intersection with the Central and Southern Florida Flood Control District Levee L-36;

Thence run Southerly along the Central and Southern Florida Flood Control District Levee L-36 to the point of intersection

with the Central and Southern Florida Flood Control District Levee L-35A;

Thence run Southwesterly along the Central and Southern Florida Flood Control District Levee L-35A to the point of intersection with the Central and Southern Florida Flood Control District Levee L-35;

Thence run West-Northwesterly along the Central and Southern Florida Flood Control District Levee L-35 to the point of intersection with the Central and Southern Florida Flood Control District Levee L-37;

Thence run Southerly along the Central and Southern Florida Flood Control District Levees L-37 and L-33 to the South boundary line of Broward County, Florida;

Thence run Easterly along the South boundary line of Broward County, Florida, to the point of beginning.

3. ZONED AREAS

The trafficway frontage lying within the line described in Paragraph 2 subject to the setback area requirement shall be all such property zoned in any Agricultural, Recreational, Business or Industrial District as listed in Section 10.1 of the Zoning Resolution.

4. PERMITTED USE OF SETBACK AREA

Within the setback area required and described in Paragraph 1 of this section, no uses or structures or part thereof shall be erected or maintained other than the following:

- Awnings or marquees projecting not over 5 feet into setback area
- Benches
- Below grade, underground: structures, tanks or storage
- Driveways and walkways
- Landscaping
- Ornamental statuary
- Parking
- Planting bins
- Service signs
- Telephone booth
- Utility poles, light standards, ornamental lighting
- \*Advertising signs located not less than 25 feet from any street line

5. PROHIBITED USE OF SETBACK AREA

Within the setback area required and described in Paragraph 1 of this section, the following uses and structures are specifically prohibited:

- Buildings
- Exhibits or displays

Fuel pumps or pump islands  
Plant nursery  
Roofed structures except awnings or marquees permitted  
in Paragraph 4 of this section  
Sales, display, storage or service of boats, trailers,  
machinery  
Walls or fences

6. TRAFFICWAYS DEFINED

For the purposes of this section, a trafficway shall be defined as a Freeway, Expressway, Primary Arterial or Major Thoroughfare shown upon a trafficway plan officially adopted by Broward County and/or the Broward County Area Planning Board.



\* ARTICLE IV BASE BUILDING LINES

SECTION 4.1 BASE BUILDING LINES ESTABLISHED

\*\* For the purpose of assuring sufficient space between the street fronts of buildings and structures to provide adequately for natural light, circulation of air, protection from fire, conflagration, floods, tornadoes and hurricanes, access for fire-fighting apparatus or rescue and salvage operations, to facilitate provisions for traffic, transportation and circulation and to promote increased safety, health and general welfare, base building lines are hereby established from which all front and street side yards and setbacks required by this Resolution are to be measured and determined, and beyond which no buildings, structures, or part thereof, [excepting such encroachments beyond a street line as are specifically permitted by the Building Code] or other Regulations of Broward County shall be erected, structurally altered, enlarged or extended. Such encroachments shall be subject to all limits on character, size, extent, depth, height and clearance as are specified in such regulations for each kind of encroachment. Said base building lines shall be located as specified for each of the following enumerated streets, and for all other streets in Broward County the base building line shall be located 25 feet from the center line, except that where the existing street lines of streets other than those listed below provide a street width equal to or greater than 50 feet, such existing street lines shall constitute and be the base building lines, from which all required front or street side yards are to be measured:

<u>STREET</u>	<u>Distance in feet From Centerline to Base Building Line</u>
1. Through Section Line Roads	53
2. Non-through Section Line Roads	40
3. Andrews Avenue	50
4. Atlantic Blvd. Extension	50
***5. Broward Blvd. (From S.W. 24th Ave. West to Flamingo Road Extension)	50

Said Broward Boulevard centerline is described as follows:

- A. Beginning at the intersection of the centerline of S.W. 24th Avenue and the North boundary of Section 8, Township 50 South, Range 42 East, run westerly along said

\* Amended 7/ 1/58  
\*\* Amended 11/10/61  
\*\*\*Amended 5/11/62



North boundary of Section 8 and continue westerly along the North boundary of Section 7, Township 50 South, Range 42 East to the West boundary of said Section 7;

- B. Thence continue westerly along a line parallel to, and 43 feet northerly of the South boundaries of Sections 1 through 6, inclusive, of Township 50 South, Range 41 East;
- C. Thence continue westerly into Section 1, Township 50 South, Range 40 East, along the same bearing, a distance of 500 feet to the Point of Curvature of a circular curve to the right having a radius of 2,000 feet;
- D. Thence continue westerly along the arc of said curve to the Point of Tangency with a line;
- E. Thence continue westerly along said line a distance of 300 feet to the Point of Curvature of a circular curve to the left having a radius of 2,000 feet;
- F. Thence continue along said circular curve to the left to the Point of Tangency with the North boundary of Tract 61 of FLORIDA FRUIT LANDS CO. SUBDIVISION NO. ONE as recorded in Plat Book 2 at Page 17 of the public records of Dade County, Florida;
- G. Thence run westerly along said North boundary of Tract 61 and the North boundary of Tracts 36 and 45 of said FLORIDA FRUIT LANDS CO. SUBDIVISION NO. ONE, to the East boundary of the right of way for Flamingo Road Extension located on, or near, the West boundary of said Section 1, Township 50 South, Range 40 East.

\*6a. Cypress Creek Road (N.E. 62nd St.)  
from U.S. No. 1 west to North  
Andrews Avenue

40

The centerline of this portion of Cypress Creek Road is described as follows:

Beginning at a point, said point being the point of intersection of the West right-of-way line of U.S. No. 1 and the East-West Quarter-Section line of Section 12, Township 49 South, Range 42 East, run westerly along said Quarter-Section line a distance of 1876.17 feet to the point of curvature of a circular curve to the right, having an interior angle of 40° 44' 33", a radius of 4567.98 feet, for an arc distance of 378.10 feet, more or less;

Thence run westerly along the centerline of N.E. 62nd Street, as shown in the plat of IMPERIAL POINT SECTION ONE as recorded

\* Amended 11/10/61

in Plat Book 53, Page 44 of the public records of Broward County, to the West boundary of Section 12, Township 49 South, Range 42 East;

Thence run Westerly along the East-West Quarter-Section line through Sections 11 and 10, Township 49 South, Range 42 East to the intersection with the centerline of North Andrews Avenue.

\*6b. Cypress Creek Road (N.W. 62nd St.) from  
North Andrews Avenue west to Annapu Road

53

The centerline of this portion of Cypress Creek Road is described as follows:

Beginning at the point of intersection of the centerline of North Andrews Avenue and the East-West Quarter-Section line of Section 10, Township 49 South, Range 42 East, run Westerly along said East-West Quarter-Section line through Sections 10, 9 and 8, Township 49 South, Range 42 East to a point of curvature of a circular curve to the left, said point being the intersection of said East-West Quarter-Section line with the East boundary of the West half of the Southwest Quarter of said Section 8, Township 49 South, Range 42 East;

Thence continue Westerly along said curve to the left having a radius of 1418.38 feet, an interior angle of  $42^{\circ} 44' 25''$ , for an arc distance of 1058.05 feet, more or less, to a point of tangency;

Thence continue southwesterly along the tangent to the said curve for a distance of 2693.08 feet, more or less, to the point of curvature of a circular curve to the right;

Thence continue Westerly along said curve to the right, having a radius of 1433.12 feet, an interior angle of  $45^{\circ} 26' 06''$ , for an arc distance of 1136.45 feet, more or less, to a point of tangency, said point of tangency lying on the centerline of the right of way of Prospect Field Road 23.11 feet South of the North boundary of Section 18, Township 49 South, Range 42 East, and 1.05 feet, more or less, West of the North-South Quarter-Section line of said Section 18;

Thence continue Westerly along the tangent of the said curve for a distance of 2640.14 feet, more or less, to the intersection of said tangent with the West boundary of Range 42, said point lying 23.18 feet South of the Northwest corner of said Section 18;



Thence continue Westerly along a line parallel to and 503.62 feet North of the South boundary of Section 12, Township 49 South, Range 41 East for a distance of 2641.05 feet, more or less, to the North-South Quarter-Section line of said Section 12, said intersection being the point of curvature of a circular curve to the left;

Thence continue Westerly along said circular curve to the left, having a radius of 2640.00 feet, an interior angle of  $19^{\circ} 00' 00''$ , for an arc distance of 875.44 feet, more or less, to a point of tangency;

Thence continue Westerly along said tangent a distance of 670.26 feet, more or less, to the point of curvature of a circular curve to the right;

Thence continue Westerly along said circular curve to the right, having a radius 2640.00 feet, an interior angle of  $18^{\circ} 56' 35''$ , for an arc distance of 872.83 feet, more or less, to a point of tangency with the South boundary of said Section 12, said point of tangency lying 281.24 feet, more or less, east of the West boundary of said Section 12;

Thence continue Westerly along the South boundary of said Section 12 and along the South boundary of Sections 11 and 10, Township 49 South, Range 41 East to the East right-of-way line of Annapu Road, said East right-of-way line lying near the West boundary of said Section 10.

7.	Davie Road	50
8.	Deerfield (S.R. 810)	50
9.	Hammondville (S.R. 814)	50
10.	Hollywood Blvd.	60
11.	Oakland Park Ocean Blvd.	50
*11a.	Oakland Park Expressway (from the East boundary of Section 20-49-41 to r/w for C&SFFCD Levee 35.A)	60

The centerline of this portion of Oakland Park Expressway is described as follows:

\*Effective 10/11/63.

- A. Beginning at a point on the East boundary of Section 21, Township 49 South, Range 41 East, said point being 60 feet North of the South boundary of said Section 21, thence run Westerly parallel to and 60 feet North of the South boundary of said Section 21, Township 49 South, Range 41 East, and Sections 20 and 19, Township 49 South, Range 41 East, to a point on the West boundary of Section 19, Township 49 South, Range 41 East, said point also being 1557.04 feet, more or less, North of the Southeast corner of Section 24, Township 49 South, Range 40 East.
- B. Thence run Westerly parallel to and 1557.04 feet North of the South boundary of Section 24, Township 49 South, Range 40 East, and Section 23, Township 49 South, Range 40 East, to a point of curvature of a circular curve to the left having a radius of 1700 feet; thence run South-westerly along the arc of said curve to a Point of Tangency, said Point of Tangency lying 60 feet North-westerly of the Eastern right-of-way line of the Central and Southern Florida Flood Control District Levee L-35.A.

12.	Old Dixie Highway	40
13.	Pembroke Road	50
14.	Powerline Road	50
15.	Prospect Field Road	50
*16.	Race Track Road--from Old Dixie Highway to West boundary of Section 3-49-42 (excepting portion in City of Pompano Beach)	50

\*Amended 11/16/62

The centerline of this portion of Race Track Road is described as follows:

- A. Beginning at the Southeast corner of Government Lot 2, Section 2, Township 49 South, Range 42 East: Thence run westerly along the South boundary of said Government Lot 2 and Government Lots 3 and 4 of said Section 2, and Government Lots 1, 2, 3 and 4 of Section 3, Township 49 South, Range 42 East to the West boundary of said Section 3;

- \*16a. Race Track Road -- from West boundary of Sec. 3-49-42 to West boundary of Sec. 4-49-42

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The centerline of this portion of Race Track Road is described as follows:

- B. Thence run westerly along the South boundary of government Lots 1, 2, 3 and 4 in Section 4, Township 49 South, Range 42 East, to the West boundary of said Section 4.

- |  |    |
|--|----|
| 17. Sheridan   | 53 |
| 18. State Road No. 7   | 53 |
| 19. Sterling Road  | 50 |
| 20. Hallandale Beach Blvd.   | 50 |
| **21. Annapu Road (from North New River Canal to North Boundary of Section 33-49-41) | 60 |

The centerline of this portion of Annapu Road is described as follows:

Beginning at a point lying on the North right-of-way line of the North New River Canal and being 111.00 feet West of the East boundary of Section 16, Township 50 South, Range 41 East, measured at a right angle to said East boundary;

Thence run northerly, parallel to and 111.00 feet West of the East line of said Section 16, to a point lying on the North boundary of said Section 16;

Thence run northerly, parallel to and 111.00 feet West of the East boundary of Section 9, Township 50 South, Range 41 East, a distance of 1040.29 feet, more or less, to a point lying on the North boundary of Tract 6, Block 4, as shown

\* Amended 11/16/62

\*\*Amended 3/16/62



on the plat of EVERGLADES PLANTATION COMPANY'S SUBDIVISION in Plat Book 2 at Page 7 of the public records of Dade County, Florida, said point being a Point of Curvature of a circular curve to the left, having for its elements: an interior angle of  $11^{\circ} 57' 36''$  and a radius of 7,637.13 feet;

Thence run northwesterly, along the arc of the aforesaid curve, a distance of 1,594.18 feet to a Point of Tangency;

Thence run northwesterly along the tangent of the aforesaid curve, produced, a distance of 1,255.00 feet, more or less, to a Point of Curvature of a circular curve to the left having for its elements: an interior angle of  $37^{\circ} 03' 08''$  and a radius of 1,432.69 feet, said Point of Curvature lying on the North boundary of said Section 9 and being 713.22 feet westerly of the Northeast corner of said Section 9;

Thence run northwesterly along the arc of the aforesaid curve, a distance of 926.50 feet, to a Point of Tangency;

Thence run northwesterly along the tangent of the aforesaid curve, produced, a distance of 394.73 feet to a Point of Curvature of a circular curve to the right, having for its elements: an interior angle of  $15^{\circ} 42' 09''$  and a radius of 1,510.00 feet;

Thence run northwesterly along the arc of the aforesaid curve, a distance of 413.83 feet to a Point of Tangency;

Thence run northwesterly, along the tangent of the aforesaid curve, produced, a distance of 393.20 feet to a Point of Curvature of a circular curve to the right, having for its elements: an interior angle of  $27^{\circ} 38' 06''$  and a radius of 1,510.00 feet;

Thence run northerly, along the arc of the aforesaid curve a distance of 728.31 feet to a Point of Tangency;

Thence run northerly, along the tangent of the aforesaid curve, produced, a distance of 249.42 feet, to a point on the East-West Quarter-Section line of Section 4, Township 50 South, Range 41 East, said Point being 1,960.80 feet westerly of the East Quarter corner of said Section 4;

Thence run northerly, parallel to and 1,960.80 feet West of the East boundary of the aforesaid Section 4 and Section 33, Township 49 South, Range 41 East, to a point on the North boundary of said Section 33;

\*21a. Annapu Road (from North boundary of Section 33-49-41 to Palm Beach County line)

53

The centerline of this portion of Annapu Road is described as follows:

Beginning at a point lying on the South boundary of Section 28, Township 49 South, Range 41 East, said point being 1,960.80 feet westerly of the Southeast Corner of said Section 28 as measured along the South boundary of said Section 28;

Thence run northerly, parallel to and 1,960.80 feet West of the East boundary of said Section 28, through said Section 28, and parallel to and 1,960.80 feet West of the East boundary of Section 21, Township 49 South, Range 41 East, a distance of 1,500.00 feet to a point of Curvature of a circular curve to the right, having for its elements: an interior angle of  $45^{\circ} 00' 00''$  and a radius of 1,909.86 feet;

Thence run northeasterly, along the arc of said curve, a distance of 1,500.00 feet, to a Point of Tangency;

Thence run northeasterly along the tangent of the aforesaid curve, produced, a distance of 1,190.78 feet, more or less, to a Point of Curvature of a circular curve to the left, having for its elements: an interior angle of  $45^{\circ} 00' 00''$  and a radius of 1,909.86 feet;

Thence run northerly, along the arc of said curve, a distance of 1,500.00 feet, to a Point of Tangency, said Point of Tangency lying on the East boundary of the aforesaid Section 21 and being 185.74 feet, more or less, southerly of the Northeast Corner of said Section 21;

Thence run northerly, along the East boundary of said Section 21, a distance of 185.75 feet, more or less, to the Northeast Corner of said Section 21; and

Beginning at the Southeast Corner of Section 9, Township 49 South, Range 41 East, run northerly along the East line of said Section 9 and the East line of Section 4, Township 49 South, Range 41 East, to the Northeast Corner of Tract 16 of said Section 4 as shown on the plat of FORT LAUDERDALE TRUCK FARMS, recorded in Plat Book 4 at Page 31 of the

\* Effective 3/16/62



public records of Broward County, Florida, said Northeast corner being the Point of Curvature of a circular curve to the right, having a radius of 2,640 feet;

Thence run northeasterly along the aforesaid curve in Section 3, Township 49 South, Range 41 East, to a Point of Tangency with a line and along said line to a Point of Curvature of a circular curve to the left, having a radius of 2,640 feet, and along said curve to a Point of Tangency, said Point of Tangency lying on the North boundary of the aforesaid Section 3 and being 1,088.35 feet, more or less, East of the Northwest Corner of said Section 3, also being the Southeast Corner of Section 33, Township 48 South, Range 41 East;

Thence run northerly, along the tangent of the aforesaid curve, produced, said tangent also being the East boundary of said Section 33, continuing along the East boundary of Sections 28, 21, 16, 9 and 4, Township 48 South, Range 41 East and along the East boundary of Section 33, Township 47 South, Range 41 East to the Palm Beach County Line.

- \*22. Davie Blvd.-Peters Road (S.W. 12th Street) Interchange (from St. Rd. 7 west to junction with Peters Road near S.W. 46th Avenue)

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The centerline of Davie Boulevard-Peters Road is described as follows:

Beginning at a point on the East line of Section 13, Township 50 South, Range 41 East, said point being 670.11 feet South of the Northeast corner of said Section 13, said East line bearing North  $01^{\circ} 36' 43''$  West according to the Broward County Survey of 1928, run westerly along a line bearing South  $88^{\circ} 23' 17''$  West for a distance of 190.00 feet to a point of curvature; Thence run along a circular curve to the left, having a radius of 280.00 feet, an interior angle of  $15^{\circ} 50' 52''$ , and an arc distance of 77.45 feet to a point of tangency;

Thence run southwesterly along a line tangent to said curve, said line bearing South  $72^{\circ} 32' 25''$  West, a distance of 591.00 feet to the point of curvature of a circular curve to the right, having a radius of 425.00 feet, an interior angle of  $32^{\circ} 39' 22''$ , for an arc distance of 242.23 feet to a point of tangency;

Thence run westerly along a line tangent to said curve, on a bearing of North  $74^{\circ} 48' 13''$  West a distance of 412 feet to the point of curvature of a circular curve to the right having a radius of 471.57 feet, an interior angle of  $28^{\circ}$

\* Effective 7/14/61



38' 53", for an arc distance of 235,78 feet to a point of tangency;

Thence run northwesterly along a line tangent to said curve on a bearing of North  $46^{\circ} 09' 20''$  West for a distance of 670.30 feet, more or less, to the point of curvature of a circular curve to the left, having a radius of 513.29 feet and an interior angle of  $42^{\circ} 44' 57''$  for an arc distance of 382.98 feet to a point of tangency, said point lying on the North line of Section 13, Township 50 South, Range 41 East, a distance of 2479.85 feet, more or less West of the Northeast corner of said Section 13.

- \*23. West Atlantic Blvd. (Lyons Blvd.)  
from Pompano City Limits to Annapu  
Road (excepting portion in the City  
of Margate)

53

The centerline of this portion of West Atlantic Boulevard is described as follows:

- A. Beginning at the Southeast corner of the SW $\frac{1}{4}$  of Section 34, Township 48 South, Range 42 East, run northerly along the East line of said SW $\frac{1}{4}$  a distance of 40.24 feet to the point of beginning;
- B. Thence run westerly on a line with a bearing of South  $88^{\circ} 51' 15''$  West, a distance of 11.24 feet to a point; thence continue in a Westerly direction on a line with a bearing of South  $88^{\circ} 53' 52''$  West to an intersection with the West line of Section 33, Township 48 South, Range 42 East, said point of intersection being 26.71 feet North of the Southwest corner of said Section 33;
- C. Thence continue in a westerly direction on a line with a bearing of South  $88^{\circ} 53' 52''$  West a distance of 652 feet, more or less, to a point; thence continue in a westerly direction along a line with a bearing of North  $88^{\circ} 21' 08''$  West a distance of 1770 feet, more or less, to a point; thence continue in a westerly direction on a line with a bearing of South  $88^{\circ} 53' 52''$  West a distance of 1958 feet, more or less, to a point; thence continue in a westerly direction on a line with a bearing of South  $88^{\circ} 17' 50''$  West a distance of 957 feet, more or less, to a point of intersection with the West line of Section 32, Township 48 South, Range 42 East, said point of intersection being 107.30 feet North of the Southwest corner of said

\*Amended 9/14/62

Section 32; thence continue in a westerly direction on a line with a bearing of South  $88^{\circ} 53' 52''$  West a distance of 169.93 feet to a point; thence continue in a westerly direction on a line with a bearing of South  $88^{\circ} 49' 12''$  West a distance of 2487.59 feet, more or less, to an intersection with the East line of the  $SW\frac{1}{4}$  of Section 31, Township 48 South, Range 42 East, said point of intersection being 119.5 feet, more or less, North of the South quarter-corner of said Section 31;

- D. Thence continue along a circular curve to the right having an interior angle of  $34^{\circ} 28' 48''$ , a radius of 1250 feet and an arc distance of 752.24 feet to a point; thence continue along a line, tangent to said arc, having a bearing of North  $56^{\circ} 42' 00''$  West a distance of 2028 feet, more or less, to a point; thence continue along a circular curve to the left having an interior angle of  $33^{\circ} 30' 03''$ , a radius of 1250 feet and an arc distance of 730.87 feet to an intersection with the West line of said Section 31, said point of intersection being 1718.48 feet North of the Southwest corner of said Section 31; and
- E. Beginning at a point on the East boundary of Section 34, Township 48 South, Range 41 East, said point being 48 feet South of the North boundary of the South half of said Section 34, run westerly parallel to said North boundary of the South half to the West boundary of said Section 34, this being the Western terminus of the trafficway.
- F. In addition to Base Building Lines hereinbefore described, base building lines for approaches to bridge crossing Sunshine State Parkway are described as follows:

#### North Base Building Lines

- G. Beginning at a point 205 feet, more or less, North of the South line of Section 32, Township 48 South, Range 42 East and lying on the East right-of-way line of the Sunshine State Parkway, thence run in an easterly direction along a line with a bearing of South  $86^{\circ} 45' 00''$  East a distance of 613 feet, more or less, to a point, said point being 162 feet, more or less, North of the South line of said Section 32; and
- H. Beginning at a point 957 feet, more or less, East of the West line of Section 32, Township 48 South, Range 42 East and 169 feet, more or less, North of the South line of said Section, run in an easterly direction along a line with a bearing North  $82^{\circ} 29' 00''$  East a



distance of 239 feet, more or less, to a point, said point being 196 feet, more or less, North of the South line of said Section 32; thence run South along a line parallel to the West line of said Section 32 a distance of 27 feet to a point.

South Base Building Lines

- I. Beginning at a point 18 feet, more or less, North of the South line of Section 32, Township 48 South, Range 42 East and lying on the East right-of-way line of the Sunshine State Parkway. thence run in an easterly direction along a line with a bearing of North  $85^{\circ} 38' 52''$  East a distance of 715 feet, more or less, to a point, said point being 56 feet, more or less, North of the South line of Section 32, Township 48 South, Range 42 East; and
- J. Beginning at a point 957 feet, more or less, East of the West line of Section 32, Township 48 South, Range 42 East and 63 feet, more or less, North of the South line of said Section 32, run in an easterly direction along a line with a bearing of South  $83^{\circ} 35' 08''$  East a distance of 239 feet, more or less, to a point, said point being 36 feet, more or less, North of the South line of said Section 32; thence run North along a line parallel to the West line of said Section 32 a distance of 27 feet, more or less, to a point.

\*23.1 West Atlantic Blvd. (Lyons Blvd.)  
from Annapu Road to CSFFCD Dike

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The centerline of this portion of West Atlantic Boulevard is described as follows:

- A. Beginning at a point on the East boundary of Section 33, Township 48 South, Range 41 East, said point lying 48 feet South of the North boundary of the South One-Half ( $S\frac{1}{2}$ ) of the aforesaid Section 33, said point also being a point of curvature of a circular curve to the right, having an interior angle of  $4^{\circ} 00' 00''$  and a radius of 5729.58 feet;
- B. Thence continue westerly along the arc of the aforesaid curve a distance of 400.00 feet to a point of tangency;
- C. Thence continue northwesterly along the tangent of the aforesaid curve, produced, a distance of 287.95 feet to a point of curvature of a circular curve to the left, having an interior angle of  $4^{\circ} 00' 00''$ , more or less, and a radius of 5729.58 feet;

\*Effective 9/14/62



- D. Thence continue westerly along the arc of the last aforesaid curve, a distance of 400.00 feet, more or less, to a point of tangency, said point of tangency lying on the East-West Quarter Section Line of Section 33, Township 48 South, Range 41 East, and being 1086.59 feet, more or less, westerly of the East boundary of said Section 33;
- E. Thence continue westerly along the East-West Quarter Section Line through the remainder of Section 33, Township 48 South, Range 41 East, and through Sections 32 and 31, Township 48 South, Range 41 East, and along the East-West Quarter Section Line of Section 36, Township 48 South, Range 40 East, to a point of intersection with the East right-of-way line of the Central and Southern Florida Flood Control District Levee Number L-36, said point of intersection lying 107 feet, more or less, West of the East boundary of the aforesaid Section 36.

\*24. Sample Road (U.S. No.1 to N.E.  
3rd Ave.)

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The centerline of this section of Sample Road is described as follows:

Beginning at the point of intersection of the South line of Section 18, Township 48 South, Range 43 East and the West right-of-way line of State Road No.5 (U.S. No.1, Federal Highway), run westerly along the South line of said Section 18 and the South line of Section 13, Township 48 South, Range 43 East to the Southwest corner of said Section 13.

\*24a. Sample Road (N.E. 3rd Ave. to  
Annapu Road)

53

The centerline of this section of Sample Road is described as follows:

Beginning at the Southeast corner of Section 14, Township 48 South, Range 42 East, run westerly along the South lines of Sections 14, 15, 16, 17 and 18, Township 48 South, Range 42 East, to the Southwest corner of said Section 18;

Thence run westerly along a line with a bearing of North  $89^{\circ} 28' 17''$  West a distance of 1053 feet to the point of curvature of a circular curve to the left having an interior angle of  $30^{\circ} 00' 00''$ , a radius of 1200 feet and an arc distance of 654.50 feet;

\*\*Effective 7/14/61

Thence run southwesterly along a line tangent to said curve, on a bearing of South 60° 31' 43" West, a distance of 1125 feet, more or less, to the point of curvature of a circular curve to the right having an interior angle of 29° 55' 17", a radius of 1250 feet and an arc distance of 652.24 feet to a point, said point being the point of tangency with the South line of Section 13, Township 48 South, Range 41 East;

Thence run westerly along the South lines of Sections 13, 14, and 15, Township 48 South, Range 41 East to the Southwest corner of said Section 15, said point being the Western terminus of this right of way.

#### BRIDGE APPROACHES (SUNSHINE STATE PARKWAY)

##### North Base Building Lines

Beginning at a point on the East right-of-way line of the Sunshine State Parkway, said point being 80 feet North of the South line of Section 17, Township 48 South, Range 42 East, run easterly along a line with a bearing of South 88° 39' 55" East to a point, said point lying 53 feet North of the South line of Section 16, Township 48 South, Range 42 East; and

Beginning at a point on the West right-of-way line of the Sunshine State Parkway, said point being 90 feet North of the South line of Section 17, Township 48 South, Range 42 East, run westerly along a line with a bearing of South 85° 43' 25" West to a point, said point lying 53 feet North of the South line of said Section 17.

##### South Base Building Lines

Beginning at a point on the East right-of-way line of the Sunshine State Parkway, said point being 80 feet South of the North line of Section 20, Township 48 South, Range 42 East, run easterly along a line with a bearing of North 85° 36' 42" East to a point, said point lying 53 feet South of the North line of Section 21, Township 48 South, Range 42 East; and

Beginning at a point on the West right-of-way line of the Sunshine State Parkway, said point being 90 feet South of the North line of Section 20, Township 48 South, Range 42 East, run westerly along a line with a bearing of North 88° 33' 07" West to a point, said point lying 53 feet South of the North line of said Section 20.

\*24b. Sample Road (from Annapu Road  
to CSFFCD Dike)

50.

\*Effective 9/14/62

The centerline of this portion of Sample Road is described as follows:

- A. Beginning at the Southeast corner of Section 16, Township 48 South, Range 41 East, run westerly along the South boundary of Sections 16, 17 and 18, Township 48 South, Range 41 East and along the South boundary of Section 13, Township 48 South, Range 40 East to the point of intersection of said South boundary and the East right-of-way line of the Central and South Florida Flood Control District Levee L-36.

STREET

Distance in Feet  
From Centerline to  
Base Building Line

- \*25. Peters Road (from S.R. #7 to C&SFFCD Levee L-35A, excepting that portion in City of Plantation or any other legally constituted municipality)

- A. State Road No. 7 to S.W. 45th Terrace 35

The centerline of this portion of Peters Road is described as follows:

- (1) Beginning at the Northeast corner of Section 13, Township 50 South, Range 41 East, run Westerly along the North boundary of said Section 13 to a point 2479.85 feet West of said Northeast corner.

Distance in Feet  
From Centerline to  
Base Building Line

- B. S.W. 45th Terrace to East r/w line of Sunshine State Parkway 40

The centerline of this portion of Peters Road is described as follows:

- (1) Beginning at a point on the North boundary of Section 13, Township 50 South, Range 41 East, said point being 2479.85 feet West of the Northeast corner of said Section 13, run Westerly along the North boundary of said Section 13 to the Easterly right-of-way line of the Sunshine State Parkway.

Distance in Feet  
From Centerline to  
Base Building Line

- C. East right-of-way of Sunshine State Parkway to NW corner of Section 15-50-41

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The centerline of this portion of Peters Road is described as follows:

- (1) Beginning at a point on the East right-of-way line of the Sunshine State Parkway, said point also being on the North boundary of Section 13, Township 50 South, Range 41 East, run Westerly along the North boundary of Sections 14 and 15, Township 50 South, Range 41 East to the Northwest corner of said Section 15.

Distance in Feet  
From Centerline to  
Base Building Line

- D. Northwest corner of Section 15-50-41, said corner being common with the SE corner of Section 9-50-41, to the point of intersection with Oakland Park Boulevard

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The centerline of this portion of Peters Road is described as follows:

- (1) Beginning at the Southeast corner of Section 9, Township 50 South, Range 41 East, run Westerly along the South boundary of said Section 9 a distance of 1000 feet to a point of curvature of a circular curve to the right having a radius of 2640 feet;
- (2) Thence run Westerly along the arc of said circular curve to a point, said point being the point of tangency with a line running parallel to, and 1500 feet Northerly of, the North right-of-way line of the North New River Canal;
- (3) Thence run Northwesterly along said Line through Sections 9, 8, and a portion of Section 7, Township 50 South, Range 41 East to a point, said point being the point of curvature of a circular curve to the right having a radius of 2255 feet, more or less;
- (4) Thence run Northerly along the arc of the last afore-said curve a distance of 2965 feet, more or less, to a point of tangency with the East boundary of the West One-Half of the West One-Half of Section 7, Township 50 South, Range 41 East;
- (5) Thence run Northerly along the said East boundary through the remainder of Section 7, Township 50 South, Range 41 East and along the East boundary of the West One-Half of the West One-Half of Section 6, Township 50 South, Range 41 East, and Sections 31 and 30, Township 49 South, Range 41 East to a point on the North boundary of said Section 30, said point also lying on the South base building line of Oakland Park Boulevard.

Distance in Feet  
From Centerline to  
Base Building Line

E. North boundary of Section  
30-49-41 to point lying on  
South boundary of Section  
12-49-40 and being 50' West  
of West line of Section 18-49-41

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The centerline of this portion of Peters Road is described as follows:

- (1) Beginning at a point on the North boundary of Section 30, Township 49 South, Range 41 East, said point also being the Northeast corner of the West One-Half of the West One-Half of said Section 30; thence run Northerly along the East boundary of the West One-Half of the West One-Half of Section 19, Township 49 South, Range 41 East and along the East boundary of the West One-Half of the West One-Half of Section 18, Township 49 South, Range 41 East to a point of curvature lying 200.00 feet North of the South boundary of said Section 18;
- (2) Thence run Northwesterly along the arc of a circular curve to the left having a radius of 1198.06 feet and an interior angle of  $30^{\circ} 30' 00''$  a distance of 637.76 feet to a point of tangency; thence run Northwesterly along the tangent of the last aforesaid curve produced a distance of 1679.56 feet, more or less, to a point of curvature;
- (3) Thence run Northerly along the arc of a circular curve to the right having a radius of 1145.92 feet and an interior angle of  $30^{\circ} 30' 00''$  a distance of 610.00 feet to a point of tangency; thence run Northerly along the tangent of the last curve produced, said line being 50.00 feet West of and parallel to the West boundary of Section 18, Township 49 South, Range 41 East, a distance of 884 feet, more or less, to a point on the South boundary of Section 12, Township 49 South, Range 40 East, said point lying 50.00 feet West of the Southeast corner of said Section 12.

- \*26. Sunrise Blvd. (from N.W. 70th Avenue West to Oakland Park Blvd., excepting that portion within the City of Plantation

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The centerline of this portion of Sunrise Boulevard is described as follows:

- A. Beginning at a point on the West boundary of the plat entitled REPLAT OF A PORTION OF PLANTATION SUNRISE HEIGHTS FIRST ADDITION as recorded in Plat Book 57 at Page 42 of the public records of Broward County, Florida, said point lying 566 feet, measured at a right angle, South of the North boundary of Section 34, Township 49 South, Range 41 East, thence run Westerly parallel to and 566 feet South of the aforesaid North boundary of Section 34, and Sections 33, 32 and 31, Township 49 South, Range 41 East;
- B. Thence run Westerly along a projection of the aforesaid centerline to a point lying 100 feet West of the West right-of-way line of C&SFFCD Canal C-42 in Section 25, Township 49 South, Range 40 East, said point being the point of curvature of a circular curve to the left having a radius of 1637.02 feet;
- C. Thence run Southwesterly along the arc of said curve to a point of tangency, thence run Southwesterly along the tangent of the aforesaid curve produced a distance of 845 feet, more or less, to a point of curvature of a circular curve to the right having a radius of 1637.02 feet, thence run Westerly along the arc of the last aforesaid curve to a point of tangency, said point of tangency also being the Southwest corner of the Southeast One-Quarter ( $SE\frac{1}{4}$ ) of Section 25, Township 49 South, Range 40 East;
- D. Thence run Westerly along the South boundary of Sections 25, 26, and 27, Township 49 South, Range 40 East to a point of intersection with Oakland Park Boulevard.

- \*27. N.E. and N.W. 44th Street (East portion of Prospect Field Rd. from Old Dixie Highway to Twin Lakes)

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The centerline of this portion of N.W. and N.E. 44th Street is described as follows:

Beginning at the Point of Intersection of the West right-of-way line of Old Dixie Highway and the South boundary of Section 14, Township 49 South, Range 42 East, run Westerly along said South boundary of Section 14 and along the South boundary of Section 15, Township 49 South, Range 42 East to the Southwest corner thereof.

\*Effective 10/11/63  
\*\*Effective 6/16/64

-32b-



- \*28a. N.E. 50 Street (Old Prospect Road) from F.E.C. Railroad to Old Dixie Highway 50

The centerline of this portion of N.E. 50th Street is described as follows:

Beginning at a point lying at the intersection of the East-West Quarter-Section line of Section 14, Township 49 South, Range 42 East and the F.E.C. Railroad, run Westerly along said Quarter-Section line to a point lying at the intersection of said Quarter-Section line and the centerline of Old Dixie Highway, as built;

- \*28b. N.E.-N.W. 50th Street (Old Prospect Road) from Old Dixie Highway west to Fort Lauderdale Executive Airport 40

The centerline of this portion of N.E.-N.W. 50th Street is described as follows:

Beginning at the intersection of the centerline of Old Dixie Highway and the East-West Quarter-Section line of Section 14, Township 49 South, Range 42 East, run westerly along said Quarter-Section line to the west Quarter corner of Section 14, Township 49 South, Range 42 East;

Thence continue westerly along the East-West Quarter Section line to the West Quarter corner of Section 15, Township 49 South, Range 42 East;

Thence continue westerly along the East-West Quarter-Section line of Section 16, Township 49 South, Range 42 East, a distance of 1310.0 feet, more or less to a point on the East boundary of the Fort Lauderdale Executive Airport (Prospect Field).

- \*\*29. Hillsboro Boulevard (from State Road No. 7 to CSFFCD Diike) 53

The centerline of this portion of Hillsboro Boulevard is described as follows:

- A. Beginning at a point on the East boundary of Section 1, Township 48 South, Range 41 East, said point lying 874.07 feet southerly from the Northeast corner of said Section 1, said point also lying at the intersection of the aforesaid East boundary of Section 1 and the centerline of Hillsboro Boulevard (State Road 810);

\*Effective 11/10/61  
\*\*Effective 7/20/62

- B. Thence run westerly along a line having a bearing of South  $89^{\circ} 57' 53''$  West, a distance of 1039.22 feet to a point of curvature of a circular curve to the left, having an interior angle of  $44^{\circ} 29' 43''$  and a radius of 2219.72 feet;
- C. Thence run southwesterly along the arc of the aforesaid curve a distance of 1723.81 feet to a point of tangency;
- D. Thence run southwesterly along the tangent of the aforesaid curve produced a distance of 2322.26 feet, more or less, to a point of curvature of a circular curve to the right having an interior angle of  $45^{\circ} 00' 00''$  and a radius of 1041.74 feet;
- E. Thence run westerly along the arc of the last aforesaid curve a distance of 818.18 feet to a point of tangency, said point of tangency lying on the East and West line dividing Section 1, Township 48 South, Range 41 East into two equal portions and being 265.51 feet, more or less, easterly of the Western boundary of the aforesaid Section 1;
- F. Thence run westerly along the aforesaid East and West line a distance of 265.51 feet, more or less, to a point on the West boundary of Section 1, Township 48 South, Range 41 East, said point also lying on the centerline of the right of way for Holmberg Road, as described in Deed Book 232 at Page 75 of the public records of Broward County, Florida;
- G. Thence run westerly in Section 2, Township 48 South, Range 41 East, along the centerline of the right of way described in Deed Book 232 at Page 77 of the public records of Broward County, Florida, and along the centerline of the right of way described in Deed Book 724 at Page 104 of the public records of Broward County, Florida, to a point lying on the West boundary of the aforesaid Section 2;

- H. Thence run westerly in Section 3, Township 48 South, Range 41 East along the South boundary of that parcel of land described in Official Record Book 1378 at Page 581 of the public records of Broward County, Florida to the center of said Section 3;
- I. Thence run westerly along the centerline of the right of way described in Official Record Book 1378 at Page 586 of the public records of Broward County, Florida, for a distance of 1320.00 feet, more or less, to the Southeast corner of that parcel of land described in Official Record Book 1378 at Page 583 of the public records of Broward County, Florida;
- J. Thence run westerly along the South boundary of that parcel of land described in Official Record Book 1378 at Page 583 of the public records of Broward County, Florida, to the West boundary of Section 3, Township 48 South, Range 41 East;
- K. Thence run westerly in Section 4, Township 48 South, Range 41 East along the centerline of the right of way described in Official Record Book 1378 at Page 586 of the public records of Broward County, Florida, to the West boundary of said Section 4, said point also being the West Quarter corner of said Section 4;
- L. Thence run westerly in Section 5, Township 48 South, Range 41 East through the center of section to the West Quarter corner of said Section 5, and through the center of section to the



West Quarter® corner of Section 6, Township 48 South,  
Range 41 East.

- \*30. Margate Boulevard from N.W. 66th  
Avenue to CSFFCD Diike (excepting  
portion in the City of Margate)

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The centerline of this portion of Margate Boulevard is described as follows:

- A. Beginning at the intersection of the East boundary of Section 27, Township 48 South, Range 41 East, and the North boundary of the South One-Half ( $S\frac{1}{2}$ ) of the South One-Half ( $S\frac{1}{2}$ ) of said Section 27, run westerly along the said North boundary through Sections 27, 28, 29 and 30, Township 48 South, Range 41 East, and along a projection of the aforesaid line through Section 25, Township 48 South, Range 40 East, to an intersection with the East right-of-way line of the Central and South Florida Flood Control District Levee L-36.

- \*31. Ibec Boulevard from N.W. 65th Avenue  
to CSFFCD Diike (excepting portion in  
the City of Margate)

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The centerline of this portion of Ibec Boulevard is described as follows:

- A. Beginning at a point on the East boundary of Section 26, Township 48 South, Range 41 East, said point lying 1535.53 feet southerly of the Northeast corner of said Section 26, run westerly along a line bearing North  $88^{\circ} 29' 05''$  West a distance of 260.00 feet to a point of curvature of a circular curve to the right having an interior angle of  $22^{\circ} 37' 00''$  and a radius of 2291.83 feet;
- B. Thence run northwesterly along the arc of the aforesaid curve a distance of 904.67 feet to a point of tangency;
- C. Thence run northwesterly along the tangent of the aforesaid curve, produced, a distance of 3085.53 feet to a point of curvature of a circular curve to the left, having an interior angle of  $22^{\circ} 34' 06''$ , more or less, and a radius of 2291.83 feet;
- D. Thence run westerly along the arc of the last aforesaid curve, a distance of 902.73 feet, more or less, to a point of tangency, said point of tangency lying on the North boundary of the aforesaid Section 26;

\*Effective 9/14/62

- E. Thence run westerly along the aforesaid North boundary a distance of 451.23 feet, more or less, to the Northwest corner of Section 26, Township 48 South, Range 41 East;
- F. Thence run westerly along the North boundary of Sections 27, 28, 29 and 30, Township 48 South, Range 41 East, and along a projection of this same line, through Section 24, Township 48 South, Range 40 East to an intersection with the East right-of-way line of the Central and Southern Florida Flood Control District Levee L-36.

\*32. Wiles Road (from State Road No. 7  
to CSFFCD Dike)

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- A. Beginning at the Northeast corner of Section 13, Township 48 South, Range 41 East, run westerly along the North boundary of said Section 13 and Section 14, Township 48 South, Range 41 East to the Northwest corner of said Section 14;
- B. Thence run westerly along the North boundary of Section 15, Township 48 South, Range 41 East, and Section 16, Township 48 South, Range 41 East to the Northwest corner of said Section 16;
- C. Thence run westerly along the North boundary of Section 17, Township 48 South, Range 41 East and Section 18, Township 48 South, Range 41 East to the Northwest corner of said Section 18;
- D. Thence run westerly along the North boundary of Section 12, Township 48 South, Range 40 East to the point of intersection of said North boundary and the East right-of-way line of the Central and Southern Florida Flood Control District Levee L-36.

\*33. Holmberg Road (from State Road No. 7  
to Hillsboro Boulevard)

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The centerline of this portion of Holmberg Road is described as follows:

- A. Beginning at the East Quarter-Section corner of Section 1, Township 48 South, Range 41 East, run westerly along the East-West Quarter-Section line of the said Section 1 to the West Quarter-Section corner thereof.

\* Effective 9/14/62

- \*34. Rock Island Road (from Oakland Park Blvd. northerly to southerly right-of-way line of Hillsboro Canal)

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The centerline of this portion of Rock Island Road is described as follows:

- A. Beginning at a point on the South boundary of Section 23, Township 49 South, Range 41 East, said South boundary bearing South  $89^{\circ} 29' 41''$  West, said point lying 1080.17 feet westerly of the Southeast corner of said Section 23; thence run northerly along a line bearing North  $0^{\circ} 30' 31''$  West a distance of 77.62 feet to a point of curvature of a circular curve to the right having a radius of 502.47 feet and an interior angle of  $62^{\circ} 32' 48''$ ; thence run northeasterly along the arc of the aforesaid curve a distance of 548.51 feet to a point of tangency;
- B. Thence run northeasterly along the tangent of the aforesaid curve produced a distance of 195.08 feet to a point of curvature of a circular curve to the left having a radius of 452.47 feet and an interior angle of  $63^{\circ} 28' 58''$ ; thence run northerly along the arc of the last aforesaid curve a distance of 501.32 feet to a point of tangency, said point of tangency lying 50.00 feet West of the West right-of-way line of the Sunshine State Parkway and 300.48 feet, more or less, South of the North boundary of Tract 16 of the plat of FORT LAUDERDALE TRUCK FARMS as recorded in Plat Book 4 at Page 31 of the public records of Broward County, Florida;
- C. Thence run northerly along the tangent of the last aforesaid curve produced, said line bearing North  $1^{\circ} 26' 41''$  West and being 50.00 feet West of and parallel to the West right-of-way line of the Sunshine State Parkway, a distance of 1927.28 feet to a point of curvature of a circular curve to the right having a radius of 7839.44 feet and an interior angle of  $14^{\circ} 03' 52''$ ; thence run northeasterly along the arc of the last aforesaid curve a distance of 1924.35 feet to a point of tangency;
- D. Thence run northeasterly along the tangent of the last aforesaid curve produced a distance of 200.00 feet to a point of curvature of a circular curve to the left having a radius of 3113.27 feet and an interior angle of  $14^{\circ} 07' 34''$ ; thence run northerly along the arc of the last aforesaid curve a distance of 760.72 feet to a point of tangency, said point lying on the East boundary of

\*Effective 11/16/62



Section 14, Township 49 South, Range 41 East and being 477.78 feet northerly of the Southeast corner of said Section 14;

- E. Thence run northerly along the East boundary of Section 14, 11 and 2, Township 49 South, Range 41 East, to the Northeast corner of said Section 2, said Northeast corner of Section 2 lying on the line separating Township 48 and Township 49 and being 1095.12 feet West of the Southeast corner of Section 35, Township 48 South, Range 41 East;
- F. Thence run northerly, parallel to and 1095.12 feet West of the East line of Sections 35 and 26, Township 48 South, Range 41 East, to a point on the North boundary of said Section 26; thence run northerly, parallel to and 1095.12 feet West of the East boundary of Section 23, Township 48 South, Range 41 East, a distance of 190 feet, more or less, to a point of curvature of a circular curve to the right having a radius of 1925.72 feet and an interior angle of  $29^{\circ} 16' 02''$ ; thence run northeasterly along the arc of the last aforesaid curve a distance of 983.67 feet to a point of tangency; thence run northeasterly along the tangent of the last aforesaid curve produced a distance of 1240.81 feet, more or less, to a point of curvature of a circular curve to the left having a radius of 1762.95 feet and an interior angle of  $29^{\circ} 37' 58''$ , more or less; thence run northerly along the arc of the last aforesaid curve a distance of 911.78 feet, more or less, to a point of tangency, said point of tangency lying on the East boundary of Section 23, Township 48 South, Range 41 East and being 466.33 feet North of the East Quarter corner of said Section 23.
- G. Thence run northerly along the East boundary of Sections 23, 14, 11 and 2, Township 48 South, Range 41 East, and along the East boundary of Section 35, Township 47 South, Range 41 East, to a point lying at the intersection of the East boundary of said Section 35 and the South right-of-way line of the Hillsboro Canal.

- \*35. Hillsboro Blvd. from State Road No. 7 to the N-S  $\frac{1}{4}$  Section line of Sec. 2-48-42 (excepting portions in the City of Deerfield Beach and the City of Lakeview)

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The centerline of this portion of Hillsboro Blvd. is described as follows:

\*Effective 11/16/62

- A. Beginning at the Northwest corner of Section 6, Township 48 South, Range 42 East, thence run South  $0^{\circ} 32' 34''$  West along the West line of said Section 6 a distance of 874.07 feet to the point of beginning; thence run North  $88^{\circ} 59' 14''$  East to the North-South Quarter-Section line of Section 5, Township 48 South, Range 42 East, said point lying 941.57 feet southerly of the North Quarter corner of said Section 5;
- B. Thence run North  $88^{\circ} 51' 58''$  East a distance of 899.21 feet to a point of curvature of a circular curve to the left having a radius of 5729.58 feet and a central angle of  $1^{\circ} 26' 30''$ ; thence run northeasterly along the arc of said curve a distance of 144.17 feet to a point of tangency; thence run North  $87^{\circ} 25' 28''$  a distance of 2412.68 feet to the point of curvature of a circular curve to the right having a radius of 5729.58 feet and a central angle of  $00^{\circ} 51' 27''$ ; thence run southeasterly along the arc of the last aforesaid curve a distance of 85.75 feet to a point of tangency; thence run North  $88^{\circ} 16' 55''$  East a distance of 1826.08 feet to a point on the North-South Quarter-Section line of Section 4, Township 48 South, Range 42 East;
- C. Thence run North  $88^{\circ} 29' 11''$  East a distance of 2700.15 feet to a point on the East boundary of Section 4, Township 48 South, Range 42 East, said point lying 868.05 feet southerly of the Northeast corner of said Section 4;
- D. Thence run North  $88^{\circ} 36' 59''$  East a distance of 2227.68 feet to a point of curvature of a circular curve to the right having a radius of 5729.58 feet and a central angle of  $00^{\circ} 40' 04''$ ; thence run southeasterly along the arc of the last aforesaid curve a distance of 66.78 feet to a point of tangency; thence run North  $89^{\circ} 17' 03''$  East a distance of 2807.56 feet to a point of curvature of a circular curve to the left having a radius of 5729.58 feet and a central angle of  $00^{\circ} 52' 58''$ ; thence run Northeasterly along the arc of the last aforesaid curve a distance of 88.28 feet to a point of tangency; thence run North  $88^{\circ} 24' 05''$  East a distance of 129.46 feet to a point on the East boundary of Section 3, Township 48 South, Range 42 East, said point lying 912.24 feet southerly of the Northeast corner of said Section 3;
- E. Thence run North  $88^{\circ} 24' 05''$  East a distance of 2678.00 feet to a point on the North-South Quarter section line of Section 2, Township 48 South, Range 42 East, said point lying 899.40 feet southerly of the North Quarter corner of said Section 2, said point also being the point of intersection with the westerly city limits of the City of Deerfield Beach.

\*36 N.W. 50th Street--from West line of East One-Half ( $E\frac{1}{2}$ ) of Northeast Quarter ( $NE\frac{1}{4}$ ) of Section 18-49-42, to west boundary of Section 18-49-42.

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The centerline of this portion of N.W. 50th Street is described as follows:

- A. Beginning at a point on the West boundary of the East Half of the Northeast Quarter of the Southeast Quarter, said point lying 505.00 feet, as measured at right angles, south of the East-West Quarter Section line; thence run Westerly along a line parallel to and 505.00 feet South of the East-West Quarter Section line a distance of 3447.75 feet, more or less, to a point of curvature of a circular curve to the right having a radius of 2864.79 feet and an interior angle of  $8^{\circ} 00' 00''$ ;
- B. Thence run Northwesterly along the arc of the aforesaid curve a distance of 400.00 feet to a point of tangency; thence run Northwesterly along the tangent of the aforesaid curve produced a distance of 144.56 feet to a point of curvature of a circular curve to the left having a radius of 2864.79 feet and an interior angle of  $8^{\circ} 00' 00''$ ;
- C. Thence run Westerly along the arc of the last aforesaid curve a distance of 400.00 feet to a point of tangency; thence run Westerly along the tangent of the last aforesaid curve produced, said tangent also being parallel to and 429.26 feet south of the East-West Quarter Section line of the aforesaid Section 18, a distance of 249.67 feet, more or less, to a point on the west boundary of Section 18, Township 49 South, Range 42 East, said point being 429.26 feet south of the Northwest corner of the Southwest Quarter of said Section 18.

\*Effective 7/21/64



\*37. McNab Road (from C&SFFCD Canal C-14  
west to N. Andrews Ave. Extension)

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The centerline of this portion of McNab Road is described as follows:

- A. Beginning at a point on the West right-of-way line of C&SFFCD Canal C-14, said point lying 5 feet South of the North line of Section 12, Township 49 South, Range 42 East, run Westerly a distance of 894.44 feet to the Northwest corner of said Section 12;
- B. Thence run Westerly along the North line of Section 11, Township 49 South, Range 42 East, to an intersection with a Northerly projection of the West line of the subdivision of BOULEVARD PARK ISLES, SECTION FOUR as described in Plat Book 53 at Page 39 of the public records of Broward County, Florida;
- C. Thence run Westerly a distance of 673 feet, more or less, to an intersection with a Southerly projection of the West line of the subdivision of LYONS PARK, FIRST ADDITION, as recorded in Plat Book 40 at Page 2 of the public records of Broward County, Florida, said point of intersection lying 5.19 feet South of the North line of the said Section 11 along the said projection;
- D. Thence run Westerly along a line lying 5 feet South of, and parallel to, the said North line and the North line of Section 10, Township 49 South, Range 42 East, to an intersection with the East right-of-way line of North Andrews Avenue Extension as described in Official Record Book 1360 at Page 77 of the public records of Broward County, Florida, said point being the Western terminus of the base building line.

\*\*37a. McNab Road (from North Andrews Ave.  
Ext. to SW corner of Sec. 5-49-42)

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The centerline of this portion of McNab Road is described as follows:

- A. Beginning at a point lying on the Westerly right-of-way line of North Andrews Avenue Extension, said point being 5.00 feet South of, measured at right angles, the North boundary of Section 10, Township 49 South, Range 42 East; thence run Westerly along a line 5.00 feet South of and parallel to said North boundary of Section 10 a distance of 322.96 feet to the Point of Curvature of a circular curve to the right having a radius of 716.20 feet and an interior angle of 23° 18' 31";

\*Effective 9/13/63

\*\*Effective 3/13/64

-33d-

- B. Thence run Northwesterly along the arc of the aforesaid curve a distance of 291.36 feet to the Point of Tangency; thence run Northwesterly, 50.00 feet Northerly of, measured at right angles, and parallel to the Northerly right-of-way line of Central and Southern Florida Flood Control District Canal C-14, and a Northwesterly projection of said right-of-way line a distance of 2138.49 feet, more or less, to a Point of Curvature of a circular curve to the left having a radius of 2864.79 feet and an interior angle of  $25^{\circ} 07' 41''$ ;
- C. Thence run Westerly along the arc of the last aforesaid curve a distance of 1256.40 feet to the Point of Tangency. Thence run Westerly along the tangent of the last aforesaid curve, produced, a distance of 666.28 feet to the Point of Curvature of a circular curve to the left having a radius of 1909.86 feet and an interior angle of  $31^{\circ} 40' 00''$ ;
- D. Thence run Southwesterly along the arc of the last aforesaid curve a distance of 1055.56 feet to the Point of Tangency. Thence run Southwesterly along the tangent of the last aforesaid curve produced a distance of 1179.64 feet, more or less, to the Point of Curvature of a circular curve to the right having a radius of 1811.92 feet and an interior angle of  $30^{\circ} 02' .26''$ ;
- E. Thence run Westerly along the arc of the last aforesaid curve a distance of 950.00 feet to the Point of Tangency, said Point of Tangency also being the South Quarter corner of Section 4, Township 49 South, Range 42 East;
- F. Thence run Westerly along the South boundary of said Section 4 and Section 5, Township 49 South, Range 42 East, to the Southwest corner of said Section 5.

37b. McNab Road from SW corner of  
Section 5-49-42 to Easterly r/w  
of Sunshine State Parkway

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The centerline of this portion of McNab Road is described as follows:

- A. Beginning at a point lying at the Southwest corner of Section 5, Township 49 South, Range 42 East, thence run Westerly along the South boundary of Section 6, Township 49 South, Range 42 East, to a point 50 feet West of the Easterly right-of-way line of the Sunshine State Parkway.

Street

Distance in Feet  
From Centerline to  
Base Building Line

38. Flamingo Road (from point on South  
r/w line of S. R. #84 north to R/W  
of C&SFCD Levee L-36)

- A. State Road No. 84 to Oakland Park Boulevard  
in Section 24-49-40

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The centerline of this portion of Flamingo Road is  
described as follows:

- (1) Beginning at a point on the South right-of-way line of State Road No. 84, said point lying 124.61 feet Easterly of the West boundary of Section 12, Township 50 South, Range 40 East, as measured along said South right-of-way line; thence run Northeasterly along a line at right angles to the aforesaid South right-of-way line of S. R. #84 a distance of 480.00 feet to a point of curvature of a circular curve to the left having a radius of 1909.86 feet and an interior angle of  $14^{\circ} 48' 09''$ , more or less; thence run Northerly along the arc of the aforesaid curve a distance of 493.42 feet to a point of tangency, said point of tangency lying 305.33 feet East of the West boundary of Section 1, Township 50, Range 40 East;
- (2) Thence run Northerly along the tangent of the aforesaid curve produced, said tangent being parallel to and 305.33 feet East of the aforesaid West boundary of Section 1, a distance of 4092.95 feet, more or less, to a point of curvature of a circular curve to the left having a radius of 1909.86 feet and an interior angle of  $16^{\circ} 57' 49''$ ; thence run Northwesterly along the arc of the last aforesaid curve a distance of 565.48 feet to the point of tangency; thence run Northwesterly along the tangent of the last aforesaid curve produced a distance of 476.26 feet to a point of curvature of the circular curve to the right having a radius of 1909.86 feet and an interior angle of  $16^{\circ} 57' 49''$ ; thence run Northerly along the arc of the last aforesaid curve a distance of 566.67 feet to a point of tangency, said point of tangency also being the Southwest corner of Section 36, Township 49 South, Range 40 East;



- (3) Thence run Northerly along the West boundary of said Section 36, and Sections 25 and 24, all of Township 49 South, Range 40 East, to the centerline of Oakland Park Boulevard.

Distance in Feet  
From Centerline to  
Base Building Line

- B. Oakland Park Boulevard in Section 24-49-40  
northerly to C&SFCD Levee L-36  
plus 50', more or less

40

The centerline of this portion of Flamingo Road is described as follows:

- (1) Thence run Northerly along the West boundary of the aforesaid Section, 24, to the Northwest corner of Section 24, Township 49 South, Range 40 East; thence continue Northerly along the West line of Section 13, Township 49 South, Range 40 East a distance of 50 feet, more or less.

STREET

DISTANCE IN FEET  
FROM CENTERLINE TO  
BASE BUILDING LINE

39.1 Lyons Road (from N R/W line of Sunshine State Pkwy. North to W. Atlantic Blvd., excepting that portion lying in any legally constituted municipality)

41.50

The centerline of this portion of Lyons Road is described as follows:

- A. Beginning at a point, said point lying 50.00 feet South of the Northerly right-of-way line of the Sunshine State Parkway, measured along the East boundary of Section 6, Township 49 South, Range 42 East, and 11.50 feet West of the said East boundary of Section 6, measured at right angles, thence run Northerly along a line parallel to and 11.50 feet West of the said East line of Section 6 a distance of 3323.90 feet, more or less, to a point of curvature;
- B. Thence run Northeasterly along the arc of a circular curve to the right, having a radius of 1909.86 feet and an interior angle of  $2^{\circ} 27' 52''$  a distance of 82.15 feet to a point of tangency; thence run Northeasterly along the tangent of said curve produced a distance of 417.84 feet to a point of curvature;
- C. Thence run Northerly along the arc of a circular curve to the left, having a radius of 1909.86 feet and an interior angle of  $2^{\circ} 27' 52''$  a distance of 82.15 feet to a point of tangency; thence run Northerly along the tangent of the last aforesaid curve produced, said tangent lying 10.00 feet East of, and parallel to the East boundary of Section 6, Township 49 South, Range 42 East, a distance of 50.00 feet, more or less, to the South right-of-way line of C&SFFCD Canal C-14; thence continue Northerly along aforesaid tangent and a Northerly projection thereof a distance of 270.00 feet to a point lying on the Northerly right-of-way line of said C-14 Canal.

DISTANCE IN FEET  
FROM CENTERLINE TO  
BASE BUILDING LINE

- 39.2 Lyons Road (from W. Atlantic Blvd.  
to St. Rd. #810, excepting that  
portion lying in any legally  
constituted municipality)

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The centerline of this portion of Lyons Road is described as follows:

- A. Beginning at a point on the Northerly right-of-way line of C-14 Canal, said point lying on a Northerly projection of a line 10.00 feet east of and Parallel to the East line of Section 6, Township 49 South, Range 42 East, said point also being a point of curvature.
- B. Thence run Northeasterly along the arc of a circular curve to the right having a radius of 490.00 feet and an interior angle of  $49^{\circ} 50' 23''$  a distance of 426.23 feet to a point of tangency; thence run Northeasterly along the tangent of the last aforesaid curve a distance of 248.41 feet to a point of curvature;
- C. Thence run Northerly along the arc of a circular curve to the left, having a radius of 750.00 feet and an interior angle of  $49^{\circ} 08' 43''$  a distance of 643.31 feet to a point of tangency; thence run Northerly along the tangent of the last aforesaid curve produced a distance of 1222.22 feet to a point of curvature.
- D. Thence run Northeasterly along the arc of a circular curve to the right, having a radius of 790.00 feet and an interior angle of  $6^{\circ} 01' 30''$  a distance of 83.07 feet to a point of tangency; thence run Northeasterly along the tangent of the last aforesaid curve produced a distance of 260.02 feet to a point of curvature;
- E. Thence run Northerly along the arc of a circular curve to the left, having a radius of 1510.00 feet and an interior angle of  $6^{\circ} 01' 30''$  a distance of 158.79 feet to a point of tangency; thence run Northerly along the tangent of the last aforesaid curve produced, a distance of 2083.86 feet, more or less, to a point on the South right-of-way line of State Road No. 814;
- F. Thence run Northerly along a line lying 10.00 feet East of and parallel to the centerline of the fifty-foot road separating blocks 92 and 93 of the plat of PALM BEACH FARMS, as recorded in Plat Book 2 at Page 54 of the public records of Palm Beach County, Florida, a distance of 300.00 feet, more or less, to a point of curvature;



- G. Thence run Northwesterly along the arc of a circular curve to the left, having a radius of 5729.58 feet and an interior angle of  $1^{\circ} 30' 00''$  a distance of 150.00 feet to a point of tangency; thence run Northwesterly along the tangent of the last aforesaid curve produced a distance of 232.27 feet to a point of curvature;
- H. Thence run Northerly, along the arc of a circular curve to the right, having a radius of 5729.58 feet and an interior angle of  $1^{\circ} 30' 00''$  a distance of 150.00 feet to a point of tangency lying on the centerline of the fifty-foot road separating Blocks 92 and 93 of the plat of PALM BEACH FARMS as recorded in Plat Book 2 at Page 54 of the public records of Palm Beach County, Florida;
- I. Thence run Northerly along the centerline of the aforesaid fifty-foot road separating Blocks 92 and 93, 90 and 91, 88 and 89, 86 and 87, and 84 and 85, all shown on the plat of PALM BEACH FARMS as recorded in Plat Book 2 at Page 54 and 53 of the public records of Palm Beach County, Florida, to a point of intersection with Hillsboro Boulevard (State Road No. 810).

\*40. North County Line Road--from Northeast corner of Section 34-47-41 to East right of way line of C&SFFCD Levee L-36, less portion in Palm Beach County

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The centerline of this portion of North County Line Road is described as follows:

- A. Beginning at the Northeast corner of Section 34, Township 47 South, Range 41 East, run Westerly along the North boundary of said Section 34, and Sections 33, 32, and 31, all in Township 47 South, Range 41 East, and the North boundary of Section 25, Township 47 South, Range 40 East to a point of intersection with the C&SFFCD Levee L-36.

\*Effective 7/21/64

- \*41. S.W. & N.W. 31st Avenue - Wingate Road - McArthur Dairy Farm Road (from Riverland Road north to Sunshine State Parkway, excepting portions within any legally constituted municipality)

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The centerline of this portion of S.W. & N.W. 31st Avenue is described as follows:

A. Riverland Road to West quarter corner of Section 5-50-42

- (1) Beginning at the intersection of the West boundary of Section 17, Township 50 South, Range 42 East, and the North right-of-way line of Riverland Road, thence run Northerly along said North boundary of Section 17 and the West boundary of Sections 8 and 5, Township 50 South, Range 42 East to the West quarter-corner of said Section 5, said West quarter-corner being on the North boundary of the South Half of Section 5, Township 50 South, Range 42 East.

The centerline of this portion of N.W. 31st Avenue is described as follows:

B. West quarter-corner of Section 5-50-42 to North right-of-way line of C&SFFCD Canal C-12.

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- (1) Beginning at a point on the East-West quarter-section line of Section 5, Township 50 South, Range 42 East, said point lying 17.0 feet East of the West quarter-corner of said Section 5; thence run Northerly 17.0 feet East of and parallel to the West boundary of said Section 5, to a point of intersection with the North right-of-way line of C&SFFCD Canal C-12.

C. North r/w line of C&SFFCD Canal C-12 to South r/w line of Sunrise Blvd.

The East Base Building Line of this portion of N.W. 31st Avenue is described as follows:

- (1) Beginning at a point on the North right-of-way line of the C&SFFCD Canal C-12, said point lying 70.00 feet measured at right angles, east of the West boundary of Section 5, Township 50 South, Range 42 East; thence run Northerly 70.00 feet East of and parallel to the said West boundary of Section 5, to a point of intersection with the South right-of-way line of Sunrise Boulevard.

The West Base Building Line of this portion of N.W. 31st Avenue is described as follows:

\*Effective 7/21/64

- (1) Beginning at a point on the North right-of-way line of the C&SFFCD Canal C-12, said point lying 36 feet, measured at right angles, west of the East boundary of Section 6, Township 50 South, Range 42 East; thence run Northerly 36 feet West of and parallel to the East boundary of said Section 6, to a point of curvature lying 119.59 feet North of the North right-of-way line of the C&SFFCD Canal C-12;
- (2) Thence run Northwesterly along the arc of a circular curve to the left having a radius of 2201.73 feet a distance of 149.94 feet to a point of tangency; thence run Northwesterly along the tangent of the last aforesaid curve produced a distance of 99.82 feet to a point of curvature;
- (3) Thence run Northerly along the arc of a circular curve to the right having a radius of 2201.73 feet, a distance of 149.94 feet to a point of tangency; thence run Northerly along the tangent of the last aforesaid curve a distance of 90.50 feet to a point of curvature;
- (4) Thence run Westerly along the arc of a circular curve to the left having a radius of 25.00 feet, a distance of 37.71 feet to a point of compound curve to the left, having a radius of 1859.86 feet, a distance of 122.74 feet to a point on the North line of Section 6, Township 50 South, Range 42 East.

D. North r/w line of Sunrise Blvd.  
to NW corner of Section 29-49-42

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The centerline of this portion of Wingate Road is described as follows:

- (1) Beginning at the point of intersection of the North right of way line of Sunrise Boulevard and the West boundary of Section 32, Township 49 South, Range 42 East; thence run Northerly along said West boundary of Section 32 and the West boundary of Section 29, Township 49 South, Range 42 East to the Northwest corner of said Section 29.

E. Northwest corner of Section 29, Township 49 South, Range 42 East to the Northwest corner of Section 8, Township 49 South, Range 42 East 50

The centerline of this portion of Wingate Road-McArthur Dairy Farm Road is described as follows:

- (1) Beginning at the Northwest corner of Section 29, Township 49 South, Range 42 East; thence run Northerly along the West boundary of Sections 20 and 17, both in Township 49 South, Range 42



East to a point of curvature, said point lying on the West boundary of Section 17 and being 49.82 feet south of the West quarter-corner of said Section 17;

- (2) Thence run Northeasterly along the arc of a circular curve to the right having a radius of 1909.86 feet and an interior angle of  $2^{\circ} 59' 18''$  a distance of 99.61 feet to a point of tangency; thence run Northeasterly along the tangent of the last aforesaid curve produced, a distance of 514.17 feet to a point of curvature;
- (3) Thence run Northerly along the arc of a circular curve to the left having a radius of 1909.86 feet and an interior angle of  $2^{\circ} 59' 18''$  a distance of 99.61 feet to a point of tangency; thence run Northerly along the tangent of the last aforesaid curve produced, said tangent being 32 feet East of and parallel to the West boundary of the aforesaid Section 17, a distance of 1195.96 feet, more or less, to a point of curvature;
- (4) Thence run Northwesterly along the arc of a circular curve to the left having a radius of 1909.86 feet and an interior angle of  $2^{\circ} 26' 34''$  a distance of 81.43 feet to a point of tangency; thence run Northwesterly along the tangent of the last aforesaid curve produced a distance of 670.08 feet to a point of curvature;
- (5) Thence run Northerly along the arc of a circular curve to the right having a radius of 1909.86 feet and an interior angle of  $2^{\circ} 21' 09''$  a distance of 78.42 feet to a point of tangency, said point of tangency lying on the West boundary of Section 8, Township 49 South, Range 42 East and being 39.22 feet north of the Southwest corner of said Section 8; thence run Northerly along said West boundary to the Northwest corner of said Section 8.

F. Northwest corner of Section 8, Township 49 South,  
Range 42 East to Sunshine State Parkway. 40

The centerline of this portion of Wingate Road -  
McArthur Dairy Farm Road is described as follows:

- (1) Beginning at the Northwest corner of Section 8, Township 49 South, Range 42 East, thence run Northerly along the West boundary of Section 5, Township 49 South, Range 42 East to a point lying 50 feet, more or less, north of the Southerly right-of-way line of the Sunshine State Parkway.

STREET

DISTANCE IN FEET FROM  
CENTERLINE TO BASE  
BUILDING LINE

\*42. Southgate Boulevard (from State Road No. 7 to East r/w line of C&SFFCD Levee L-36)

- A. From State Road No. 7 to NE corner of Section 2-49-41, excepting any portion in any legally constituted municipality.

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The centerline of this portion of Southgate Boulevard is described as follows:

- (1) Beginning at the point of interesection of the North boundary of Section 1, Township 49 South, Range 41 East and the West right-of-way line of State Road No. 7; thence run Westerly along the said North boundary to the Northwest corner of said Section 1.

DISTANCE IN FEET FROM  
CENTERLINE TO BASE  
BUILDING LINE

- B. From the NW corner of Section 1-49-41 to East r/w line of C&SFFCD Levee L-36, excepting any portion in any legally constituted municipality.

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The centerline of this portion of Southgate Boulevard is described as follows:

- (1) Beginning at the Northwest corner of Section 1, Township 49 South, Range 41 East, thence run Westerly along the North boundary of Sections 2, 3 and 4, said North boundary being common with the South boundary of Sections 35, 34 and 33, Township 48 South, Range 41 East to a point of curvature lying 923.11 feet, more or less, East of the Southwest corner of Section 33, Township 48 South, Range 41 East;
- (2) Thence run Southwesterly along the arc of a circular curve to the left having a radius of 5729.58 feet and an internal angle of  $1^{\circ} 38' 25''$ , more or less, a distance of 164.03 feet to a point of tangency; thence run Westerly along the tangent of the aforesaid curve produced, said tangent being 350.00 feet South of and parallel to the South right-of-way line of the C&SFFCD

Canal C-14 through Sections 4, 5 and 6, Township 49 South, Range 41 East, and along a Westerly projection of said tangent in Section 36, Township 49 South, Range 40 East, to a point of intersection with the East right-of-way line of C&SFFCD Levee L-36.

DISTANCE IN FEET  
FROM CENTERLINE TO  
BASE BUILDING LINE

STREET

\*43. N.W. 27th Avenue (from W. Broward  
Blvd. to W. Sunrise Blvd.) 40

The centerline of this portion of N.W.  
27th Avenue is described as follows:

A. Beginning at the Southwest corner of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 5, Township 50 South, Range 42 East, thence run Northerly along the West boundary of the East Half ( $E\frac{1}{2}$ ) of said Section 5, to the Northwest corner of the Northeast Quarter ( $NE\frac{1}{4}$ ) of said Section 5, Township 50 South, Range 42 East.

\*\*44. S.W. 10th Street (Deerfield Beach Naming System) from Powerline Road to westerly city limits of Deerfield Beach less that portion in the City of Deerfield Beach. 50

The centerline of this portion of S.W. 10th Street is described as follows:

A. Beginning at a point on the East right-of-way line of Powerline Road, said point being 210.00 feet North of the South boundary of Section 3, Township 48 South, Range 42 East; thence run Easterly along a line 210.00 feet North of and parallel to the said South boundary of Section 3, a distance of 1261.21 feet to a point of curvature;

B. Thence run Southeasterly along the arc of a circular curve to the right having a radius of 1281.98 feet and an interior angle of  $14^{\circ} 42' 12''$  a distance of 328.98 feet to a point of tangency; thence run Southeasterly along the tangent of the aforesaid curve produced a distance of 300.00 feet to a point of curvature;

C. Thence run Easterly along the arc of a circular curve to the left having a radius of 1281.98 feet and an interior angle of  $14^{\circ} 42' 12''$  a distance of 328.98 feet to a point of tangency; said point of tangency lying 50.00 feet north of the said South boundary of Section 3;

D. Thence run Easterly, parallel to and 50.00 feet north



of said South boundary of Section 3 and Section 2, Township 48 South, Range 42 East to a point lying 2251.70 feet, more or less, East of the West line of Section 2, Township 48 South, Range 42 East to a point of curvature;

- E. Thence run Southeasterly along the arc of a circular curve to the right having a radius of 1909.86 feet and an interior angle of  $4^{\circ} 25' 47''$  a distance of 147.66 feet to a point of tangency; thence run Southeasterly along the tangent of the last aforesaid curve produced a distance of 280.22 feet, more or less, to a point on the North-South Quarter-Section line of Section 2, Township 48 South, Range 42 East, said point being 22.71 feet North of the South quarter-corner of Section 2, the aforesaid North-South Quarter-Section line of Section 2 also being on the Westerly City Limits of Deerfield Beach.

- \*45. N.E. 3rd Avenue (Pompano Beach Street Naming System), S.W. 12th Avenue (Deerfield Beach Street Naming System) from N.E. 24th Street (Pompano Beach Street Naming System) to Southern city limits of Deerfield Beach

<u>STREET</u>	<u>DISTANCE IN FEET FROM CENTERLINE TO BASE BUILDING LINE</u>
---------------	---

- |   |    |
|---|----|
| A. N.E. 24th Street (Pompano Beach Street Naming System) to Sample Road | 40 |
|---|----|

The centerline of this portion of (N.E. 3rd Avenue)- is described as follows: (S.W. 12th Avenue)

- (1) Beginning at the Southwest corner of Section 24, Township 48 South, Range 42 East, thence run Northerly along the West boundary of said Section 24 and the West boundary of Section 13, Township 48 South, Range 42 East to the Northwest corner of said Section 13, said Northwest corner lying on the centerline of Sample Road, as described in Paragraph 24 of these regulations.

<u>STREET</u>	<u>DISTANCE IN FEET FROM CENTERLINE TO BASE BUILDING LINE</u>
---------------	---

- |   |    |
|---|----|
| B. Sample Road to the southern city limits of Deerfield Beach | 50 |
|---|----|

The centerline of this portion of N.E. 3rd Avenue - S. W. 12th Avenue is described as follows:

- (1) Beginning at the Southwest corner of Section 12, Township 48 South, Range 42 East, thence run Northerly along the West boundary of said Section 12, to the West quarter-corner of said Section 12, said West quarter-corner lying on the Southerly city limits of the City of Deerfield Beach.

STREET

DISTANCE IN FEET  
FROM CENTERLINE TO  
BASE BUILDING LINES

- \*46. N.W. 9th Avenue (Pompano Beach Street Naming System), S.W. 24th Avenue (Deerfield Beach Street Naming System) from Sample Road to the north boundary of Broward County, less that portion in the City of Deerfield Beach

50

The centerline of this portion of N.W. 9th Avenue - S.W. 24th Avenue is described as follows:

- A. Beginning at the point of intersection of the North right-of-way line of Sample Road and the West line of Section 14, Township 48 South, Range 42 East, run Northerly along the West boundary of said Section 14 and the West boundary of Section 11, Township 48 South, Range 42 East, and along the West boundary of Section 2, Township 48 South, Range 42 East, to the Southerly city limits of the City of Deerfield Beach; and
- B. Beginning again at the intersection of the North city limits of Deerfield Beach and the West boundary of Section 2, Township 48 South, Range 42 East, thence run Northerly along the West boundary of said Section 2, and the West boundary of Section 35, Township 47 South, Range 42 East to the Northern boundary of Broward County.

- \*\*47. N.W. 24th Street--From the West right-of-way line of the Florida East Coast Railroad to Blount Road. 40

The centerline of this portion of N.W. 24th Street (Copans Road) is described as follows:

- A. Beginning at the intersection of the North boundary of Section 25, Township 48 South, Range 42 East, and the West right-of-way line of the Florida East Coast Railroad, thence run Westerly along the

North boundary of Sections 25, 26, 27 and 28,  
Township 48 South, Range 42 East, to the West  
right-of-way line of Blount Road, in said  
Section 28, Township 48 South, Range 42 East.

<u>STREET</u>	<u>DISTANCE IN FEET</u> <u>FROM CENTERLINE TO</u> <u>BASE BUILDING LINE</u>
*48. N.W. 21st Avenue (Decker Road) from N.W. 19 Street to the South r/w line of Prospect Field Road (excepting that portion lying within any legally constituted municipality)	
A. From the SW corner of Section 28-49-42, to the NW corner of Section 21-49-42	40
The centerline of this portion of N.W. 21st Avenue is described as follows:	
The West boundary lines of Sections 28 and 21, Township 49 South, Range 42 East.	
B. From the N boundary of Section 21-49-42 to the South r/w line of Prospect Field Road.	
(1) The East Base Building Line of this portion of N.W. 21st Avenue is described as follows:	
Beginning at a point on the South boundary of Section 16, Township 49 South, Range 42 East, 40 feet Easterly of the West boundary of said Section; thence on a line parallel to and 40 feet Easterly of said West boundary, run Northerly 462.0' to a point of curvature of a circular curve to the right having a radius of 2814.79' and a central angle of 2° 0' 00"; thence on the arc of said curve, run Northerly 98.25' to a point of tangency; thence on the tangent produced from said curve, run Northerly 175.08' to a point of curvature of a circular curve to the left, having a radius of 2914.79' and a central angle of 2° 0' 00"; thence on the arc of the last aforesaid curve, run Northerly 10.75' to a point of tangency; thence on said tangent 50 feet Easterly of and parallel to said West boundary, run Northerly to the South r/w line of Prospect Field Road;	
(2) The West Base Building Line of this portion	

of N.W. 21st Avenue is described as follows:

Beginning at a point on the South boundary of Section 17, Township 49 South, Range 42 East, 40 feet Westerly of the East boundary of said Section; thence on a line parallel to and 40 feet Westerly of said East boundary, run Northerly 462 feet to a point of curvature of a circular curve to the left having a radius of 2814.79 feet and a central angle of  $2^{\circ} 00' 00''$ ; thence on the arc of said curve, run Northerly 98.25 feet to a point of tangency; thence on the tangent produced from said curve, run Northerly 175.08 feet to a point of curvature of a circular curve to the right having a radius of 2914.79 feet, and a central angle of  $2^{\circ} 00' 00''$ ; thence on the arc of the last aforesaid curve, run Northerly 101.75 feet to a point of tangency; thence on said tangent 50 feet Westerly of and parallel to said East boundary, run Northerly to the South right-of-way line of Prospect Field Road.



\*ARTICLE V YARD SPACE DISTRICTS

SECTION 5.1 YARD SPACE DISTRICTS CREATED

Certain yard space districts are hereby created, within which yards not less than as hereinafter specified in this Article shall be provided notwithstanding any other provision of this Resolution. All other parts of the unincorporated portions of Broward County shall constitute and be defined as a yard space district within which the provisions of other Articles of this Resolution as to yards shall govern. The specific yard space districts and the regulations pertaining thereto are hereinafter delimited and defined.

SECTION 5.2 MINIMUM YARD SPACE DISTRICTS

1. SIDE YARDS: There shall be a side yard along each lot line at least 10 feet in width free from any building or part thereof, for all residential buildings and accessory buildings.
  - (a) In Section 20, Township 50 South, Range 42 East. RIVERLAND MANORS, a subdivision in Sections 17 & 20, Township 50 South, Range 42 East, as recorded in Plat Book 27 at Page 49 of the public records of Broward County, Florida.
2. FRONT YARDS: Every plot used for a one-family dwelling shall have a front yard not less than 70 feet in depth.
  - \*\*(a) In Section 17, Township 50 South, Range 42 East. A strip 200 feet in depth parallel to and abutting the West right-of-way line of Southwest 27th Avenue, lying in the South One-Half ( $S\frac{1}{2}$ ) of the North One-Half ( $N\frac{1}{2}$ ), less the South 391.37 feet thereof and less Lot 12 of the subdivision of RIVERLANE HOMESITES 1st ADDITION as recorded in Plat Book 42 at Page 47 of the public records of Broward County, Florida; a strip 200 feet in depth parallel to and abutting the East right-of-way line of Southwest 27th Avenue lying in the South One-Half ( $S\frac{1}{2}$ ) of the North One-Half ( $N\frac{1}{2}$ ).
  - \*\*(b) In Section 17, Township 50 South, Range 42 East. That part of the Northwest One-Quarter ( $NW\frac{1}{4}$ ) of the Southeast One-Quarter ( $SE\frac{1}{4}$ ) lying West of the West right-of-way line of Southwest 27th Avenue (Riverland Road), less the North 200 feet of the West 270.1 feet thereof; the North One-Half ( $N\frac{1}{2}$ ) of Lot 10 of Block 10 of the subdivision of BRICKELL as recorded in Plat Book 2 at Page 58 of the public records of Dade County, Florida.
  - (c) In Section 17, Township 50 South, Range 42 East. That part of the South One-Half ( $S\frac{1}{2}$ ) of the South One-Half ( $S\frac{1}{2}$ ) of Section 17, Township 50 South, Range 42 East, lying North and West of Riverland Road, less the West 680 feet.

\* Amended 11/14/58

\*\*Amended 12/16/60

3. Front Yard: Every plot used for a one-family dwelling shall have a front yard not less than 70 feet in depth from Riverland Road.

(a) In Section 17, Township 50 South, Range 42 East. The subdivision of RIVERLAND TERRACE as recorded in Plat Book 31 at Page 24; the subdivision of STRATOLINER ESTATES as recorded in Plat Book 39 at Page 22; all subdivisions are as of the public records of Broward County, Florida.

4. Front Yard: Every plot used for a one-family dwelling shall have a front yard not less than 30 feet in depth.

\*(a) In Section 17, Township 50 South, Range 42 East. Lot 7, Lot 8 less the North 600 feet of the South 920 feet of the North One-Half ( $N\frac{1}{2}$ ) thereof; Lot 9 less the North 635 feet of the South 1055 feet of the North One-Half ( $N\frac{1}{2}$ ) thereof; and the South One-Half ( $S\frac{1}{2}$ ) of Lot 10, all the foregoing lots being in Block 10; and that part of Block 13 lying South of Riverland Road of BRICKELL AMENDED MAP as recorded in Plat Book 2 at Page 58 of the public records of Dade County, Florida.

(b) In Section 17, Township 50 South, Range 42 East. The subdivision of PALM GROVE ACRES as recorded in Plat Book 30 at Page 38 of the public records of Broward County, Florida.

(c) In Section 17, Township 50 South, Range 42 East. The subdivision of RIVER LANES as recorded in Plat Book 22 at Page 24 of the public records of Broward County, Florida.

(d) In Section 17, Township 50 South, Range 42 East. Lots 2, 5, 6, 7 & 8 of Block 2 of the subdivision of RIVERLAND as recorded in Plat Book 19 at Page 12 of the public records of Broward County, Florida.

(e) In Section 17, Township 50 South, Range 42 East. That part of the subdivision of RIVERLAND MANORS as recorded in Plat Book 27 at Page 49 of the public records of Broward County, Florida, lying in Section 17, Township 50 South, Range 42 East.

(f) In Section 7, Township 50 South, Range 42 East. All of the interior lots of the subdivision of MELROSE PARK SECTION 3 as recorded in Plat Book 29 at Page 28 of the public records of Broward County, Florida.

(g) In Section 7, Township 50 South, Range 42 East. All interior lots except in the North 125 feet of the sub-

\* Amended 2/10/61

division of MELROSE PARK SECTION 2 as recorded in Plat Book 29 at Page 2 of the public records of Broward County, Florida.

- (h) In Section 7, Township 50 South, Range 42 East. All of the interior lots of the subdivision of MELROSE PARK SECTION 1 as recorded in Plat Book 27 at Page 6 of the public records of Broward County, Florida.
  - (i) In Section 20, Township 50 South, Range 42 East. The East 522.5 feet of Government Lot 3, Lots 9, 10, 11, 12, 15, 17 & 18 of Block 2 of the subdivision of RIVERLAND as recorded in Plat Book 19 at Page 12 of the public records of Broward County, Florida; that portion of the subdivision of RIVER LANES as recorded in Plat Book 22 at Page 24 of the public records of Broward County, Florida; that portion of the subdivision of PALM GROVE ACRES as recorded in Plat Book 30 at Page 38 of the public records of Broward County, Florida.
5. Side Yard: Every plot used for a one-family dwelling shall have a side yard on each side, each of which shall be at least 10 feet wide except where a plot is less than 60 feet in width, each side yard shall be at least 5 feet in width:
- (a) In Section 18, Township 50 South, Range 42 East. The subdivision of RIVERLAND VILLAGE SECTION ONE as recorded in Plat Book 27 at Page 44 of the public records of Broward County, Florida, less Lot 6 of Block 9 and Lots 2, 14, 15 & 16 of Block 4.
  - (b) Section 17, Township 50 South, Range 42 East. That part of the subdivision of RIVERLAND MANORS as recorded in Plat Book 27 at Page 49 of the public records of Broward County, Florida, lying in Section 17, Township 50 South, Range 42 East.
6. Setback - Interior Lots: No building or part of a building such as porte cochere, garages, planting boxes or other appendages shall be set closer than 30 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 the front shall face a public street only where such public street exists:
- (a) In Section 20, Township 50 South, Range 42 East. The subdivision of RIVERLAND MANORS as recorded in Plat Book 27 at Page 49 of the public records of Broward County, Florida, lying in Section 20, Township 50 South, Range 42 East.

\* ARTICLE VI MINIMUM FLOOR AREA DISTRICTS

SECTION 6.1 MINIMUM FLOOR AREA DISTRICTS CREATED

Certain minimum floor area districts are hereby created, within which minimum floor areas for one-family dwellings shall be provided as hereinafter specified in this Article, notwithstanding any other provision of this Resolution. All other parts of the unincorporated portions of Broward County shall constitute and be defined as a minimum floor area district within which the provisions of other Articles of this Resolution as to minimum floor areas for one-family dwellings shall apply and govern. The specific minimum floor area districts and the regulations pertaining thereto are hereinafter delimited and defined.

SECTION 6.2 MINIMUM FLOOR AREA DISTRICTS

1. Minimum Floor Area 1150 square feet:

- (a) In Section 6 & 7, Township 49 South, Range 43 East. For all waterfront plots in all the territory which lies between the North boundary of Lauderdale-By-The-Sea and the South boundary of Pompano Beach, and between the Intracoastal Waterway and the Atlantic Ocean, except the subdivision of SEA RANCH LAKES as recorded in Plat Book 40 at Page 29 of the public records of Broward County, Florida.

2. Minimum Floor Area 1200 square feet:

- (a) In Section 18, Township 50 South, Range 42 East. The subdivision of RIVERLAND VILLAGE SECTION ONE as recorded in Plat Book 27 at Page 44 of the public records of Broward County, Florida, less Lot 6 of Block 9, and Lots 2, 14, 15 & 16 of Block 5, and Lots 8, 9 & 10 of Block 4.
- (b) In Section 18, Township 50 South, Range 42 East. A resub of Blocks 10 through 16 inclusive and 19 & 20 of RIVERLAND VILLAGE SECTION ONE REVISED as recorded in Plat Book 38 at Page 5, and the AMANTE SCHOOL SITE as recorded in Plat Book 47 at Page 17, all being of the public records of Broward County, Florida.
- \*\* (c) In Section 17, Township 50 South, Range 42 East. Lot 7; Lot 8 less the North 600 feet of the South 920 feet of the North One-Half ( $N\frac{1}{2}$ ) thereof; Lot 9 less the North 635 feet of the South 1055 feet of the North One-Half ( $N\frac{1}{2}$ ) thereof; and the South One-Half ( $S\frac{1}{2}$ ) of Lot 10, all the foregoing Lots being in Block 10; and that part of Block 13 lying South of Riverland Road of BRICKELL AMENDED MAP as recorded in

\* Amended 11/14/58

\*\*Amended 2/10/61



Plat Book 2 at Page 58 of the public records of Dade County, Florida.

- (d) In Section 17, Township 50 South, Range 42 East. The subdivision of PALM GROVE ACRES as recorded in Plat Book 30 at Page 38 of the public records of Broward County, Florida.
- (e) In Section 17, Township 50 South, Range 42 East. The subdivision of RIVER LANES as recorded in Plat Book 22, at Page 24 of the public records of Broward County, Florida.
- (f) In Section 17, Township 50 South, Range 42 East. Lots 2, 5, 6, 7 & 8 of Block 2 of the subdivision of RIVERLAND as recorded in Plat Book 19 at Page 12 of the public records of Broward County, Florida.
- (g) In Section 17, Township 50 South, Range 42 East. That part of the South One-Half ( $S\frac{1}{2}$ ) of the South One-Half ( $S\frac{1}{2}$ ) of Section 17, Township 50 South, Range 42 East, lying North and West of Riverland Road less the West 680 feet.
- (h) In Section 20, Township 50 South, Range 42 East. Government Lot 2 and the East 522.5 feet of Government Lot 3.
- (i) In Section 23, Township 51 South, Range 41 East. The North One-Half ( $N\frac{1}{2}$ ) of Block 2, Blocks 3, 4 & 5 of PEMBROKE PINES NUMBER ONE as recorded in Plat Book 34 at Page 48 of the public records of Broward County, Florida; and the South One-Half ( $S\frac{1}{2}$ ) of Block 6 of PEMBROKE PINES NUMBER TWO as recorded in Plat Book 35 at Page 46 of the public records of Broward County, Florida; and that part of the South 1450 feet of the Northeast One-Quarter ( $NE\frac{1}{4}$ ) lying West of the West right-of-way line of the Sunshine State Parkway.

3. Minimum Floor Area 1,000 square feet:

- (a) In Section 18, Township 50 South, Range 42 East. The subdivision of RIVERLAND VILLAGE as recorded in Plat Book 35 at Page 40 of the public records of Broward County, Florida.
- (b) Replat of Lot 6 of Block 9 of RIVERLAND VILLAGE SECTION ONE as recorded in Plat Book 44 at Page 16 of the public records of Broward County, Florida.
- (c) Lots 2, 14, 15 & 16 of Block 5; Lots 8, 9 & 10 of Block 4 of RIVERLAND VILLAGE SECTION ONE as recorded in Plat Book 27 at Page 44 of the public records of Broward County, Florida.
- (d) In Section 17, Township 50 South, Range 42 East. A strip 200 feet in depth parallel to and abutting the West right-



of-way line of Southwest 27th Avenue, lying in the South One-Half ( $S\frac{1}{2}$ ) of the North One-Half ( $N\frac{1}{2}$ ); a strip 200 feet in depth parallel to and abutting the East right-of-way line of Southwest 27th Avenue, lying in the South One-Half ( $S\frac{1}{2}$ ) of the North One-Half ( $N\frac{1}{2}$ ) and that part of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), lying West of the West right-of-way line of Southwest 27th Avenue (Riverland Road) all lying in Section 17, Township 50 South, Range 42 East.

- (e) In Section 20, Township 50 South, Range 42 East. RIVERLAND MANORS, a subdivision in Section 20, Township 50 South, Range 42 East, according to the plat thereof recorded in Plat Book 27 at Page 49 of the public records of Broward County, Florida.
- (f) In Section 7, Township 50 South, Range 42 East. The subdivision of MELROSE PARK SECTION THREE as recorded in Plat Book 29 at Page 28 of the public records of Broward County, Florida.
- (g) In Section 7, Township 50 South, Range 42 East. The subdivision of MELROSE PARK SECTION TWO as recorded in Plat Book 29 at Page 2 of the public records of Broward County, Florida.
- (h) In Section 15, Township 51 South, Range 41 East. The subdivision of BOULEVARD HEIGHTS SECTION ONE as recorded in Plat Book 41 at Page 16 and the subdivision of BOULEVARD HEIGHTS SECTION TWO as recorded in Plat Book 44 at Page 42 of the public records of Broward County, Florida.
- \*(i) In Section 15, Township 51 South, Range 41 East. The East 140 feet of the Northwest One-Quarter ( $NW\frac{1}{4}$ ) less all road rights of way.

4. Minimum Floor Area 850 square feet:

- (a) In Section 18, Township 50 South, Range 42 East. The South 135 feet of the East 320 feet of the West 860 feet of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 18, Township 50 South, Range 42 East; Lots 35 through 41 of Block X of the subdivision of FAIRFAX BROLLIAR ADDITION SECTION THREE as recorded in Plat Book 37 at Page 28; Lots 23 through 36 of Block D-D of the subdivision of FAIRFAX BROLLIAR ADDITION SECTION FIVE as recorded in Plat Book 40 at Page 27; Lots 22 of Block D-D of the subdivision of FAIRFAX BROLLIAR SECTION FOUR as recorded in Plat Book 39 at Page 18, all subdivisions are as of the public records of Broward County, Florida.



5. Minimum Floor Area 900 square feet:

- (a) In Section 23, Township 51 South, Range 41 East. The North One-Half ( $N\frac{1}{2}$ ) of Block 6, all of Blocks 7, 8, 9 & 10 of the subdivision of PEMBROKE PINES NO. TWO as recorded in Plat Book 35 at Page 46; the North One-Half ( $N\frac{1}{2}$ ) of Block 16, and all of Blocks 17, 18, 19 & 20 of the subdivision of PEMBROKE PINES NO. THREE as recorded in Plat Book 39 at Page 27; all subdivisions are as of the public records of Broward County, Florida.
- \*(b) In Section 14, Township 51 South, Range 41 East. The West One-Half ( $W\frac{1}{2}$ ) of the Southwest One-Quarter ( $SW\frac{1}{4}$ ), less the South 140 feet thereof, and less the following described parcels: The West One-Half of the Northwest One-Quarter ( $NW\frac{1}{4}$ ) of the Northwest One-Quarter ( $NW\frac{1}{4}$ ) of the Southwest One-Quarter ( $SW\frac{1}{4}$ ) and the North 460 feet of the East 982 feet of the West One-Half ( $W\frac{1}{2}$ ) of the Southwest One-Quarter ( $SW\frac{1}{4}$ ), and less road rights of way.
- \*\* (c) In Section 15, Township 51 South, Range 41 East. The Northwest One-Quarter ( $NW\frac{1}{4}$ ) less all road and canal rights of way and less the East 140 feet thereof, and less the North 640 feet of the West 700 feet thereof, and less the South 1774 feet, more or less, of the West 1475 feet, more or less, thereof.
- \*\*\* (d) In Section 15, Township 51 South, Range 41 East. The South One-Half ( $S\frac{1}{2}$ ) of the Southeast One-Quarter ( $SE\frac{1}{4}$ ) of the Northeast One-Quarter ( $NE\frac{1}{4}$ ), less the West 380 feet of the South 260 feet thereof; and the South One-Half ( $S\frac{1}{2}$ ) of the Southwest One-Quarter ( $SW\frac{1}{4}$ ) of the Northeast One-Quarter ( $NE\frac{1}{4}$ ), less the East 380 feet of the South 260 feet thereof.

SECTION 6.3 MINIMUM FLOOR AREA DISTRICTS FOR TWO-FAMILY DWELLINGS\*\*\*\*

Certain minimum floor area districts are hereby created, within which minimum floor areas for each dwelling unit of a two-family dwelling shall be provided as hereinafter specified in this Section, notwithstanding any other provision of the Zoning Resolution. All other parts of the unincorporated portions of Broward County shall constitute and be defined as a minimum floor area district within the provisions of other articles of the Zoning Resolution as to minimum floor areas for two-family dwellings shall apply and govern.

\*Effective 12/18/59

\*\*Effective 2/12/60

\*\*\*Effective 4/22/60

\*\*\*\*Effective 12/14/62

The specific minimum floor area districts for two-family dwellings and the regulations pertaining thereto are hereinafter delimited and defined.

1. Minimum Floor Area 800 square feet for each dwelling unit of a two-family dwelling:

- (a) In Section 10, Township 49 South, Range 42 East. The East 108 feet of Lot 1, the East 108 feet of Lot 2, all of Lots 3 and 4, and the South 75 feet of Lot 5, of Block 10, and all of Blocks 11 through 15, inclusive, of the subdivision of PATTERSON PARK 2nd ADDITION as recorded in Plat Book 54 at Page 2 of the public records of Broward County, Florida.
- (b) In Section 10, Township 49 South, Range 42 East. Blocks 16, 17 and 18 of the subdivision of PATTERSON PARK 3rd ADDITION as recorded in Plat Book 53 at Page 49 of the public records of Broward County, Florida.



\* ARTICLE VII MINIMUM PLOT SIZE DISTRICTS

SECTION 7.1 MINIMUM PLOT SIZE DISTRICTS CREATED

Certain minimum plot size districts are hereby created, within which minimum plot sizes shall be provided as hereinafter specified in this Article, notwithstanding any other provision of this Resolution. All other parts of the unincorporated portions of Broward County shall constitute and be defined as a minimum plot size district within which the provisions of other Articles of this Resolution as to minimum plot size shall apply and govern. The specific minimum plot area districts and the regulations pertaining thereto are hereinafter delimited and defined.

SECTION 7.2 MINIMUM PLOT SIZE DISTRICTS

1. Minimum Plot Size: 80 foot width, 11,500 square foot Plot Area.

- (a) Sections 17 & 20, Township 50 South, Range 42 East. The subdivision of RIVERLAND MANORS as recorded in Plat Book 27 at Page 29 of the public records of Broward County, Florida, lying in Section 17, Township 50 South, Range 42 East.

2. Minimum Plot Size: 14,000 square feet.

- \*\* (a) Section 17, Township 50 South, Range 42 East. A strip 200 feet in depth parallel to and abutting the West right-of-way line of Southwest 27th Avenue (Riverland Road), lying in the South One-Half ( $S\frac{1}{2}$ ) of the North One-Half ( $N\frac{1}{2}$ ), less the South 391.37 feet thereof and less Lot 12 of the subdivision of RIVERLANE HOMESITES 1st ADDITION as recorded in Plat Book 42 at Page 47 of the public records of Broward County, Florida; a strip 200 feet in depth parallel to and abutting the East right-of-way line of Southwest 27th Avenue (Riverland Road) lying in the South One-Half ( $S\frac{1}{2}$ ) of the North One-Half ( $N\frac{1}{2}$ ); and that part of the Northwest One-Quarter ( $NW\frac{1}{4}$ ) of the Southeast One-Quarter ( $SE\frac{1}{4}$ ), lying West of the West right-of-way line of Southwest 27th Avenue (Riverland Road), less the North 200 feet of the West 270.1 feet thereof.

3. Minimum Plot Size: Width 75 feet, 14,000 square feet, Plot Area.

- (a) Section 17, Township 50 South, Range 42 East. The North One-Half ( $N\frac{1}{2}$ ) of Lot 10 of Block 10 of the subdivision of BRICKELL as recorded in Plat Book 2 at Page 58 of the public records of Dade County, Florida.

\* Amended 11/14/58

\*\* Amended 12/16/60



4. Minimum Plot Size: Width 75 feet, 18,000 square feet Plot Area.

- \*(a) In Section 17, Township 50 South, Range 42 East. Lot 7; Lot 8 less the North 600 feet of the South 920 feet of the North One-Half ( $N\frac{1}{2}$ ) thereof; Lot 9 less the North 635 feet of the South 1055 feet of the North One-Half ( $N\frac{1}{2}$ ) thereof; and the South One-Half ( $S\frac{1}{2}$ ) of Lot 10, all the foregoing lots being in Block 10; and that part of Block 13 lying South of Riverland Road of BRICKELL AMENDED MAP as recorded in Plat Book 2 at Page 58 of the public records of Dade County, Florida.
- (b) Section 17, Township 50 South, Range 42 East. The subdivision of PALM GROVE ACRES as recorded in Plat Book 30 at Page 38 of the public records of Broward County, Florida.
- (c) Section 17, Township 50 South, Range 42 East. The subdivision of RIVER LANES as recorded in Plat Book 22 at Page 24 of the public records of Broward County, Florida.
- (d) Section 17, Township 50 South, Range 42 East. Lots 2, 5, 6, 7 & 8 of Block 2 of the subdivision of RIVERLAND as recorded in Plat Book 19 at Page 12 of the public records of Broward County, Florida.
- (e) Section 17, Township 50 South, Range 42 East. That part of the South One-Half ( $S\frac{1}{2}$ ) of the South One-Half ( $S\frac{1}{2}$ ) of Section 17, Township 50 South, Range 42 East, lying North and West of Riverland Road less the West 680 feet.

5. Minimum plot size: Width 90 feet, 7500 square feet Plot Area.

- (a) Section 23, Township 51 South, Range 41 East. That part of Block 1 and the South One-Half ( $S\frac{1}{2}$ ) of Block 2 lying West of the West right-of-way line of Sunshine State Parkway of the subdivision of PEMBROKE PINES NO. ONE as recorded in Plat Book 34 at Page 48; and Blocks 11, 12, 13, 14, 15 and the South One-Half ( $S\frac{1}{2}$ ) of Block 16 of the subdivision of PEMBROKE PINES NO. THREE as recorded in Plat Book 39 at Page 27, all subdivisions as of the public records of Broward County, Florida; and that part of the North 1200 feet of the Northeast Quarter ( $NE\frac{1}{4}$ ) lying West of the West right-of-way line of the Sunshine State Parkway.

6. Minimum Plot Size: Width 120 feet, 10,000 square feet Plot Area.

- (a) Section 23, Township 51 South, Range 41 East. The North One-Half ( $N\frac{1}{2}$ ) of Block 2 and all of Blocks 3, 4 & 5 of the subdivision of PEMBROKE PINES NO. ONE as recorded in Plat Book 34 at Page 48 of the public records of Broward County, Florida; and the South One-Half ( $S\frac{1}{2}$ ) of Block 6 of PEMBROKE

PINES NO. TWO as recorded in Plat Book 36 at Page 46 of the public records of Broward County, Florida; and that part of the South 1450 feet of the Northeast Quarter ( $NE\frac{1}{4}$ ) lying West of the West right-of-way line of the Sunshine State Parkway.

7. Minimum Plot Size: Width 70 feet:

- (a) In Section 7, Township 50 South, Range 42 East. All except the North 125 feet of the subdivision of MELROSE PARK SECTION TWO as recorded in Plat Book 29 at Page 2 of the public records of Broward County, Florida.

8. Minimum Plot Size 18,000 square feet:

- (a) In Section 20, Township 50 South, Range 42 East. Government Lot No. 2 and the East 522.5 feet of Government Lot No. 3.

## ARTICLE VIII NON-CONFORMING USES AND STRUCTURES

### SECTION 8.1 EXISTING USES

Any lawful use of land or structure existing at the effective date of this Resolution, and which by its terms has become a non-conforming use, is hereby declared not to be in violation at this Resolution's effective date. Such a non-conforming use shall be subject to all of the provisions of this Article pertaining to its continuance, change and discontinuance.

### SECTION 8.2 NON-CONFORMING USE - EXTENSIONS

The non-conforming use of a building may be extended throughout any part of a building clearly designed for such use but not so used at the effective date of this Resolution. Any non-conforming use which occupied a portion of a building not originally designed or intended for such use shall not be extended to any other part of the building. No non-conforming use shall be extended to occupy any land outside the building nor any additional building on the same plot, not used for such non-conforming use at the effective date of this Resolution. The non-conforming use of land shall not be extended to any additional land not so used at the effective date of this Resolution, except as provided under Article XLVII, Excavation Regulations.

### SECTION 8.3 NON-CONFORMING USE - REPAIR, ALTERATION, ENLARGEMENT

No structure utilized for a non-conforming use shall be enlarged, extended, reconstructed or structurally altered, unless the use is changed to one which complies with the provisions of this Resolution. Provided, that repairs, maintenance and improvement may be carried out in any one year in an amount not to exceed 25 percent of the assessed value of the structure for that year, and provided that such work does not increase the cubical content of the building nor the floor area devoted to the non-conforming use, nor increase the number of dwelling units. Nothing in this Article shall prevent compliance with applicable laws or resolutions relative to the safety and sanitation of a building occupied by a non-conforming use.

### SECTION 8.4 RECONSTRUCTION AFTER CATASTROPHE

If any non-conforming structure, or building in which there is a non-conforming use, is damaged by fire, flood, explosion, collapse, wind, war or other catastrophe to such an extent that the cost of rebuilding, repair and reconstruction will exceed 75 percent of the replacement cost of the building or structure, it shall not be again used or reconstructed except in full conformity with the regulations of the district in which it is located.



## SECTION 8.5 CHANGE OF NON-CONFORMING USE

1. In any Residential District, any change of a non-conforming use in conforming building shall be to a conforming use.
2. In any Residential District, a non-conforming use in a non-conforming building shall be changed only to a use permitted in the particular Residential District involved, except as provided in Paragraph 3 below.
3. There may be change of tenancy, ownership or management of a non-conforming use provided there is no change in the nature or character of such non-conforming use except as may be permitted by this Resolution.
4. In a non-residential district, a non-conforming use in a non-conforming structure may be replaced by a new or different use permissible in the same zoning district as the original non-conforming use or in a more restricted zoning district, if the Board of Adjustment after public hearing finds that the new or different use will be less detrimental to the surrounding neighborhood than the old use, and approves the new or different use as being in accordance with the spirit and purpose of this Resolution.
5. Any change of a non-conforming use of land, except as incidental to a change of a non-conforming use of a non-conforming structure permitted and approved under Paragraph 4 above, shall be to a conforming use.

## SECTION 8.6 DISCONTINUANCE OR ABANDONMENT OF A NON-CONFORMING USE

1. If for any reason a non-conforming use of land ceases or is discontinued for a period of more than 60 days, the land shall ~~not~~ thereafter be used for a non-conforming use, except for agricultural uses or except as provided under Article XLVII, Excavation Regulations.
2. If for any reason the non-conforming use of a building ceases or is discontinued for a period of one year or more, the building shall not thereafter be used for a non-conforming use.
3. Any part of a building, structure or land occupied by a non-conforming use, which use is abandoned, shall not again be occupied or used for a non-conforming use.
4. Any part of a building, structure or land occupied by a non-conforming use which is changed to or occupied by a conforming use shall not thereafter be used or occupied by a non-conforming use.



\*SECTION 8.7 CONTINUANCE OF NON-CONFORMING USES AND STRUCTURES

Any legal non-conforming use or structure may be continued.

SECTION 8.8 (Deleted effective 3/16/62)

SECTION 8.9 UNLAWFUL USE NOT AUTHORIZED

Nothing in this Resolution shall be interpreted as authorization for, or approval of the continuation of the use of a structure or premises in violation of any Resolution in effect at the effective date of this Resolution.

SECTION 8.10 DISTRICT OR REGULATION CHANGE

The foregoing provisions of this article shall also apply to buildings, structures, land, premises or uses which hereafter become non-conforming due to a change or a reclassification of district or become non-conforming due to a change in district regulations. Where a period of time is specified in this Article for the removal or discontinuance of non-conforming buildings, structures or uses, said period shall be computed from the effective date of such reclassification or change of regulations.

SECTION 8.11 NON-CONFORMITY OTHER THAN USE

The foregoing provisions of this Article are intended to apply only to non-conforming uses, and are not intended to apply to buildings and structures, and their plots, existing at the effective date of this Resolution which do not meet the regulations of this Resolution for height, yards, plot size, plot area, coverage, separation or other similar dimensional requirements or limitations. Any additions, extensions or alterations to such existing buildings or structures shall comply with all applicable provisions of this Resolution.

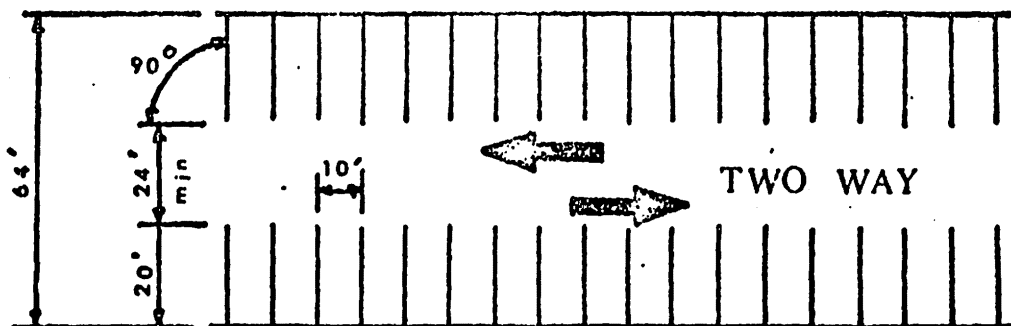
SECTION 8.12 ILLEGAL USE

The casual, temporary or illegal use of land or a building shall not be sufficient to establish the existence of a non-conforming use or to create any rights in the continuance of such a use.

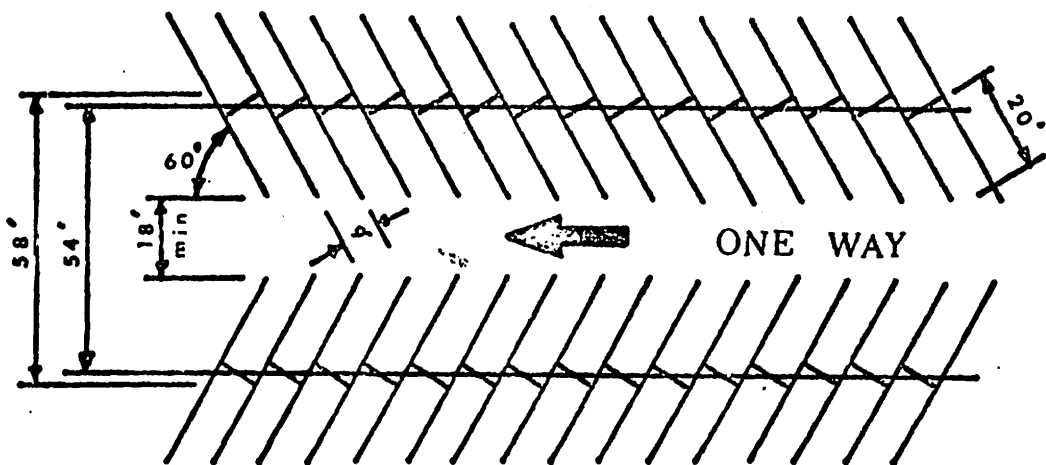
SECTION 8.13 (Deleted effective 3/16/62)

\* EFFECTIVE 3/16/62

DEGREE

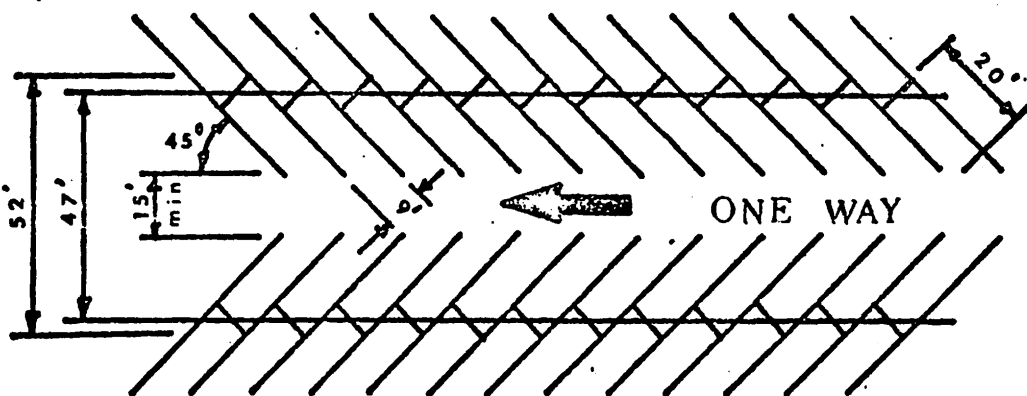


DEGREE



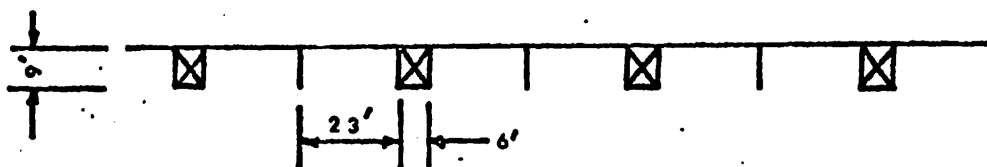
OVERLAPPING DIMENSION

DEGREE



OVERLAPPING DIMENSION (INCLUDING HERRINGBONE PATTERN)

PARALLEL



## Appendix "A"

### PARKING LAYOUTS



\*SECTION 3.42 DENSITY

1. Density shall be defined as the number of dwelling units permitted to be constructed per acre of gross area.

Acre shall mean a plot having 43,560 square feet.

Gross area shall be all the contiguous territory included in the site development plan to which title is held by the developer.

Notwithstanding any of the provisions of these regulations, no zone shall be developed to a density exceeding the following maximum limits:

***R-1A	4 D/U per acre of gross area
***R-1B	5 D/U per acre of gross area
***R-1C	6 D/U per acre of gross area
D-1	7 D/U per acre of gross area
R-2	12 D/U per acre of gross area
R-2U	12 D/U per acre of gross area
R-3	15 D/U per acre of gross area
R-3U	15 D/U per acre of gross area
R-4	25 D/U per acre of gross area
R-4A	25 D/U per acre of gross area
R-4B	20 D/U per acre of gross area
R-5	50 Motel units per acre of gross area
R-6	60 Hotel units per acre of gross area

Multiple family residential structures developed in either an R-5 or R-6 zone shall not exceed a density of 25 D/U per acre of gross area.

\*\*2. VESTED RIGHTS

Any development, having received all three of the following approvals:

1. Conceptual, preliminary or final site plan approval;
2. Plat of record;
3. Statement of financing;

prior to July 13, 1973, shall be considered as having Vested Rights and is not required to conform to Section 3.42, Density Regulations.

\*Effective 7-13-73.

\*\*Effective 4-9-74

\*\*\*Effective 9-12-75



## ARTICLE IX OFFSTREET PARKING AND LOADING

### SECTION 9.1 OFFSTREET PARKING REQUIRED

1. Every building, use or structure, instituted or erected after the effective date of this Resolution shall be provided with offstreet parking facilities in accordance with the provisions of this Article for the use of occupants, employees, visitors or patrons.
2. Such offstreet parking facilities shall be maintained and continued as an accessory use as long as the main use is continued.
3. Where a building existed at the effective date of this Resolution such building may be modernized, altered or repaired, provided there is no increase in floor area or capacity and there is no change of occupancy, without providing additional offstreet parking facilities.
4. Where a building or use, which existed at the effective date of this Resolution, is enlarged in floor area, volume, capacity, or space occupied, offstreet parking facilities as specified herein shall be provided for the additional floor area, volume, capacity or space so created or occupied.
5. Where a building or use which existed at the effective date of this Resolution is changed in use or occupancy, additional offstreet parking facilities shall be provided to the extent that the offstreet parking required by this Resolution for the new use or occupancy exceeds the offstreet parking which would have been required for the previous use or occupancy had the regulations of this Article been applicable thereto. For the purposes of this Section, a change of ~~use or occupancy~~ shall mean a change from one category of offstreet parking requirements to another such category under Section 9.3.
6. It shall be unlawful for an owner or operator of any building, structure or use affected by this Article to discontinue, change or dispense with, or to cause the discontinuance or reduction of the required parking facilities apart from the discontinuance, sale or transfer of such structure or use, without establishing alternative vehicle parking facilities which meet the requirements of this Article. It shall be unlawful for any person, firm, or corporation to utilize such building, structure or use without providing the offstreet parking facilities to meet the requirements of and be in compliance with this Article.

### SECTION 9.2 LOCATION, CHARACTER AND SIZE

- \*1. The offstreet parking facilities required by this Article shall be located on the same plot or parcel of land they are intended to serve; provided, however, when practical difficulties, as



determined by the Board of Adjustment, prevent the establishment of such facilities upon the same plot, the Board of Adjustment may grant a variance authorizing the locating of the required parking facilities within 700 feet of the premises they are to serve. In the event of such a variance being granted and utilized, then the owner of said parking area shall enter into written agreement with the County whereby the land providing the parking area shall never be sold or disposed of except in conjunction with the sale of the building the parking area serves so long as these parking facilities are required, and said agreement shall be recorded at the expense of the owner and shall run with the land to bind the heirs, successors and assigns of said owner. Said written agreement may be voided by the County Commission if other provisions are made for offstreet parking facilities pursuant to this Article.

2. Each parking space required and provided pursuant to the provisions of this Article shall be not less than 9 feet in width and 18 feet in length. Each parking space shall be directly accessible from a street or alley, or from an adequate aisle or driveway leading to a street or alley. Access aisles and driveways shall be of sufficient size to permit convenient maneuvering of cars, and each space shall be accessible without driving over or through any other parking space.
- \*3. The required offstreet parking facilities shall be identified as to purpose and as to location when not clearly evident from a street or alley. Offstreet parking facilities including access aisles and driveways shall be surfaced with a hard, dustless material and maintained in a smooth, well-graded condition; provided that driveways, access aisles and parking spaces for churches and for public and private schools offering academic courses may be surfaced with grass or lawn.
4. All offstreet parking facilities required by this Article shall be drained so as not to cause any nuisances on adjacent or public property, and any lighting thereon shall be so arranged and designed as to prevent any glare or excessive light on adjacent property. Such facilities shall be arranged for convenient access and safety of pedestrians and vehicles.
5. A plan shall be submitted with every application for a building permit for any use or structure required to provide offstreet parking under this Article, which plan shall clearly and accurately designate the required parking spaces, access aisles and driveways, and relation to the uses or structures these offstreet parking facilities are intended to serve.

#### SECTION 9.3 AMOUNT OF OFFSTREET PARKING

The offstreet parking required by this Article shall be provided and maintained on the basis of the following minimum requirements:



1. Dwelling, single-family and two family:  
1 parking space for each dwelling unit.
2. Dwelling, multiple-family:  
1 parking space for each dwelling unit, or 3 parking spaces for each 4 rooms provided with a bath, toilet or shower facilities, whichever may be greater.
3. Rooming houses, lodging houses, boarding houses:  
1 parking space for each two rental sleeping rooms, plus 1 parking space for the owner or operator.
4. Dormitories, fraternities:  
1 parking space for each 2 beds, plus 1 parking space for the manager or operator, plus 1 parking space for each 2 employees.
5. Hotels, including clubs:  
Three parking spaces for each 4 sleeping rooms, or 3 parking spaces for each 4 bathrooms, whichever may be greater. If, in addition to sleeping rooms, there are other uses operated in conjunction with and/or as part of the hotel, additional offstreet parking spaces shall be provided for such other uses as would be required by this Section if such uses were separate from the hotel, to the extent of 35% of the offstreet parking specified in this Article for retail stores, offices, service establishments, bars, restaurants, dining rooms, night clubs, cabarets, ballrooms, banquet halls, meeting rooms, auditoriums.
6. Motels, tourist homes, guest cabins, villas, house courts:  
1 parking space for each guest room, cabin or rental unit, plus 1 parking space for the owner or manager.
7. Trailer courts, camps or parks:  
One parking space for each trailer.
8. Hospitals:  
One parking space for each 4 beds for patients.
9. Sanitariums, asylums, orphanages, convalescent homes, homes for aged and infirm:  
One parking space for each 5 beds for patients or inmates.
10. Theatres and other places of assembly having fixed seats:  
One parking space for each 10 seats.
11. Places of public assembly, including assembly halls (except as included in Paragraphs 9 and 11), exhibition halls, convention halls, dance halls, skating rinks, sport arenas, community centers, libraries and museums:



One parking space for each 10 seats, or parking space for each 200 square feet of gross floor area occupied by guests, customers, patrons, members or other occupants, whichever may be greater.

12. Private clubs, lodges, fraternal buildings, union halls:  
One parking space for each 120 square feet of assembly hall and auditorium, or 1 parking space for each 600 square feet of gross floor area occupied by guests, customers, patrons, members or other occupants, whichever may be greater.
13. Churches:  
One parking space for each 60 square feet of auditorium or chapel area, not including Sunday School classrooms.
14. Stadiums, race tracks, fairgrounds, circus grounds:  
One parking space for each 5 seats.
15. Bowling alleys:  
Two parking spaces for each alley.
16. Mortuaries:  
One parking space for each 10 seats in public rooms.
17. Medical, dental, chiropractic, etc., clinics (separate building):  
Four parking spaces for each doctor.
18. Business, professional and governmental offices:  
1 parking space for each 600 square feet of floor area.
19. Restaurants, bars, beer gardens, night clubs:  
1 parking space for each 50 square feet of floor area in rooms for customer service.
20. Elementary schools, public, private or parochial:  
1 parking space for each classroom, plus one-half of the additional parking spaces for rooms used for public assembly as otherwise required by this Section.
21. Junior and Senior high schools and colleges, public, private, or parochial:  
1 parking space for each classroom plus 1 parking space for each 10 students, or one-half of the additional parking spaces for rooms used for public assembly as otherwise required by this Section, whichever may be greater.
22. Retail stores, personal service shops, household repairs or equipment shops, interior decoration shops:  
1 parking space for each 400 square feet of floor area.

23. Manufacturing and industrial uses, research and testing laboratories, bottling establishments, printing and engraving shops, warehouses, motor vehicle salesrooms, wholesale stores, laundries and storage buildings:

1 parking space for each 600 square feet of floor area of the building.

- \*24. Terminal facilities, including airports, railroad passenger and freight stations, bus depots, truck terminals; also charter, sightseeing or fishing boat docks, commercial bathing beaches, commercial swimming pools and the like:

1 parking space for each two employees, plus 1 parking space for each 4 persons of the normal capacity of use, as customers, patrons and visitors.

25. Uses not specifically mentioned:

The requirements for offstreet parking for any uses not specifically mentioned in this Section shall be same as provided in this Section for the use most similar to the one sought, it being the intent to require all uses except agricultural to provide offstreet parking.

26. Fractional measurements:

When units or measurements determining number of required offstreet parking spaces result in requirement of a fractional space, any such fraction equal to or greater than one-half shall require a full offstreet parking space.

27. Mixed Uses:

In the case of mixed uses, the total requirements for offstreet parking shall be the sum of the requirements of the various uses computed separately, and offstreet parking space for one use shall not be considered as providing the required offstreet parking for any other use.

28. Measurement:

For the purposes of this Article, floor area shall mean the gross floor area inside of the exterior walls; in hospitals, bassinets shall not count as beds. In stadiums, sport arenas, churches, and other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each 20 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing offstreet parking requirements.

\* Amended 5/12/61

#### SECTION 9.4 COMBINED OFFSTREET PARKING

Nothing in this Article shall be construed to prevent collective provision for, or joint use of, offstreet parking facilities for two or more buildings or uses by two or more owners or operations, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements of the several individual uses computed separately in accordance with this Article.

#### SECTION 9.5 NON-CONFORMING USES

In the case of a building occupied by a use which is not permitted as a new use in the district in which such building is located, where major repairs, substantial alterations or extensions of use shall be permitted unless and until the offstreet parking requirements of this Article for a new use of the type involved, are applied to such existing use and are fully provided for.

#### SECTION 9.6 USE OF REQUIRED OFFSTREET PARKING BY ANOTHER BUILDING

\*No part of an offstreet parking area required for any building or use by this Article shall be included as a part of an offstreet parking area similarly required for another building or use, unless the type of use indicated that the period of usage will not overlap or be concurrent with each other.

#### SECTION 9.7 PARKING OF COMMERCIAL VEHICLES

Offstreet parking facilities supplied by the owner or operator to meet the requirements of this Article shall not be used by commercial vehicles owned, operated or used in the business of such owner or operator during regular hours of business.

#### SECTION 9.8 OFFSTREET LOADING

1. On the same plot with every structure or use hereafter erected or created, there shall be provided and maintained adequate space for loading and unloading of materials, goods or things and for delivery and shipping, so that vehicles for these services may use this space without encroaching on or interfering with the public use of street and alleys by pedestrians and vehicles.
2. Where any structure is enlarged or any use is extended so that the size of the resulting occupancy comes within the scope of this Section, the full amount of offstreet loading space shall be supplied and maintained for the structure or use in its enlarged or extended size. Where the use of a structure or land or any part thereof is changed to a use requiring offstreet loading space under this Section, the full amount of offstreet loading space shall be supplied and maintained to comply with this Section.



3. For the purposes of this Section, an offstreet loading space shall be an area at the grade level at least 10 feet wide by 25 feet long with 14 foot vertical clearance. Each offstreet loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space, and arranged for convenient and safe ingress and egress by motor truck and/or trailer combination. Such loading space shall also be accessible from the interior of any building it is intended to serve.
4. Offstreet loading spaces shall be provided and maintained in accordance with the following schedule:
  - a. For each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, market, restaurant, mortuary, laundry, dry cleaning establishment or similar use which has an aggregate gross floor area of:
 

Over 10,000 sq. ft. but not over 25,000 sq. ft....	1 space
Over 25,000 sq. ft. but not over 60,000 sq. ft....	2 spaces
Over 60,000 sq. ft. but not over 120,000 sq. ft....	3 spaces
Over 120,000 sq. ft. but not over 200,000 sq. ft....	4 spaces
Over 200,000 sq. ft. but not over 290,000 sq. ft....	5 spaces

Plus for each additional 90,000 sq. ft. over 290,000 square feet or major fraction thereof ..... 1 space
  - b. For each multiple dwelling or apartment hotel having at least 50 dwelling units but not over 100 dwelling units  
1 space
  - For each multiple dwelling having over 100 dwelling units:  
1 space plus 1 space for each additional 100 dwelling units or major fraction thereof.
  - c. For each auditorium, convention hall, exhibition hall, museum, hotel, office building, sports arena, stadium, hospital, sanitarium, welfare institution or similar use which has an aggregate gross floor area of:
 

Over 20,000 sq. ft. but not over 40,000 sq. ft....	1 space
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Plus for each additional 60,000 sq. ft. over 40,000 sq. ft. or major fraction thereof ..... 1 space
  - d. For any use not specifically mentioned in this Section, the requirements for offstreet parking for a use which is so mentioned and to which the unmentioned use is similar shall apply.
5. Offstreet loading facilities supplied to meet the needs of one use shall not be considered as meeting of street loading needs of any other use.

6. No area or facilities supplied to meet the required offstreet parking facilities for a use shall be utilized for or be deemed to meet the requirements of this Article for offstreet loading facilities.
7. Nothing in this Section shall prevent the collective, joint or combined provision of offstreet loading facilities for two or more buildings or uses, provided that such offstreet loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are so located and arranged as to be usable thereby.
8. Plans for buildings or uses requiring offstreet loading facilities under the provisions of this Section shall clearly indicate the location, dimensions, clearances and access of all such required offstreet loading facilities.

## ARTICLE X ZONING DISTRICTS

### \*SECTION 10.1 CLASSES AND SYMBOLS

For the purpose of this Resolution in regulating use of land, water and building, and height, bulk, population density and open space, Broward County is hereby divided into the following districts:

#### AGRICULTURAL DISTRICTS

Article 12	A-1	Limited Agricultural		
Article 12	A-2	General Agricultural	Eff.	5/ 5/61
Article 13	A-3	Agricultural - Utility	Eff.	5/ 5/61
Article 14	A-4	Agricultural - Amusement	Eff.	5/ 5/61
Article 15	A-5	Agricultural - Excavation	Eff.	5/ 5/61
Article 16	A-6	Agricultural - Disposal	Eff.	5/ 5/61
Article 17	A-7	Agricultural - Restricted Disposal	Eff.	11/10/61

#### RESIDENTIAL DISTRICTS

Article 11	E-1	Estate	Eff.	5/11/62
Article 18	R-1A	thru R-1C One-Family Dwelling		
Article 19	R-1P	One-Family Dwelling - Parking	Eff.	9/15/61
Article 20	R-1T	Mobile Home Dwelling		
Article 21	R-2	Two-Family Dwelling		
Article 22	R-2P	Two-Family Dwelling - Parking	Eff.	9/15/61
Article 23	R-2U	Two-Family Dwelling	Eff.	9/14/62
Article 24	R-3	Low Density Multiple Dwelling		
Article 30	R-3U	Row House	Eff.	7/19/63
Article 25	R-4	Apartment		
Article 26	R-4A	Planned Apartment		
Article 27	R-5	Motel		
Article 28	R-6	Hotel		
Article 29	T-1	Trailer Park		

#### RECREATIONAL DISTRICTS

Article 31	S-1	Recreational
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#### BUSINESS DISTRICTS

Article 32	B-1	Neighborhood Business		
Article 33	B-2	Community Business		
Article 34	B-2A	Planned Business Center		
Article 34A	B-2B	Special Business	Eff.	1/17/64
Article 35	B-3	General Business		
Article 37	C-1	Commercial		

\*Amended 4/10/64



## INDUSTRIAL DISTRICTS

Article 38 M-1 Light Industrial  
Article 39 M-2 Medium Industrial  
Article 40 M-3 General Industrial  
Article 41 M-4 Limited Heavy Industrial  
Article 42 M-5 Heavy Industrial

Eff. 9/15/61

Eff. 9/13/63

## SECTION 10.2 ZONING DISTRICT MAPS

The areas assigned to these districts, the designation of same, and the boundaries of said districts shown upon the maps hereto attached and made a part of this Resolution, are hereby established, said maps being designated as the "Zoning District Maps" and said maps and the proper notations, references, and other information shown thereon, shall be as much a part of this resolution as if the matters and information set forth by said map were fully described herein. Said maps are identified by the signatures of the Chairman and Clerk of the Board of County Commissioners together with the number of this Resolution and its effective date.

Each district shall be subject to the regulations stipulated in this Resolution.

## SECTION 10.3 APPLICATION OF ZONING REGULATIONS

When any public use ceases, or when title of unzoned public land passes into private ownership, public land or buildings shall not be used for private purposes until they shall have been zoned by the Board of County Commissioners.

## SECTION 10.4 WATER AREAS

1. The water surface and the land under the water surface, of all canals, rivers, waterways, ponds, lakes and other water areas in Broward County not otherwise zoned are hereby placed in the same Zoning District as the land which it abuts as shown on the Zoning District Maps. Where the zoning districts shown on the Zoning District Maps are different on opposite sides of the water area, then the kind of zoning district on each side shall extend to the centerline or midpoint of the water area.
2. For convenience of mapping and clarity, the zoning of water areas is not shown on the Zoning District Maps, but is determined by the provisions of this Section.

## SECTION 10.5 DISTRICTING OF VACATED WAYS

Where a street or alley shown on a Zoning District Map is hereafter officially vacated by replatting or otherwise, the land formerly in such street or alley right-of-way shall be included

within the zoning district of adjoining property on either side of said vacated street or alley. In the event such street or alley was a district boundary between two or more different zoning districts, the new district boundary shall be the former center line of such vacated street or alley.

#### SECTION 10.6 BOUNDARIES OF DISTRICTS

Unless otherwise shown, the district boundaries are street lines, alley lines, or the subdividing or boundary lines of recorded plats, or the extensions thereof, and where the districts designated on maps accompanying and made a part of this Resolution are approximately bounded by street lines, alley lines or the subdividing or boundary lines or recorded plats, such lines or the extensions thereof shall be considered to be district boundaries.

Where due to the scale or illegibility of the District Map or due to the absence of a street, alley, or recorded subdividing of plat lines, there is any uncertainty, contradiction or conflict as to intended location of any district boundary, the County Commission shall have the power and duty of interpreting the intent of said District Maps so as to determine and designate the proper location for such district boundary in accordance with the spirit and purpose of the Zoning Resolution.

#### SECTION 10.7 DISTRICT GROUP CLASSIFICATION

For the purposes of this Resolution, the various Zoning Districts are grouped, and may be referred to as follows:

1. The A-1, R-1A, R-1B, R-1C, R-1T, \*R-1P, R-2, \*R-2P, R-3, R-4, R-4A, R-5, R-6 and T-1 are considered to be and are designated as residential districts.
2. The B-1, B-2, B-2A, B-3 and C-1 Districts are considered to be and are designated as business districts.
3. The M-1, M-2, M-3 and \*M-4 Districts are considered to be and are designated as industrial districts.

#### SECTION 10.8 RAILROAD RIGHTS OF WAY

Where not otherwise indicated on Zoning District Maps or specified in Zoning Resolutions, railroad rights of way are hereby placed in the same Zoning District as indicated or specified for abutting property, except that where the Zoning Districts are different on opposite sides of a railroad right of way, the railroad right of way is hereby placed in the more restricted district of the two zoning districts abutting the right of way.

\* Effective 9/15/61

**\*SECTION 10.9 REGULATION OF UNZONED PROPERTY**

Any property which has not been placed in a zoning district, or which has not otherwise been zoned, is hereby classified in an R-1A District, it being the intent of the Zoning Resolution to regulate and control the use and development of all land and water in the unincorporated portions of Broward County.

**\* Effective 11/10/61**



\* ARTICLE XI ESTATE E-1 DISTRICTS

The following regulations shall apply in all E-1 Districts:

SECTION 11.1 PURPOSE OF DISTRICT

The E-1, Estate District is intended to apply to areas to be used for single family dwellings on plots at least one acre in size, with incidental keeping of some domestic animals for use by the occupants of the dwellings.

SECTION 11.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part for other than one of the following uses:

1. Any use permitted in an R-1A, R-1B or R-1C District, subject to the limitations and requirements specified for such use in Section 18.1.
2. Uses accessory to any of the above uses when located on the same plot and not involving the conduct of any business, trade, occupation or profession, including:
  - a. Guest house for gratuitous guests.
  - b. Servants' quarters.
  - c. Keeping of poultry or fowl not exceeding 25 in total number, provided such poultry or fowl are kept in an enclosure which is located at least 100 feet from any plot line.
  - d. Keeping of horses and cows not exceeding four in total number, providing such animals are kept in an enclosure which is located at least 50 feet from any plot line and provided any roofed structure for shelter of such animals is located at least 100 feet from any plot line.

SECTION 11.3 SIZE OF PLOT

Every plot shall be not less than 150 feet in width and one acre in area, except that a plot used for a permitted sewage lift or pumping station, or for a transformer substation, need be no larger than necessary to provide required yards and setbacks.

\* Effective 5/11/62

#### SECTION 11.4 PLOT COVERAGE

The combined area occupied by all buildings and roofed structures shall not exceed 20 per cent of the area of the plot.

#### SECTION 11.5 HEIGHT

No building or structure shall be erected or altered to a height exceeding 40 feet, except that a permitted non-residential building or structure may extend to a height of 60 feet.

#### SECTION 11.6 FRONT YARD

Every plot shall have a front yard not less than 50 feet in depth unless a greater depth is required under Article V, Yard Space Districts.

#### SECTION 11.7 SIDE YARDS

Every plot shall have a side yard on each side, each of which shall be not less than 25 feet in width, provided that the required side yard shall be increased by one foot for each foot in height of structure exceeding 40 feet.

#### SECTION 11.8 REAR YARD

Every plot shall have a rear yard not less than 25 feet in depth.

#### SECTION 11.9 MINIMUM FLOOR AREA

A one-family dwelling as a principal use shall have a minimum floor area of 1500 square feet.

\* ARTICLE XII LIMITED AGRICULTURAL A-1 AND GENERAL AGRICULTURAL A-2 DISTRICTS

The following regulations shall apply in all A-1 and A-2 Districts:

SECTION 12.1 PURPOSE OF DISTRICTS

The A-1, Limited Agricultural, and A-2, General Agricultural, Districts are intended to apply to those areas of Broward County, the present or prospective use of which is primarily agricultural, or the future proper development of which is uncertain, and for which a more restricted zoning would be premature and unreasonable. The regulations of this district are intended to permit a reasonable use of property while at the same time preventing the creation of conditions which would blight or prevent the proper future use of contiguous or nearby property.

SECTION 12.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

A. In an A-1 Limited Agricultural District:

1. One-family dwellings on a plot at least 35,000 square feet in area with 125 feet street frontage, except that a plot platted as a single lot or acquired prior to effective date of this Resolution may be utilized for a one-family dwelling if plot has at least 10,000 square feet of area and 100 feet street frontage.
2. Home occupation and office of doctor, dentist, lawyer, architect, engineer or similar professional office utilizing not over 25 per cent of the floor space of a one-family dwelling occupied by the operator of the home occupation or by the professional man.
3. Hospital, convalescent home, nursing home, not including communicable diseases, insanity, feeble-mindedness, epileptics, drug addicts, alcoholics, penal or correctional institutions.
4. Church, convent, monastery, parish house.
5. Library, museum and similar institutions of a non-commercial nature.
6. Publicly-owned or operated building and uses, including community buildings, public parks, playgrounds, beaches, but excluding dumps, sanitary fill or incinerators.

\* Effective 5/5/61



7. Golf course, country club, private club, outdoor recreation club, provided all buildings are located at least 50 feet from any street and at least 100 feet from any private plot line.
8. Grove, produce farm, truck garden, horticultural farming, botanical garden, floriculture, nursery, sod farm, crop raising, hydroponic garden, greenhouse, slat house, forestry, bee keeping with use or keeping of animals only as incidental and accessory thereto.
- \*9. Cattle or stock grazing, dairy farm, not including hog raising. Dude ranch.
- \*\*10. Raising of fish. Raising of poultry on property, part of which was used for poultry raising prior to June 1, 1962.
11. Non-commercial boat pier or slip or boat house for docking of private water craft.
12. Railroad right of way and tracks, passenger and freight terminal, team tracks, but not including yards, shops or round houses.
13. Permanent or temporary structure to house farm labor personnel on a farm site with capacity of one family or two persons for each 5 acres in said farm site, if said farm personnel are employed on the same farm site on which the structure is located and said structures are located at least 300 feet away from any other property under separate and different ownership.
14. Wayside stands for display or sale of farm products produced on the premises.
15. Cemetery, crematory, columbarium, mausoleum.
16. Eleemosynary or philanthropic institution.
17. Offstreet parking of private passenger vehicles accessory to a use not located on the same premises or which is located outside of the A-1 District.
18. Driveway or access road to property in a zoning district other than A-1.
19. Accessory uses and structures.

\* Amended 1/18/63

\*\* Amended 6/15/62



B. In an A-2 General Agricultural District:

1. Any use permitted in an A-1 District.
- \*2. Riding stable, livery stable, boarding stable.
3. Animal hospital, veterinary clinic, animal boarding place, dog kennel, fur farm.
- \*\*4. Raising of poultry, hogs, sheep, goats; poultry slaughtering and dressing.
5. Accessory uses and structures.

SECTION 12.3 USES PROHIBITED

The permissible uses enumerated in Section 12.2 above shall not be construed to include, either as a principal or accessory use any of the following which are listed for emphasis:

1. Manufacturing or industrial establishments.
2. Wholesale, warehouse or storage establishments.
3. Junk yards, house wrecking yard, automobile wrecking, used auto parts, display, storage or sale.
4. Automobile, truck or trailer: display, storage, service, repair or sale.
5. Oil, asphalt, or petroleum products: drilling, removal, storage, processing or sale.
6. Building supplies or material: display, storage or sale.
7. Contractor, construction or equipment yard.
8. Display, storage or sale of merchandise, except as permitted in a wayside stand.

SECTION 12.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding 60 feet.

SECTION 12.5 PLOT SIZE

Plots for any permitted use shall have a minimum area of 35,000 square feet and a minimum street frontage of 125 feet,

\* Amended 1/18/63

\*\* Amended 6/15/62



except as hereinafter provided. A plot having a minimum area of 10,000 square feet and a minimum width of 100 feet, and platted as a single lot or acquired by the present owner prior to the effective date of the Zoning Resolution, may be utilized for a single-family dwelling.

#### SECTION 12.6 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed 20 per cent of the plot area for a plot one acre or more in area, and shall not exceed 25 per cent of the plot area for a plot less than one acre in area.

#### SECTION 12.7 FRONT YARD

Every plot shall have a front yard not less than 25 feet in depth.

#### SECTION 12.8 SIDE YARDS

1. Every plot shall have a side yard on each side, each of which shall be not less than 25 feet in width unless a greater width is required under Section 12.11 following, except that a side yard for a one-family dwelling shall not be required to exceed 10 feet unless a greater width is required under Paragraph 2 below.
2. Upon corner plots there shall be a front yard as hereinbefore specified and a side yard on the side street at least 25 per cent of the plot width in width, provided that no such street side yard shall be required to exceed 25 feet in width.

#### SECTION 12.9 REAR YARD

Every plot shall have a rear yard not less than 25 feet in depth.

#### SECTION 12.10 YARD MODIFICATIONS

The yard requirements specified in Sections 12.7, 12.8 and 12.9 above shall be subject to the following:

1. Yard requirements shall not apply to portions of land or land used for permissible uses and which do not contain buildings, and which do not contain structures over 20 feet in height.
2. Where a portion of a tract of land is utilized for a building or buildings as the principal use, the plot of land occupied by such buildings shall be provided with all required yards, the measurement of which shall be from such building or buildings.



3. The minimum front, side and rear yards hereinbefore specified shall be increased as follows:

- a. Where a plot contains a building exceeding 30 feet in height, all front, side and rear yards shall be increased by at least one foot for each foot by which the height of such building exceeds 30 feet.
- b. Any structure 20 feet or more in height shall be set back from all plot lines at least 1 foot for each 2 feet by which the height of the structure exceeds 20 feet.

4. This Section shall not supersede Section 12.11 following.

#### SECTION 12.11 LIMITATIONS OF USES

For the purposes of this Section, livestock shall mean cattle, horses, sheep, goats and the like, except hogs and poultry.

- \*1. Structures for livestock raising, such as barns, feed lofts and stables, shall not be located within 100 feet of any plot line, provided that a stable with a capacity of not over 4 horses may be located at least 50 feet from a side or rear plot line.
2. Structures for raising of poultry, such as: pens, coops, shelters, feeders, and the like, shall not be located within 100 feet of any plot line, except that where such structures existing at the effective date of this Resolution are located less than 100 feet from any plot line, additions to existing structures and new structures may be erected at the same distance, or at a greater distance from that plot line, as the existing structures. This exemption, for additions to existing structures and for new structures, shall apply only to building permits issued prior to January 1, 1962, and shall not apply to any structure the construction of which is not begun prior to that date.
3. Structures for raising hogs, such as pens, sties, shelters, feeders, and the like shall not be located within 200 feet of any plot line.
4. Hogs shall not be placed, kept or permitted within 100 feet of any plot line, within 500 feet of a dwelling under different and separate ownership nor within 500 feet of any residentially-zoned property.

#### SECTION 12.12 MINIMUM FLOOR AREA

The minimum floor area of a single-family dwelling shall be 600 square feet, except for temporary housing for migratory farm labor.

\* ARTICLE XIII AGRICULTURAL-UTILITY A-3 DISTRICT

The following regulations shall apply in all A-3 Districts:

SECTION 13.1 PURPOSE OF DISTRICT

The A-3, Agricultural-Utility District, is intended to apply to rural areas within which certain kinds of utility installations will be a necessary and appropriate use.

SECTION 13.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an A-2 District, subject to the limitations and requirements specified for such use in an A-2 District.
2. Public utility and public service: buildings, not including power plants.
3. Sewage or water: pumping stations, lift stations, tanks, reservoirs or treatment plants.
4. Radio or television transmitting or receiving: station, structure or tower.
5. Research park, for investigation and experimentation in fields of inquiry such as medical, biological, chemical, agricultural and others of a similar nature but not including any manufacturing, sales or display of any product on the premises. Accessory uses shall include offices, libraries, laboratories, clinics, hospitals, barns, storage, shops and dwellings.
6. Accessory uses and structures.

SECTION 13.3 USES PROHIBITED

The permissible uses enumerated in Section 13.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Manufacturing or industrial establishments.
2. Wholesale, warehouse or storage establishments.
3. Junk yards, house wrecking yard, automobile wrecking, used auto parts, display, storage or sale.

\* Effective 5/5/61

4. Automobile, truck or trailer: display, storage, service, repair or sale.
5. Oil, asphalt, or petroleum products: drilling, removal, storage, processing or sale.
6. Building supplies or materials: display, storage or sale.
7. Contractor, construction or equipment yard.
8. Display, storage or sale of merchandise.

#### SECTION 13.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 500 feet.

#### SECTION 13.5 PLOT SIZE

Every plot shall be at least 5 acres in area, except that a lift station on a sewer line may be located on a plot at least 75 feet wide and 7500 square feet in area.

#### SECTION 13.6 COVERAGE

The combined area occupied by all buildings and structures shall not exceed 20 per cent of the plot area.

#### SECTION 13.7 YARDS

1. Every plot shall be provided with yards not less than 50 feet in depth or width, except as hereinafter specified for lift stations.
2. Any structure used as part of a sewage treatment plant, water treatment plant, or water pumping plant, including tank, bins, settling basins, reservoirs and other similar facilities, shall be located at least 100 feet from any plot line.
- \*3. Any structure or building exceeding 20 feet in height shall not be located nearer to any property in separate or different ownership than a distance equal to one-half the height of such structure or building.

#### SECTION 13.8 YARD MODIFICATIONS

On a plot used only for a sewage lift station and having no building over 10 feet in height and no structure over 25 feet in height, the required yards shall be reduced to 25 feet in depth or width.

\* Amended 9/14/62



\* ARTICLE XIV AGRICULTURAL-AMUSEMENT A-4 DISTRICT

The following regulations shall apply in all A-4 Districts:

SECTION 14.1 PURPOSE OF DISTRICT

The A-4, Agricultural-Amusement District, is intended to apply to undeveloped areas within which certain types of recreational uses will be appropriate to a rural environment.

SECTION 14.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an A-1 District subject to the limitations and requirements specified for such use in an A-1 District.
2. Outdoor recreational establishments of a commercial nature, including drive-in theatre, miniature golf course, golf or baseball driving range, swimming pool, bathing beach, picnic grounds.
3. Amusement pier, mechanical riding devices, carnivals, circuses, animal display, aquarium, menagerie, exhibit museum, and similar facilities.
4. Stadium, amphitheatre, arena.
5. Outdoor rifle, shotgun or pistol shooting range.
6. Race track for animals or vehicles.
7. Accessory uses and structures.

SECTION 14.3 USES PROHIBITED

The permissible uses enumerated in Section 14.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Manufacturing or industrial establishment.
2. Wholesale, warehouse or storage establishments.
3. Junk yards, housewrecking yard, automobile wrecking, used auto parts, display, storage or sale.
4. Automobile, truck or trailer: display, storage, service, repair or sale.

5. Oil, asphalt or petroleum products: drilling, removal, storage, processing or sale.
6. Building supplies or material: display, storage or sale.
7. Contractor, construction or equipment yard.
8. Display, storage or sale of merchandise except as accessory to a permitted use.

#### SECTION 14.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 100 feet.

#### SECTION 14.5 PLOT SIZE

Every plot shall be not less than 150 feet in width and shall be at least one acre in area.

#### SECTION 14.6 COVERAGE

The combined area occupied by all buildings and structures shall not exceed 20 per cent of the plot area.

#### SECTION 14.7 YARDS

1. Every plot shall be provided with yards adjacent to all plot lines, and each such yard shall not be less than 50 feet in depth measured perpendicularly to the plot line.
2. In addition to the above required yards, any building or structure shall be set back from all plot lines an additional one foot for each foot by which the height of such building or structure exceeds 25 feet in height.

#### SECTION 14.8 YARD MODIFICATIONS

Notwithstanding any limitation or requirement specified in the preceding Section, the following uses and structures shall not be located nearer to any property in separate and different ownership than the following:

- |  |          |
|--|----------|
| 1. For go-cart tracks, no racing:      | 50 feet  |
| 2. For mechanical riding devices:      | 200 feet |
| 3. For race tracks:                    | 500 feet |
| 4. For stadium, amphitheatre or arena: | 300 feet |

SECTION 14.9 LIMITATIONS OF USES

1. Parking areas shall not be located nearer than 25 feet to any street or alley plot line nor nearer than 50 feet to any other plot line.
2. Parking area shall be surfaced with a hard, durable, dust-less material having an asphaltic or Portland cement binder, and shall be maintained in good, clean condition.



\* ARTICLE XV AGRICULTURAL-EXCAVATION A-5 DISTRICT

The following regulations shall apply in all A-5 Districts:

SECTION 15.1 PURPOSE OF DISTRICT

The A-5, Agricultural-Excavation District, is intended to apply to undeveloped areas, the future character of which is undetermined, wherein there are natural deposits which can be removed without serious damage to the ultimate development of the County.

SECTION 15.2 USES PERMITTED

No building or structure or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an A-1 District, subject to the limitations and requirements specified for such use in an A-1 District.
2. Sand, gravel, rock or stone pit or quarry or other operation involving the extraction or mining of natural material. Removal of earth or top soil.
3. Crushing, screening and processing of materials mined or excavated on the premises, including concrete batching or mixing and asphalt mixing.
4. Accessory uses and structures.

SECTION 15.3 USES PROHIBITED

The permissible uses enumerated in Section 15.2 above shall not be construed to include, either as a principal or accessory use any of the following which are listed for emphasis:

1. Manufacturing or industrial establishments, except incidental to mining operations on the premises.
2. Wholesale, warehouse or storage establishments.
3. Junk yards, house wrecking yard, automobile wrecking, used auto parts, display, storage or sale.
4. Automobile, truck or trailer: display, storage, service, repair or sale.
5. Oil, asphalt or petroleum products: drilling, removal, storage, processing or sale, except incidental to mining

\* Effective 5/5/61

operations on the premises.

6. Building supplies or material: display, storage or sale.
7. Contractor, construction or equipment yard.
8. Display, storage or sale of merchandise.

#### SECTION 15.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 100 feet.

#### SECTION 15.5 PLOT SIZE

Every plot shall be not less than 5 acres in area.

#### SECTION 15.6 YARDS

Every plot shall conform to all of the provisions of Article XLVII, Excavation Regulations.

#### SECTION 15.7 LIMITATIONS OF USES

No building or structure shall be located nearer than 100 feet to any plot line.

No mixing or batching plant, or bin, tank, silo or structure incidental to such plant, shall be located nearer than 300 feet to any property in separate and different ownership.

\*ARTICLE XVI AGRICULTURAL-DISPOSAL A-6 DISTRICT

The following regulations shall apply in all A-6 Districts:

SECTION 16.1 PURPOSE OF DISTRICT

The A-6, Agricultural-Disposal District, is intended to apply to areas appropriate for the disposal of materials wherein such disposal will not adversely effect desirable future development.

SECTION 16.2 USES PERMITTED

No building or structure or part thereof, shall be erected, altered or used or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an A-1 District, subject to the limitations and requirements specified for such use in an A-1 District.
2. Dump, sanitary fill, incinerator.
3. Accessory structures and uses.

SECTION 16.3 USES PROHIBITED

The permissible uses enumerated in Section 16.2 above shall not be construed to include either as a principal or accessory use any of the following which are listed for emphasis:

1. Manufacturing or industrial establishments.
2. Wholesale, warehouse or storage establishments.
3. Junk yards, house wrecking yard, automobile wrecking, used auto parts, display, storage or sale.
4. Automobile, truck or trailer: display, storage, service, repair or sale.
5. Oil, asphalt, or petroleum products: drilling, removal, storage, processing or sale.
6. Building supplies or material: display, storage or sale.
7. Contractor, construction or equipment yard.
8. Display, storage or sale of used or secondhand merchandise.

\* Effective 5/5/61



#### SECTION 16.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 150 feet.

#### SECTION 16.5 PLOT SIZE

1. A plot used for disposal of refuse, not including garbage or animal refuse, shall be not less than 5 acres in area.
2. A plot used for disposal of refuse including garbage or animal refuse, shall be not less than 20 acres in area.
3. A plot used for an incinerator shall be not less than 40 acres in area.

#### SECTION 16.6 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and uses shall not exceed 10 per cent of the plot area.

#### SECTION 16.7 YARDS

1. Every plot shall have side and rear yards at least 50 feet in depth or width and a front yard at least 75 feet in depth.
2. Every plot used for disposal of refuse including garbage or animal refuse shall have yards adjacent to all plot lines not less than 100 feet in depth.
3. No part of any incinerator or its appurtenant attached building or structures shall be located within 500 feet of any plot line.

#### SECTION 16.8 LIMITATIONS OF USES

Any plot utilized for a dump or for deposit of refuse shall be used, operated and maintained in accordance with the following regulations:

1. An attendant be kept on duty during hours the disposal area is open to control ~~deposit of refuse~~.
2. The disposal area shall be enclosed sufficiently by a fence with gate or by other means so as to limit use to authorized periods, and for proper purposes.
- \*3. No burning of refuse shall be permitted within 10,560 feet of any residentially-zoned property in the incorporated or unin-

\* Amended 11/10/61

corporated territory of Broward County, except by combustion in a completely enclosed incinerator of adequate design and operation to prevent emission of fly ash and dense smoke. There shall be no burning of refuse between the hours of 7:00 p.m. and 7:00 a.m.

4. No refuse to be deposited within any required yard.
5. Refuse to be compacted daily and topped by a soil cover daily.
6. Maximum depth of fill shall not exceed 10 feet above existing ground level.

\* ARTICLE XVII AGRICULTURAL-RESTRICTED DISPOSAL A-7 DISTRICT

The following regulations shall apply in all A-7 Districts:

SECTION 17.1 PURPOSE OF DISTRICT

The A-7, Agricultural-Restricted Disposal District, is intended to apply to areas appropriate for the disposal of materials on a restricted basis, wherein such restricted disposal will not prevent proper development of surrounding territory.

SECTION 17.2 USES PERMITTED

No building or structure or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an A-1 District, subject to the limitations and requirements specified for such use in an A-1 District.
2. Dump, sanitary fill, disposal area.
3. Accessory structures and uses.

SECTION 17.3 USES PROHIBITED

The permissible uses enumerated in Section 17.2 above shall not be construed to include either as a principal or accessory use any of the following which are listed for emphasis:

1. Manufacturing or industrial establishments.
2. Wholesale, warehouse or storage establishments.
3. Junk yards, house wrecking yard, automobile wrecking, used auto parts, display, storage or sale.
4. Automobile, truck or trailer: display, storage, service, processing or sale.
5. Oil, asphalt or petroleum products: drilling, removal, storage, processing or sale.
6. Building supplies or material: display, storage or sale.
7. Contractor, construction or equipment yard.
8. Display, storage or sale of used or secondhand merchandise.

\* Effective 11/10/61



#### SECTION 17.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 150 feet.

#### SECTION 17.5 PLOT SIZE

1. A plot used for disposal of refuse, not including garbage or animal refuse, shall be not less than 5 acres in area.
2. A plot used for disposal of refuse including garbage or animal refuse, shall be not less than 20 acres in area.

#### SECTION 17.6 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and uses shall not exceed 10 per cent of the plot area.

#### SECTION 17.7 YARDS

1. Every plot shall have side and rear yards at least 50 feet in depth or width and a front yard at least 75 feet in depth.
2. Every plot used for disposal of refuse including garbage or animal refuse shall have yards adjacent to all plot lines not less than 100 feet in depth.

#### SECTION 17.8 LIMITATIONS OF USES

Any plot utilized for a dump or for deposit of refuse shall be used, operated and maintained in accordance with the following regulations:

1. An attendant be kept on duty during hours the disposal area is open to control deposit of refuse.
2. The disposal area shall be enclosed sufficiently by a fence with gate or by other means so as to limit use to authorized periods, and for proper purposes.
3. There shall be no burning or incineration of any kind.
4. No refuse is to be deposited within any required yard.
5. Refuse is to be compacted daily and topped by a soil cover daily.
6. Maximum depth of fill shall not exceed 10 feet above existing ground level.

ARTICLE XVIII ONE-FAMILY DWELLING - R-1A TO R-1C DISTRICTS.

The following regulations shall apply in all R-1A, R-1B and R-1C Districts:

SECTION 18.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one of the following uses:

1. One-family dwelling
2. Recreation buildings and facilities, playgrounds, playfields, parks, beaches, owned and operated by Federal, State, County or Municipal Government.
3. Existing cemetery, crematory or mausoleum.
4. Existing railroad right of way, not including switching, freight, or storage tracks, yards, buildings or maintenance structures.
5. Publicly owned and operated library, art gallery or museum.
- \*6. Educational, recreational and social centers not operated for profit and intended to serve the surrounding neighborhood. Such use shall be located on a plot having at least 40,000 square feet of area and having at least 200 feet of street frontage. Any building or roofed-structure on a plot utilized for such use shall be located at least 50 feet from any other residentially-zoned property. No parking area shall be located within 20 feet of any plot line.
- \*7. Golf course, not including miniature golf course or practice driving tee, providing plot comprises at least 100 acres of land in one parcel and any accessory parking area, building or structure is located at least 100 feet from any other residentially-zoned property.
- \*8. Church, and church or parochial school incidental to a church on the same premises. Such use shall be located on a plot having at least 40,000 square feet of plot area and having at least 200 feet of street frontage. The coverage of all roofed-structures shall not exceed 25 per cent of the plot area. No building or roofed-structure shall be located within 40 feet of any other residentially-zoned property. No parking area shall be located within 10 feet of any plot line.

\*Effective 5/12/61

\*9. Sewage or water: treatment, pumping and storage plants to serve the surrounding residential area. Such plants shall conform to the following requirements:

- a. The plot shall be not less than 100 feet in width and 10,000 square feet in area, and as large as necessary to provide required setback areas.
- b. No building or structure shall be located nearer to any other residentially-zoned property or to any street line than a distance equal to the height of such building or structure.
- c. No unenclosed sewage treatment facility shall be located nearer to any street line than 125 feet nor nearer to any other residentially-zoned property than 175 feet.

No enclosed sewage treatment facility, or water pumping or treatment facility, shall be located nearer than 35 feet to any street line or nearer than 50 feet to any other residentially-zoned property.

- c. All plots shall have a landscaped setback area at least 35 feet in width or depth adjacent to all street lines, and adjacent to all plot lines separating the subject plot from other residentially-zoned property. The landscaped setback area shall not be used for any building, structure, fence, wall, parking, storage or other use except that a fence not over 5 feet in height may be erected in any such setback area at least 35 feet from any street line. The landscaped setback area shall be planted with grass, shrubbery and trees, and no part shall be paved or surfaced except for minimum driveways and walkways for access. All landscaping shall be maintained in a healthy, growing condition, properly trimmed and watered.
- d. All machinery, equipment and mechanical or electrical facilities shall be so designed and operated as to minimize noise effects upon surrounding residential properties.
- e. Plots shall not be used for business, storage or service purposes for a franchised area.

\*10, Sewage lift or pumping stations, containing no treatment facilities, subject to the following requirements:

\* Effective 5/12/61



- a. Where the station is of the underground type, all parts of which are at least 3 feet below grade except for an access tube not over 5 feet in maximum horizontal dimension extending not over 3 feet above grade, and meters and switches on a post extending not over 5 feet above grade, such access tube and meter or switch post may be located within a utility easement but not less than 15 feet from any street line. If not located in a utility easement, all such above ground structures shall be at least 25 feet from any street line and at least 15 feet from any plot line.
- b. Where the station is wholly or partially above grade, there shall be a yard at least 30 feet in depth adjacent to all residentially-zoned property. These requirements shall supersede the requirements of Sections 18.2, 18.5, 18.6 and 18.7.

All yards and plot area shall be landscaped with grass, shrubbery and trees which shall be kept in a healthy, growing condition, properly watered and trimmed.

\*11. Transformer substation subject to the following requirements:

- a. The plot shall be provided with yards not less than 30 feet in depth or width adjacent to all street lines and plot lines of other residentially-zoned property and a yard at least 25 feet in depth adjacent to a rear plot line.

The yards required under this paragraph shall be fully landscaped with grass, shrubbery and trees, and shall not be used for any fence, wall, building or structure, except that a fence not over 6 feet in height may be erected at least 30 feet from any street line. Minimum driveways or walkways necessary for access may cross required yards.

All landscaped areas shall be maintained in a healthy growing condition, properly watered and trimmed.

\*12. Uses accessory to any of the above uses when located on the same plot and not involving the conduct of any business, trade, occupation or profession.

SECTION 18.2 SIZE OF PLOT

Every plot upon which a residential structure is hereafter erected shall not be less in size than the following:

\* Effective 5/12/61

R-1A Districts: Plot width of 100 feet and plot area of 10,000 square feet.

R-1B Districts: Plot width of 75 feet and plot area of 7,500 square feet.

R-1C Districts: Plot width of 60 feet and plot area of 6,000 square feet.

Provided, however, that in areas subdivided prior to the effective date of Zoning Resolution, a plot consisting of a lot of record may be utilized for a one-family dwelling.

Every plot upon which a permitted non-residential structure or use is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

### SECTION 18.3 PLOT COVERAGE

The combined area occupied by all principal and accessory buildings shall not exceed 40 per cent of the area of the plot.

### \*SECTION 18.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding either two stories or 35 feet, except that a steeple or tower on a church may extend to a height of 50 feet.

### SECTION 18.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for a one-family dwelling shall have a front yard not less than 25 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.
2. NON-RESIDENTIAL USES: Every plot utilized for a non-residential building, structure or use, except accessory buildings, structures or uses, shall have a front yard not less than 30 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.

### SECTION 18.6 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for a one-family dwelling shall have a side yard on each side, each of which shall be at least 10 feet wide in an R-1A and at least 7½ feet wide in R-1B or R-1C District, except that where a plot is less than 60 feet in width, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot utilized for a non-residential building, structure or use, except accessory buildings, structures or uses, shall have a side yard on each side, each of which shall be not less than 20 feet in width with an

increase of one foot in width of each side yard for every two feet in height of the structure in excess of 20 feet.

3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and in addition thereto a side yard at least 15 feet in width on the side of the plot abutting on the side street, unless a greater width is required under Article V, Yard Space Districts.

#### SECTION 18.7 REAR YARD

1. RESIDENTIAL USES: Every plot used for a one-family dwelling shall have a rear yard not less than 15 feet in depth.
2. NON-RESIDENTIAL USES: Every plot utilized for a non-residential building, structure or use, except accessory buildings, structures or uses, shall have a rear yard not less than 25 feet in depth.

#### SECTION 18.8 MINIMUM FLOOR AREA

A one-family dwelling shall have a minimum floor area of 1500 square feet in an R-1A District, 1000 square feet in an R-1B district and 600 square feet in an R-1C district.



\* ARTICLE XIX ONE-FAMILY DWELLING - PARKING R-1P DISTRICTS

The following regulations shall apply in all R-1P Districts:

SECTION 19.1 PURPOSE OF DISTRICT

The R-1P, One-Family Dwelling-Parking District, is intended to apply to areas normally residential in character and located in a generally residential neighborhood which are located adjacent to a business district and which are needed for non-commercial off-street parking to serve public convenience, to reduce street congestion and to facilitate desirable business development for service to the surrounding residential sections.

SECTION 19.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-1A District, subject to the limitations and requirements specified in the Zoning Regulations for such use in that district.
2. Open parking lot, for the parking of private passenger vehicles, subject to all of the provisions of Section 19.4, Open Parking Lot Regulations.

SECTION 19.3 LOCATION OF R-1P DISTRICTS

An R-1P District shall be contiguous to, or separated only by an alley from a B-1, B-2, B-2A or B-3 District.

SECTION 19.4 OPEN PARKING LOT REGULATIONS

1. LIMITATION OF USE

Parking area shall be used only for the parking of private passenger vehicles, in good running order of customers, clients, patrons, visitors, employees in the business area. No charge shall be made for parking. No business of any kind, including repair, service, washing, sale, display or storage, shall be conducted on or from the plot.

No structures other than those specifically permitted or required shall be erected on the premises.

No advertising signs shall be erected on the premises except that not more than one directional sign at each point of ingress or egress may be erected which may also bear the name of the operator of the parking area and the enterprise it is intended to serve. Such signs sha

not exceed 20 square feet in area, not extend to a greater height than 6 feet above the ground, and shall be erected within the parking area.

2. INGRESS AND EGRESS

Ingress and egress for such parking areas shall be over business-zoned property or from streets or alleys separating the parking area from the business district. In no case shall residentially-zoned property be used for driveways for access to the parking area, except that where there is not an alley separating the parking area from the business-zoned property, not more than 20 feet of residentially-zoned property adjacent to business zoning may be used for access.

3. PROTECTIVE WALL

The parking area shall be provided with a continuous unpierced masonry wall 5 feet in height adjacent to all required yards and adjacent to all other contiguous residentially-zoned property. All such walls shall be smoothly finished and shall not be used for any sign.

4. SIDE YARDS

Where the parking plot is contiguous to side plot lines of residentially-zoned property, a side yard at least 10 feet in width shall be provided.

Where the parking lot is separated by a street from residentially-zoned property whereon the side plot lines abut the street, a side yard at least 5 feet in width shall be provided.

5. FRONT YARDS

Where the parking plot is located upon a street upon which residentially-zoned properties front and abut in the same block, a front yard shall be provided at least 25 feet in depth. Where one or both of the plots contiguous to and on each side of the parking plot are developed with residential structures having front yards greater than 25 feet in depth, the front yard on the parking plot shall be not less in depth than the deeper of these existing front yards, unless a greater depth is required under Article V, Yard Space Districts.

6. LANDSCAPING

All yard spaces between the required wall and plot lines shall be landscaped with at least one hedgerow of hardy shrubs, not less than 5 feet in height, placed next

to the walls, and the remainder of the yard spaces shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance, and yard spaces shall be kept free of refuse or debris.

7. SURFACING

The parking area shall be provided with a pavement having an asphaltic or Portland cement binder, and shall be so graded and drained as to dispose of all surface water accumulation within the parking area.

8. LIGHTING

Where lighting facilities are provided for the parking area they shall be designed and installed so as to reflect the light away from any contiguous residentially-zoned property.



\*ARTICLE XX MOBILE HOME DWELLING R-1T DISTRICT

The following regulations shall apply in all R-1T Districts:

SECTION 20.1 PURPOSE OF DISTRICT

The R-1T, Mobile Home Dwelling District is intended to apply to areas to be used for the parking or placement of house trailers for living quarters for permanent occupancy or individually-owned plots or for occupancy under a lease or rental for a period in excess of one year.

SECTION 20.2 USES PERMITTED

No building or structure or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following specified uses:

1. One single-family dwelling in the form of a house-trailer together with attached appurtenant and accessory structures.
- \*2. Sewage and water treatment, pumping and storage plants to serve an R-1T District, and conforming to the provisions of Section 18.1, Paragraph 9 of the Zoning Resolution.
- \*3. Educational, recreational, service and social centers not operated for profit and intended to serve the surrounding neighborhood, and located on a plot having at least 10,000 square feet of area and having at least 100 feet of street frontage. Any building or roofed-structure shall be located at least 25 feet from any other residentially-zoned property.
- \*4. Sewage lift or pumping stations, subject to the requirements specified in Section 18.1, Paragraph 10 of the Zoning Resolution.
- \*5. Transformer substation, subject to the requirements of Section 18.1, Paragraph 11 of the Zoning Resolution.

SECTION 20.3 LIMITATIONS AND SPECIAL REQUIREMENTS

- \*1. The mobility of the vehicle used as a mobile home or house trailer shall be maintained. Each unit of a mobile home originally moved onto the site as a separate house trailer, shall be kept currently licensed each year as provided under Section 320.081, Florida Statutes.

\* Amended 5/12/61  
\*\* Amended 4/13/62



2. Attached appurtenant and accessory buildings and structures shall meet all County Building Code requirements.
3. Plumbing fixtures and electrical connections associated with cooking facilities shall not be permitted in any building or structure other than the mobile home itself.
4. Each plot shall abut on a public street at least 50 feet in width.
5. Any R-1T District shall be at least 5 acres in gross area. R-1T zoning shall be applied only to property properly platted under a subdivision plat of record.
6. Each plot shall be supplied with water and sewer facilities meeting the standards of the County Health Department and approved by that Department.
- \*7. For the purpose of this Article the term "mobile home" shall mean a house trailer which is moved to the site on its own wheels, the mobility of the house trailer being maintained by built-in undercarriage and/or axles, so that the house trailer can be removed from the site on its own wheels which were used in moving it to the site. This definition shall not preclude the temporary removal of the wheels provided they are stored on the site, nor shall it preclude the use of foundations for temporary support of the house trailer while the wheels are temporarily removed.

#### SECTION 20.4 HEIGHT

No building or structure or part thereof shall be erected to a height exceeding 12 feet, provided that this limitation shall not apply to radio or television antennae.

#### SECTION 20.5 PLOT SIZE

\*Each plot shall be not less than 40 feet in width and not less than 80 feet in depth, width to be measured perpendicularly to the side lot line. This requirement shall not apply to any area, subdivision, or development, part or all of which was used for mobile home dwellings prior to January 1, 1962, and which has been zoned in an R-1T District after January 1, 1962.

\*Amended 4/13/62

## **\*\*SECTION 20.6 YARDS**

1. **SIDE YARDS:** Every plot shall be provided with side yards not less than 4 feet in width, except that a roofed carport, without enclosure or side walls, may be located not closer than 2 feet to any interior side plot line. The side of an open carport erected as an addition to a mobile home shall not be deemed to be enclosed by an exterior wall of the mobile home, or by an exterior wall of a storage room.
2. **FRONT YARDS:** Every plot shall be provided with a front yard not less than 6 feet in depth.
3. **REAR YARDS:** Every plot shall be provided with a rear yard not less than 8 feet in depth.
4. **ENCROACHMENTS:** No enclosed or roofed structure shall be located in any required yard or setback area, except as specified in Paragraph 1 above.
5. **EXEMPTED AREAS:** In areas, subdivisions or developments, part or all of which was used for mobile home dwellings prior to January 1, 1962, and which has been zoned in an R-1T District after January 1, 1962, shall be exempt from the provisions of Paragraphs 1, 2 and 3 above, but the following setback requirements shall apply therein:

Roofed or enclosed structures shall not be located less than 5 feet from a front plot line, less than 8 feet from a rear plot line, nor less than 4 feet from a side plot line, except that a roofed carport without enclosure or side walls may be located not less than 2 feet from a side plot line. The side of an open carport erected as an addition to a mobile home shall not be deemed to be enclosed by an exterior wall of the mobile home, or by an exterior wall of a storage room.

## **\*SECTION 20.7 EXISTING MOBILE HOME DEVELOPMENTS**

Any area, subdivision or development, part or all of which was used for mobile home dwellings prior to January 1, 1962, and which is zoned in an R-1T District after January 1, 1962, shall not be subject to the requirements of Section 20.3, Paragraphs 4 and 5.

- \* Effective 4/13/62
- \*\* Effective 11/13/64

## ARTICLE XXI TWO-FAMILY DWELLING R-2 DISTRICTS

The following regulations shall apply in all R-2 Districts:

### SECTION 21.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-1A, R-1B, or R-1C District subject to the limitations, requirements and procedure specified for such use.
2. Two-family dwelling.
3. Two one-family dwellings.
4. Church and church school incidental to church.
5. Uses accessory to any of the above when located on the same plot and not involving the conduct of any business, trade, occupation or profession.

### SECTION 21.2 SIZE OF PLOT

- \*1. DWELLINGS: Every plot upon which a residential structure is erected shall be not less than 60 feet in width and 6,000 square feet in area, except that a plot, consisting of a single lot of record not less than 50 feet in width, and held in separate ownership at the effective date of the Zoning Resolution, may be utilized for a two-family dwelling.
2. NON-RESIDENTIAL USES: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

### SECTION 21.3 PLOT COVERAGE

The combined area occupied by all main and accessory buildings shall not exceed 40 per cent of the area of the plot.

### \*\*SECTION 21.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding either two stories or 35 feet, except that a steeple or tower on a church may extend to a height of 50 feet.

\*Amended 5/12/61

\*\*Amended 1/17/64



SECTION 21.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth.

SECTION 21.6 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a side yard on each side, each of which shall be at least  $7\frac{1}{2}$  feet in width, except that where a plot is less than 60 feet in width, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 20 feet in width, with an increase of one foot in width of each side yard for each 2 feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be front yard as here-before specified, and also a side yard at least 15 feet in width on the side of the plot abutting on the side street.

SECTION 21.7 REAR YARD

- \*1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

SECTION 21.8 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet and the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet.

\*Amended 3/13/59

\*ARTICLE XXII TWO-FAMILY DWELLING - PARKING R-2P DISTRICTS

The following regulations shall apply in all R-2P Districts:

SECTION 22.1 PURPOSE OF DISTRICT

The R-2P, Two-Family Dwelling-Parking District, is intended to apply to areas normally residential in character and located in a generally residential neighborhood which are situated adjacent to a business district and which are needed for non-commercial offstreet parking to serve public convenience, to reduce street congestion and to facilitate desirable business development to serve the surrounding residential sections.

SECTION 22.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-2 District, subject to all of the limitations and requirements specified in the Zoning Resolution for such use in that District.
2. Any use permitted in an R-1P District, subject to all of the limitations and requirements specified in the Zoning Resolution for such use in that District.

SECTION 22.3 LOCATION OF R-2P DISTRICTS

An R-2P District shall be contiguous to, or separated only by an alley from a B-1, B-2, B-2A or B-3 District.

\* Amended 5/12/61

**\*ARTICLE XXIII TWO-FAMILY DWELLING R-2U DISTRICTS**

The following regulations shall apply in all R-2U Districts:

**SECTION 23.1 PURPOSE OF DISTRICT**

The R-2U, Two-Family Dwelling District, is intended to apply to areas to be used for the construction of dwellings containing two dwelling units, which are designed, arranged and constructed for the ownership of each dwelling unit by a separate and different owner.

**SECTION 23.2 USES PERMITTED**

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following specified uses:

1. Any use permitted in an R-2 District, subject to all limitations and requirements specified in the Zoning Resolution for such use in that District.
2. Two-family dwellings which are designed, arranged and constructed for the ownership of each dwelling unit by a separate and different owner.
3. Uses accessory to any of the above when located on the same plot and not involving the conduct of any business, trade, occupation or profession.

**\*\*SECTION 23.3 SIZE OF PLOT**

1. DWELLINGS: Every plot upon which a residential structure is erected shall be not less than 60 feet in width and 6,000 square feet in area; provided that each unit of a two-family dwelling may be located on a lot not less than 30 feet in width and 3,000 square feet in area, except that a portion of a common party wall separating two such one-family dwelling units may be located on the adjoining lot.

**\*EFFECTIVE 9/14/62**

**\*\*AMENDED 2/14/64**



#### SECTION 23.4 PLOT COVERAGE

The combined area covered by all main and accessory buildings and roofed structures shall not exceed 40 per cent of the area of the plot.

#### SECTION 23.5 HEIGHT

No building or structure, or part thereof shall be erected or altered to a height exceeding two stories or 30 feet, except that a steeple or tower on a church may extend to a height of 50 feet.

#### SECTION 23.6 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth.

#### SECTION 23.7 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a side yard on each side, each of which shall be at least  $7\frac{1}{2}$  feet in width, provided that where a two-family dwelling is erected on two platted lots with a dividing party wall centered on the common lot line between the two platted lots, a side yard shall not be required adjacent to and on either side of said common lot line.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 20 feet in width, with an increase of one foot in width of each side yard for each two feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified and also a side yard at least 15 feet in width on the side of the plot abutting on the side street.

#### SECTION 23.8 REAR YARD

1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

SECTION 23.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling in a separate detached building shall be 600 square feet. The minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet.

SECTION 23.10 LIMITATIONS AND SPECIAL REQUIREMENTS

1. Property to be zoned in an R-2U District shall be platted under a subdivision plat of record, into lots of such size as will meet the minimum requirements for sites for individual units of a two-family dwelling for ownership by separate and different owners.

ARTICLE XXIV LOW DENSITY MULTIPLE R-3 DISTRICT

The following regulations shall apply in all R-3 Districts:

SECTION 24.1 USES PERMITTED

No Building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-1A, R-1B, R-1C or R-2 District, subject to the limitations, requirements and procedure specified for such use.
2. Multiple dwellings.
3. Private office for a doctor or dentist accessory to a dwelling provided such office does not exceed 25% of the floor space of a dwelling unit occupied by such doctor or dentist and not more than one doctor or dentist practices in such office.
4. Nursery school or child care center when building is located not less than 20 feet from any other plot in an R District, provided that there is established, maintained and used for the children at play in connection therewith one or more completely and securely fenced play lots which if closer than 50 feet to any property line, shall be screened by a masonry wall or compact evergreen hedge not less than 5 feet in height, located not less than 20 feet from any other plot in an R. District.
5. Rooming house with not more than 4 rooms for rent.
6. Public, private or parochial:  
Elementary, junior and senior high schools. Private and parochial schools shall offer curricula substantially equivalent to public schools of comparable grades and shall meet the academic requirements of the State Department of Education.
- \* 7. Open parking lots for the parking of private passenger vehicles, subject to all the provisions of Section 24.10, Open Parking Lots.
8. Uses accessory to and of the above uses not involving the conduct of any business, trade, occupation or profession, including a distributor transformer station for direct service to customers.

SECTION 24.2 SIZE OF PLOT

1. DWELLINGS: Every plot upon which a dwelling is erected shall be not less than 60 feet in width and 6000 square feet in area, provided that a plot consisting of a single

\*Effective 5/12/61



lot of record on the effective date of the Zoning Resolution may be utilized for a one-family dwelling.

2. NON-RESIDENTIAL USES: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width, and 10,000 square feet in area.

#### SECTION 24.3 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed 40 per cent of the area of the plot for two-story buildings or 50 per cent for one-story buildings.

#### \*SECTION 24.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding either two stories or 35 feet, except that a steeple or tower on a church may extend to a height of 50 feet.

#### SECTION 24.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use in non-residential shall have a front yard not less than 30 feet in depth.

#### SECTION 24.6 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a side yard on each side, each of which shall be at least 7½ feet in width for a one-family or a two-family dwelling and at least 10 feet in width for other residential uses, except that on a plot less than 60 feet in width which is utilized for a one-family or two-family dwelling, each side yard shall be at least 5 feet in width.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 25 feet in width with an increase of one foot in width for each 2 feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and also a side yard at least 15 feet in width on the side of the plot abutting on a side street.



#### SECTION 24.7 REAR YARD

1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting upon a waterway shall be at least 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

#### SECTION 24.8 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>Size of Dwelling Unit</u>	<u>Square Feet of Plot Area</u>
One room	800
Two rooms	625
Three rooms	500
Four rooms	500
Each additional room	500

#### SECTION 24.9 MINIMUM FLOOR AREA

\*\*The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, and the minimum floor area of a dwelling unit in a multiple dwelling shall be 400 square feet.

#### SECTION 24.10 OPEN PARKING LOTS

\*Open parking lots for parking of private, self-propelled passenger vehicles, not including buses, as permitted under Section 24.1, Paragraph 7, shall be arranged, maintained and used in accordance with the following:

1. The plot shall provide a front yard not less than 25 ft. in depth, nor less than the front yard of any existing residential structure immediately adjacent and on either side of the plot.
2. A side yard shall be provided on each side of the plot, except on an alley side, not less than 10 feet in width.
3. An ornamental fence or wall 4 feet in height shall be placed between the parking area and the required yards and on the rear plot line, with only such openings as may be required for access.
4. The required front and side yards shall be planted and

kept in lawn that is maintained so as to present a healthy, neat and orderly appearance. The required yards shall be kept free from refuse and debris.

5. No signs shall be permitted other than unlighted entrance and exit markers, not exceeding 2 square feet in area, located within the parking area.
6. The parking area shall be provided and maintained with a stable surface treated and graded so as to prevent dust and surface water accumulation.
7. If lighting is provided for the parking area, all lights shall be subdued, shaded and focused away from all dwellings.
- \*8. No business of any kind, including repair, service, washing, sale, display or storage shall be conducted on or from the plot.

\* Effective 5/12/61

## ARTICLE XXV APARTMENT R-4 DISTRICT

The following regulations shall apply in all R-4 Districts:

### SECTION 25.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-3 District, subject to the limitations, requirements and procedure prescribed for such use.
2. Hospitals, sanitariums, convalescent homes, nursing homes.
3. Orphanages, institutions for the aged, indigent or infirm, but not including mental cases.
4. Community garage.
5. Accessory uses and structures.

### SECTION 25.2 SIZE OF PLOT

RESIDENTIAL USE: Every plot used for residential purposes shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a lot of record on the effective date of the Zoning Resolution, may be utilized for a one-family dwelling.

NON-RESIDENTIAL USE: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

### SECTION 25.3 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed the per cent given in the following table for various heights of building:

<u>HEIGHT</u>	<u>PER CENT</u>
One story	55
Two story	55
Three story	50
Four story	50
Five story	45
Six story	45
Seven story	40
Eight story	40

#### SECTION 25.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding eight stories or 100 feet.

#### SECTION 25.5 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth, unless a greater depth is required under Article V - Yard Space Districts.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth, unless a greater depth is required under Article V - Yard Space Districts.

#### SECTION 25.6 SIDEYARDS

1. ONE-FAMILY or TWO-FAMILY DWELLINGS: Every plot used for a one-family or two-family dwelling shall supply side yards as specified in Section 21.6
2. MULTIPLE DWELLINGS: Every plot used for a multiple dwelling or rooming house shall provide a side yard on each side, each of which shall be at least 10 feet in width, provided that the above required width of side yard shall be increased by  $1\frac{1}{4}$  feet for each 10 feet by which the height of building exceeds 22 feet, unless a greater width of the yard is required under Article V- Yard Space Districts.
3. NON-RESIDENTIAL USE: Every plot whose principal use is non-residential shall provide a side yard on each side, each of which shall be at least 25 feet in width with an increase of one foot in width for each 2 feet in height of the structure in excess of 20 feet, unless a greater width of the yard is required under Article V- Yard Space Districts.
4. Upon corner plots there shall be a front yard as hereinbefore specified, and also a side yard at least 15 feet in width on the side of the plot, abutting on the side street, unless a greater width is required under Paragraphs 1, 2, and 3 above or by Article V - Yard Space Districts.

#### SECTION 25.7 REAR YARD

1. ONE-FAMILY AND TWO-FAMILY DWELLINGS:

Every plot used for a one-family or a two-family dwelling shall have a rear yard not less than 15 feet in depth, except that a rear yard abutting on a waterway shall be at least 25 feet in depth.



2. OTHER USES: Every plot, the principal use of which is other than a one-family or two family dwelling, shall have a rear yard not less than 20 feet in depth, plus an increase in depth of 2 feet for every 10 feet in height of building or structure in excess of 44 feet.

SECTION 25.8 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One Room	550
Two Rooms	400
Three Rooms	300
Four Rooms	300
Each Additional Room	275

SECTION 25.9 MINIMUM FLOOR AREA

\*The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet and the minimum floor area of a dwelling unit in a multiple dwelling shall be 400 square feet.

\* ARTICLE XXVI PLANNED APARTMENT R-4A DISTRICT

The following regulations shall apply in all R-4A Districts:

SECTION 26.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-4 District.

SECTION 26.2 SIZE OF PLOT

Every plot shall be not less than one acre in area.

SECTION 26.3 HEIGHT

No building or structure, or part thereof, shall be erected, or altered to a height exceeding 8 stories or 100 feet.

SECTION 26.4 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and roofed structures shall not exceed the per cent given in the following table for various heights of building, such height of building being the height of the highest main building:

<u>HEIGHT</u>	<u>PER CENT</u>
One story	35%
Two "	30
Three "	30
Four "	29
Five "	27
Six "	25
Seven "	23
Eight "	21

SECTION 26.5 STREET YARDS

1. Where a street separates the plot from residentially-zoned property, there shall be a street yard on the plot adjacent to such street not less than 50 feet in width or depth.
2. Where a street separates the plot from non-residentially-zoned property, there shall be a street yard on the plot adjacent to such street not less than 25 feet in width or depth.

SECTION 26.6 SIDE YARDS

Every plot shall have a side yard on each side, each of which shall be at least 20 feet in width with an increase of 1 foot in width for each 2 feet in height of the structure in excess of 20 ft.

\*Effective 7/14/61-

#### SECTION 26.7 REAR YARD

Every plot shall have a rear yard not less than 20 feet in depth with an increase of one foot in depth for each two feet in height of the structure in excess of 20 feet.

#### SECTION 26.8 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One Room	700 sq. ft.
Two Rooms	500 " "
Three Rooms	400 " "
Four Rooms	350 " "
Each additional room over four rooms	300 " "

#### SECTION 26.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 1000 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 600 square feet, and the minimum floor area of a dwelling unit in a multiple dwelling shall be 400 square feet.

#### SECTION 26.10 SPECIAL YARD

Notwithstanding any other provision of the Zoning Regulations, the following requirements shall apply on all plots in R-4A Districts:

1. No part of any street yard within 25 feet of any street yard shall be used for parking.
2. No fence or hedge over two feet in height shall be located within 25 feet of any street line.
3. No accessory building or roofed structure shall be located in any required street yard.
4. No accessory building or roofed structure shall be located within 25 feet of any side or rear plot line.

#### SECTION 26.11 SITE DEVELOPMENT PLAN

1. No building or structure shall be erected or altered, or land or water used, or any change of use consummated, nor shall any building permit be issued therefor, unless and until a site development plan for such building, structure and/or use shall have been checked by the enforcing official and by the Broward County Planning Department for conformity with the Zoning Resolution.

2. The site development plan shall include in proper form, detail, dimension and scale, the following:
  - a. The location, character, size and height of all buildings, structures and uses on the plot, including walls or fences.
  - b. Location, character and enclosure of all outside facilities for waste storage and disposal.
  - c. All curb cuts, driveways, parking areas, loading areas.
  - d. All pedestrian walkways, walls, yards and landscaping.
  - e. Location, size, character, height and orientation of all signs other than flat or marquee signs.
  - f. Landscaping
3. The site development plan shall conform to all applicable provisions of the Zoning Resolution and shall in addition thereto provide such a design and arrangement of pertinent features and elements of the development and use of the plot as to:
  - a. Protect and minimize any undesirable effects upon contiguous and nearby residential property.
  - b. Provide sufficient offstreet parking and loading facilities so that use of streets in the vicinity for this purpose will not be unavoidable.
  - c. Provide sufficient setbacks and yards spaces adjacent to streets and to residentially-zoned property, with adequate landscaping in such yard and setback areas, in order to protect the appearance and character of the neighborhood.
  - d. Provide sufficient walls, fences, enclosures and/or hedges to prevent or minimize effects of noise, glare, odors, smoke, soot , upon surrounding residential property.

#### SECTION 26.12 MAINTENANCE

All setback areas, yards, walkways, driveways, and parking areas shall be maintained and kept in a neat and clean condition, free of refuse and debris.

All landscaped areas shall be maintained in a live, healthy, and growing condition, properly watered and trimmed. Any planting of grass, shrubs or tree which becomes dead or badly damaged shall be replaced with similar sound, healthy plant materials.



## ARTICLE XXVII MOTEL R-5 DISTRICT

The following regulations shall apply in all R-5 Districts:

### SECTION 27.1 USES PERMITTED

1. Any use permitted in an R-4 District, subject to the limitations, requirements and procedure prescribed for such use.
2. Hotel, motel, tourist home, lodging house, boarding house, villas, bungalow court.
3. Private club, lodge, fraternity, sorority and other similar uses, not operated for profit.
4. Institutions of an educational, philanthropic or eleemosynary character, not operated for profit, other than penal or correctional institutions or vocational or trade schools.
5. Medical or dental, office or clinic.
6. Colleges and universities offering courses of study leading to an academic degree and meeting the academic requirements of the Southern Association of Colleges and Secondary Schools.
7. Accessory uses and structures, not involving a business, except as provided in Section 27.2 following:

### SECTION 27.2 SPECIAL ACCESSORY USES

1. Hotels, apartment hotels and motels having 50 or more units may have restaurants, night clubs, dining rooms, or bars which are located in the main building and which are of such design and size as to cater primarily to the guests of the main use, subject to the provisions of all regulations of Broward County.
2. Hotels, apartment hotels, multiple dwellings and motels having one hundred or more guest rooms may have retail stores, personal service shops, offices and similar uses for the convenience of their guests.
3. The special accessory uses permitted under Paragraph 1 and 2 above shall be subject to the following limitations and requirements:
  - a. Access to such special accessory uses shall be limited to the interior of the building and there shall be no direct public access from the exterior of the building, provided that the doors for exit purposes only may be located in the exterior walls of the building.

- b. For each street front, one sign not to exceed 15 square feet in area shall be allowed for each 100 feet of street frontage or fraction thereof, but in no case shall the total of such signs exceed two signs per street frontage. Such signs shall be used to advertise the following accessory uses: restaurants, dining rooms, and cocktail lounges. Such accessory uses may be advertised only upon these permitted signs.
- c. There shall be no show windows or displays relating to such special accessory uses on the exterior of the building or visible from any street, waterway, ocean front or adjacent property.
- d. The space occupied by such special accessory uses shall be on the interior of the building and there shall be no evidence or indication of the existence of such special accessory uses on or from the exterior of the building.

#### SECTION 27.3 SIZE OF PLOT

Every plot shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution, not less than 50 feet in width, may be utilized for a one-family dwelling.

#### SECTION 27.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 3 stories or 50 feet.

#### SECTION 27.5 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed the per cent given in the following table for various heights of buildings:

<u>HEIGHT</u>	<u>PER CENT</u>
One story	55
Two story	55
Three story	50

#### SECTION 27.6 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
One room	450
Two rooms	275

SIZE OF DWELLING UNIT, cont'd    SQUARE FEET OF PLOT AREA, cont'd.

Three rooms	200
Four rooms	175
Each additional room	100

SECTION 27.7 FRONT YARD

Every plot shall have a front yard not less than 25 feet, unless a greater depth is required under Article V, Yard Space Districts.

SECTION 27.8 SIDE YARDS

1. ONE-FAMILY or TWO-FAMILY DWELLINGS: Every plot used for a one-family or two-family dwelling shall supply side yards as specified in Section 21.6.
2. OTHER PERMITTED USES: Every plot utilized for any other use permitted in an R-5 District shall provide a side yard on each side, each of which shall be at least 10 feet in width, provided that the above required width of side yard shall be increased by 2 feet for each 10 feet, or major fraction thereof, by which the height of the building exceeds 22 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified, and a side yard on the side street at least 15 feet in width, unless a greater width is required under Article V, Yard Space Districts.

SECTION 27.9 REAR YARD

Every plot shall have a rear yard not less than 25 feet in depth.

SECTION 27.10 MINIMUM FLOOR AREA

\*The minimum floor area of a one-family dwelling shall be 600 square feet, the minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet, the minimum floor area of a dwelling unit in a multiple dwelling shall be 400 square feet and the minimum floor area of a rental sleeping room in a hotel, motel, lodging house, tourist home or similar use shall be 150 square feet.

## ARTICLE XXVIII HOTEL R-6 DISTRICT

The following regulations shall apply in all R-6 Districts:

### SECTION 28.1 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an R-5 District, subject to the limitations, requirements and procedure prescribed for such use.

### SECTION 28.2 SIZE OF PLOT

Every plot shall be not less than 100 feet in width and 10,000 square feet in area, provided that a plot consisting of a single lot of record on the effective date of this Resolution not less than 50 feet in width, may be utilized for a one-family dwelling.

### SECTION 28.3 HEIGHT

No building or structure, or part thereof shall be erected or altered to a height exceeding 15 stories or 150 feet, provided that where any portion of a building or structure is utilized for a medical or dental office or clinic, such use shall not extend to a greater height than three stories or 35 feet.

### SECTION 28.4 PLOT COVERAGE

The combined area occupied by all main and accessory buildings and structures shall not exceed the per cent given in the following table for various heights of buildings:

<u>HEIGHT</u>	<u>PER CENT</u>
One story	55
Two story	55
Three story	50
Four story	50
Five story	45
Six story	45
Seven story	40
Eight story	40
Nine story	40
Ten story	40
Eleven story	40
Twelve story	40
Thirteen story	40
Fourteen story	40
Fifteen story	40



SECTION 28.5 PLOT AREA PER ROOM

Every plot used for dwelling purposes shall provide a plot area per room of not less than the following:

<u>SIZE OF DWELLING UNIT</u>	<u>SQUARE FEET OF PLOT AREA</u>
------------------------------	---------------------------------

450  
275

1. [Illegible text]
2. [Illegible text]
3. [Illegible text]
4. [Illegible text]
5. [Illegible text]
6. [Illegible text]
7. [Illegible text]
8. [Illegible text]
9. [Illegible text]
10. [Illegible text]

## ARTICLE XXIX TRAILER PARK T-1 DISTRICT

The following regulations shall apply in all T-1 Districts.

### \*\*SECTION 29.1 PURPOSE OF DISTRICT

The T-1, Mobile Home Park District, is intended to apply to areas to be used for the parking or placement of mobile homes and travel trailers for occupancy as living quarters, wherein the park is owned or operated as a unit and individual spaces are occupied on a rental basis.

### \*\*SECTION 29.2 USES PERMITTED

No building or structure or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

- \*1. Mobile home parks for rental of sites for occupancy by mobile homes and/or travel trailers as living quarters, wherein the mobile home park is owned and/or operated as a unit.
2. Accessory uses and structures, not including the conduct of any business, occupation or profession except as permitted under Section 29.3 below.
3. The sale, by its owner or licensed dealer, of used mobile homes or travel trailers on sites presently or previously occupied by the owner of such mobile home or travel trailer. The sale of new display models by licensed dealers preparatory to occupancy on that site.
4. Storage or parking of mobile homes or travel trailers on sites preparatory to occupancy or between periods of occupancy.

### \*\*SECTION 29.3 SPECIAL ACCESSORY USES

A mobile home park providing space for 40 or more mobile homes or travel trailers may have retail stores and personal service shops for the care or treatment of the occupants or their clothing, subject to the following limitations and requirements:

1. Such uses are wholly conducted within a completely enclosed building.
2. There are no signs or displays visible from any street, indicating such uses.
3. Such uses are conducted for the convenience of occupants of the mobile home park and not normally made available to other persons.

\* Amended 4/10/59

\*\* Amended 9/11/64

#### SECTION 29.4 PROHIBITED USES

The permissible uses enumerated in Sections 29.2 and 29.3 shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Display or sale of used mobile homes or travel trailers, except an occupied mobile home, or an unoccupied mobile home or travel trailer previously occupied on the same site, may be sold on that site by its owner or licensed dealer.
2. Any service station, service or repair garage.
3. No second-hand or used merchandise shall be offered for sale, displayed or stored on the premises except as incidental to the bona-fide sale of a mobile home or travel trailer.
4. No animals, reptiles, insects, poultry or fowl, shall be raised or kept in any mobile home park, except where a park has special facilities to take care of not more than one domestic animal per mobile home or travel trailer.
5. Dwelling units or living quarters except in a mobile home or travel trailer or as an accessory use.
6. Occupancy of a site by a mobile home or travel trailer for living quarters except on a rental basis.
7. A separate utility building on any mobile home site, except for a demountable, Code-approved storage closet.
8. No cooking or sanitary facilities shall be installed or maintained on any mobile home or travel trailer site in any building or structure other than in the mobile home or travel trailer.
9. Storage or parking of mobile homes or travel trailers except when a mobile home or travel trailer is located on a site preparatory to occupancy or between periods of occupancy.

#### \*SECTION 29.5 PLOT SIZE

Every plot shall not be less than 100 feet in width and one-half acre in area. The required 100-foot minimum width need not be measured at a street line if the plot extends to a street by means of a strip at least 50 feet in width.

#### \*SECTION 29.6 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two stories or 30 feet.

\*SECTION 29.7 MINIMUM SITE REQUIREMENTS

1. A mobile home consisting of one or more units designed as a single dwelling shall be placed upon a site not less than 2,400 square feet in area and not less than 40 feet in average width.
2. A travel trailer shall be placed upon a site not less than 1,000 square feet in area and not less than 30 feet in average width.

\*SECTION 29.8 YARDS

Every plot used for mobile home park purposes shall provide yards as follows:

1. FRONT YARD: Every plot shall have a front yard not less than 25 feet in depth, and this minimum depth of yard shall be provided on all streets upon which the plot abuts.
2. SIDE YARDS: Each side of every plot shall have a side yard not less than 10 feet in width.
3. REAR YARD: Every plot shall have a rear yard not less than 15 feet in depth.
4. No accessory building or structure shall be placed in any required yard space.

\*SECTION 29.9 SEPARATION

No part of any mobile home or travel trailer, or any addition or appurtenance thereto shall be placed within 10 feet of any other mobile home or travel trailer, addition or appurtenance thereto. No part of any mobile home or travel trailer or addition or appurtenance thereto shall be located within 25 feet of any accessory or service building or structure used in connection with a mobile home park.

\*SECTION 29.10 ACCESS TO SITES

Each site shall abut upon a driveway or unobstructed space, not less than 30 feet in width, which space shall have unobstructed access to a street. Such driveway or space shall have a hard surfaced roadway not less than 20 feet in width and shall be adequately lighted.

\*SECTION 29.11 PORCHES AND ADDITIONS

1. Structures of a permanent nature shall not be added or attached to a mobile home or travel trailer unless such mobile home or travel trailer is placed upon a site conforming to the minimum requirements for a mobile home.



2. On travel trailer sites there shall be no addition or attachment except a demountable canvas awning.
3. Structures of a permanent nature added or attached to a mobile home or travel trailer such as enclosed porches, screened enclosures, storage closets and carports shall conform to all applicable provisions of the Broward County Building Code. The total combined area of all such additions or attachments shall not exceed the gross area of the mobile home or travel trailer itself. Carports not included in the above limitation of area, if the width of site is adequate for separation requirements.
4. All portable or demountable awnings, roofs or appurtenances which do not meet the requirements of Paragraph 3 above shall be dismantled and stored either within the mobile home or travel trailer or in some permanent building during the following circumstances:
  - a. Within one hour after all hurricane alerts by the U.S. Weather Bureau.
  - b. If the mobile home or travel trailer is not to be occupied for a period of 30 days or more.

**\*SECTION 29.12 HEALTH AND SANITATION**

1. **WATER SUPPLY:** Fresh water supply shall be available to each mobile home site and within 100 feet of every dependent travel trailer site.
2. **TOILETS:** No dependent travel trailer site shall be more than 200 feet from approved toilet facilities.
3. Provisions shall be made for the semi-weekly removal of all garbage, trash and refuse from the mobile home park.
4. **OCCUPANCY:** The number of occupants of a trailer and its porch or additions shall be limited to the sleeping accommodations for which the trailer was designed.
5. The sanitary regulations of the State and County shall be complied with as to all fixtures installed or maintained. Mobile home parks shall provide at least one septic tank of 1800 gallons capacity, which shall be increased as required by the County Health Department Regulations if more than 20 trailers are accommodated.

**\*SECTION 29.13 DEFINITIONS**

For the purpose of Article XXIX, Mobile Home Park T-1 District, Regulations, the following definitions shall

apply:

1. A trailer coach, 28 feet or under in over-all length, shall be classified as a travel trailer.
2. A trailer coach over 28 feet in over-all length shall be classified as a mobile home.

AMENDMENT TO BROWARD COUNTY ZONING REGULATIONS

EFFECTIVE 7/19/63

PLEASE CORRECT ZONING REGULATION BOOKS ACCORDINGLY

--Add a new Article XXX, ROW HOUSE R-3U DISTRICTS, to read as follows:

ARTICLE XXX ROW HOUSE R-3U DISTRICTS

The following regulations shall apply in all R-3U Districts:

SECTION 30.1 PURPOSE OF DISTRICT

The R-3U, Row House District, is intended to apply to areas to be used for the construction of dwellings containing three or more dwelling units, which are designed, arranged and constructed for the ownership of each dwelling unit and the land thereunder by a separate and different owner.

SECTION 30.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following specified uses:

1. Any use permitted in an R-2U District, subject to all limitations and requirements specified in the Zoning Resolution for such use in that District.
2. Multiple dwellings which are designed, arranged and constructed for the ownership of each dwelling unit and the land thereunder by a separate and different owner.
3. Uses accessory to any of the above when located on the same plot and not involving the conduct of any business, trade, occupation or profession.

SECTION 30.3 SIZE OF PLOT

1. DWELLINGS: Every plot upon which a residential structure is erected shall be not less than 60 feet in width and 6000 square feet in area, provided that each dwelling unit of a multiple family dwelling may be located on a lot not less than 20 feet in width and 100 feet in depth, except that a portion of a common party wall separating two such separate dwelling units may be located on an adjoining lot.



2. NON-RESIDENTIAL USES: Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

#### SECTION 30.4 PLOT COVERAGE

The combined area covered by all main and accessory buildings and roofed structures shall not exceed 40 per cent of the area of the plot.

#### SECTION 30.5 HEIGHT

No building or structure, or part thereof shall be erected or altered to a height exceeding two stories or 30 feet, except that a steeple or tower on a church may extend to a height of 50 feet.

#### SECTION 30.6 FRONT YARD

1. RESIDENTIAL USES: Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth.

#### SECTION 30.7 SIDE YARDS

1. RESIDENTIAL USES: Every plot used for a one-family or a two-family dwelling shall have a side yard on each side, each of which shall be at least 7½ feet in width. Every plot used for a multiple dwelling shall have a side yard on each side, each of which shall be at least 10 feet in width provided that where a multiple dwelling in the form of a row house is erected on three or more platted lots with the dividing party walls between separate dwelling units centered on the common lot line between two platted lots, a side yard shall not be required adjacent to and on either side of said common lot line.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 20 feet in width, with an increase of one foot in width of each side yard for each two feet in height of the structure in excess of 20 feet.
3. CORNER PLOTS: Upon corner plots there shall be a front yard as hereinbefore specified and also a side yard at least 15 feet in width on the side of the plot abutting on the side street.



#### SECTION 30.8 REAR YARD

1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

#### SECTION 30.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling in a separate detached building shall be 600 square feet. The minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet. The minimum floor area of a dwelling unit in a multiple dwelling shall be 600 square feet.

#### SECTION 30.10 LIMITATIONS AND SPECIAL REQUIREMENTS

1. Property to be zoned in an R-3U District shall be platted under a subdivision plat of record, into lots of such size as will meet the minimum requirements for sites for individual units of a multiple dwelling for ownership by separate and different owners.
2. The party walls, which separate and define the individual dwellings of a multiple dwelling, shall be centered on the dividing lot lines of the recorded subdivision plat required under Paragraph 1 above.
3. (No multiple dwelling designed for sale of individual dwelling units to separate and different owners shall exceed 200 feet in length.)

Effective 7/19/63

## **\*ARTICLE XXX ROW HOUSE R-3U DISTRICTS**

The following regulations shall apply in all R-3U Districts:

### **SECTION 30.1 PURPOSE OF DISTRICT**

The R-3U, Row House District, is intended to apply to areas to be used for the construction of dwellings containing three or more dwelling units, which are designed, arranged and constructed for the ownership of each dwelling unit and the land thereunder by a separate and different owner.

### **SECTION 30.2 USES PERMITTED**

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following specified uses:

1. Any use permitted in an R-2U District, subject to all limitations and requirements specified in the Zoning Resolution for such use in that District.
2. Multiple dwellings which are designed, arranged and constructed for the ownership of each dwelling unit and the land thereunder by a separate and different owner.
3. Uses accessory to any of the above when located on the same plot and not involving the conduct of any business, trade, occupation or profession.

### **SECTION 30.3 SIZE OF PLOT**

1. **DWELLINGS:** Every plot upon which a residential structure is erected shall be not less than 60 feet in width and 6,000 square feet in area, provided that each dwelling unit of a multiple family dwelling may be located on a lot not less than 20 feet in width and 100 feet in depth, except that a portion of a common party wall separating two such separate dwelling units may be located on an adjoining lot.
2. **NON-RESIDENTIAL USES:** Every plot upon which a permitted non-residential structure or use, other than an accessory structure or use, is erected or placed shall be not less than 100 feet in width and 10,000 square feet in area.

#### **SECTION 30.4 PLOT COVERAGE**

The combined area covered by all main and accessory buildings and roofed structures shall not exceed 40 per cent of the area of the plot.

#### **SECTION 30.5 HEIGHT**

No building or structure, or part thereof shall be erected or altered to a height exceeding two stories or 30 feet, except that a steeple or tower on a church may extend to a height of 50 feet.

#### **SECTION 30.6 FRONT YARD**

1. **RESIDENTIAL USES:** Every plot used for dwelling purposes shall have a front yard not less than 25 feet in depth.
2. **NON-RESIDENTIAL USES:** Every plot whose principal use is non-residential shall have a front yard not less than 30 feet in depth.

#### **SECTION 30.7 SIDE YARDS**

1. **RESIDENTIAL USES:** Every plot used for a one-family or a two-family dwelling shall have a side yard on each side, each of which shall be at least 7½ feet in width. Every plot used for a multiple dwelling shall have a side yard on each side, each of which shall be at least 10 feet in width provided that where a multiple dwelling in the form of a row house is erected on three or more platted lots with the dividing party walls between separate dwelling units centered on the common lot line between two platted lots, a side yard shall not be required adjacent to and on either side of said common lot line.
2. **NON-RESIDENTIAL USES:** Every plot whose principal use is non-residential shall have a side yard on each side, each of which shall be not less than 20 feet in width, with an increase of one foot in width of each side yard for each two feet in height of the structure in excess of 20 feet.
3. **CORNER PLOTS:** Upon corner plots there shall be a front yard as hereinbefore specified and also a side yard at least 15 feet in width on the side of the plot abutting on the side street.

#### SECTION 30.8 REAR YARD

1. RESIDENTIAL USES: Every plot whose principal use is residential shall have a rear yard not less than 15 feet in depth.
2. NON-RESIDENTIAL USES: Every plot whose principal use is non-residential shall have a rear yard not less than 25 feet in depth.

#### SECTION 30.9 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling in a separate detached building shall be 600 square feet. The minimum floor area of a dwelling unit in a two-family dwelling shall be 400 square feet. The minimum floor area of a dwelling unit in a multiple dwelling shall be 600 square feet.

#### SECTION 30.10 LIMITATIONS AND SPECIAL REQUIREMENTS

1. Property to be zoned in an R-3U District shall be platted under a subdivision plat of record, into lots of such size as will meet the minimum requirements for sites for individual units of a multiple dwelling for ownership by separate and different owners.
2. The party walls, which separate and define the individual dwellings of a multiple dwelling, shall be centered on the dividing lot lines of the recorded subdivision plat required under Paragraph 1 above.
3. No multiple dwelling designed for sale of individual dwelling units to separate and different owners shall exceed 200 feet in length.



## \*ARTICLE XXXI RECREATIONAL S-1 DISTRICT

The following regulations shall apply in all S-1 Districts:

### SECTION 31.1 PURPOSE OF DISTRICT

\*\*The S-1, Recreational District, is intended for outdoor sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators. The activities for which the S-1 District is provided are normally and primarily conducted in the open air while related accessory uses may be in the open air or in a building or structure. The functional characteristics of an S-1 District may require its location within, or in close relationship to, residential areas, public recreational areas or scenic areas. Because of the nature of uses involved and the variety of arrangement of uses and facilities on the site plan of development, broad general regulations for plot size, yards, setbacks and height must be adequate for any location at which an S-1 District may be established.

### SECTION 31.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses, subject to the procedure specified in Section 31.4 following:

1. Archery Range
2. Baseball Driving Range
3. Bathing Beach
4. Boat Anchorage
5. Boat Dock
6. Boat Launching Facility
7. Cabanas
8. Charter Boat Dock
9. Country Club
10. Excursion Boat Dock
11. Fishing Pier
12. Golf Course
13. Golf Driving Range
14. Group Fishing Boat Dock
15. Lawn Bowling
16. Miniature Golf Course
17. Shuffleboard Court
18. Sightseeing Boat Dock or Stop
19. Stadium
20. Swimming Pool

\*Effective 6/12/59  
\*\*Amended 5/12/61

- 21. Tennis Courts
- \*22. Social, athletic, neighborhood or community club
- 23. Accessory Uses
- \*\*\*\*24. Tent camps

### SECTION 31.3 USES PROHIBITED

\*\*The permissible uses enumerated in Section 31.2 above shall not be construed to include, either as a principal or accessory use any of the following which are listed for emphasis:

- \* 1. Any business or commercial use not permitted as a principal use, except when meeting requirements of an accessory use.
- 2. Any industrial or manufacturing use.
- 3. Drive-in theatre, drive-in restaurant or drive-in refreshment stand.

### SECTION 31.4 SITE DEVELOPMENT PLAN

\* The site development plan for a plot in an S-1 District shall provide for such an arrangement and location of uses and facilities on the plot as to give maximum possible separation from, and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the plot present any potential hazard or detriment to contiguous residential properties from noise, glare, odors, smoke, vibration, flying objects or traffic, protection to such contiguous residential properties shall be provided in the form of open space, fences, walls, hedges, enclosures and/or by such other means as may be appropriate and effective to prevent or minimize such hazards.

### SECTION 31.5 LANDSCAPING

\*All required yards and open spaces adjacent to streets and contiguous to residential property shall be planted and properly maintained with suitable planting in form of grass, shrubs, hedges and trees to present an attractive appearance appropriate to the neighborhood.

### SECTION 31.6 HEIGHT

\* No building or structure, or part thereof, shall be erected or altered to a height exceeding 50 feet.

### SECTION 31.7 PLOT SIZE

\*\*\* Every plot shall be not less than 100 feet in width and 10,000 square feet in area.

\*Amended 5/12/61  
 \*\*Amended 11/10/61  
 \*\*\*Amended 2/16/62  
 \*\*\*\*Amended 9/11/64

\*SECTION 31.8 YARDS

1. No parking area shall be located within 10 feet of any residentially zoned property nor within 25 feet of any street line.
2. No structure, except fences or walls as hereinafter provided, shall be located within 20 feet of any residentially-zoned property nor within 25 feet of any street line.
3. No building or roofed portion of any structure shall be located within 25 feet of any plot line.
4. No required open space, yard or setback area shall be used or developed for any purpose other than by landscaping and by the minimum amount of walkways and/or driveways reasonably necessary to serve the permitted S-1 uses.

\*SECTION 31.9 FENCES

1. No fence or wall shall be erected within 25 feet of any street line.
2. No fence or wall situated within 10 feet of any residentially-zoned property shall exceed 5 feet in height.
3. No hedge or continuous planting exceeding 2 feet in height shall be placed or maintained within 25 feet of any street line.
4. No hedge or continuous planting exceeding 5 feet in height shall be placed or maintained within 10 feet of any residentially-zoned property.

\*\*SECTION 31.10 REQUIREMENTS FOR TENT CAMPS

The use and development of property for tent camps as permitted under Section 31.2, Paragraph 24, shall be subject to the following requirements, limitations and conditions in addition to all other provisions of Article 31:

1. DEFINITIONS: Tent camp shall be defined as a place where sites are rented for placement and use of tents by tourists and vacationers for temporary, transitory occupancy as sleeping and living quarters. Tent camp includes necessary sanitary facilities and permitted accessory uses.
2. PLOT SIZE: Every plot used for tent camp shall be not less than 5 acres in area and not less than 300 feet in any dimension.

\*Amended 5/12/61

\*\*Amended 9/11/64

3. **SITE SIZE:** Each rental site for tent use shall be not less than 50 feet in width and 50 feet in length.
4. **SITE ACCESS:** Each tent site shall abut upon and be accessible from a driveway not less than 30 feet in width and said driveway shall have surfaced roadway not less than 20 feet in width.
5. **SANITARY FACILITIES:** Each tent camp shall provide adequate sanitary facilities in a permanent building located not more than 300 feet from any tent site. Adequate sanitary facilities shall be not less than the following:
  - a. For males, two urinals, two water closets, two showers and three wash basins for each 50 tent sites.
  - b. For females, three water closets, three wash basins and two showers for each 50 tent sites.
  - c. At least two laundry tubs for each 50 tent sites.
6. **WATER SUPPLY:** Each tent camp shall have at least one running water spigot for each 10 tent sites, and there shall be such a spigot not more than 200 feet from any tent site.
7. **REFUSE:** A covered rubbish and garbage container of at least 10 gallon capacity shall be provided for each tent site. Provisions shall be made by the operator of the camp for semi-weekly removal of all refuse from the camp.
8. **HEALTH DEPARTMENT REQUIREMENTS:** The construction, operation and maintenance of a tent camp shall comply in all respects with the requirements of the Broward County Health Department.
9. **STRUCTURES PROHIBITED:** Tent houses and other structures shall not be permitted on any tent site.



ARTICLE XXXII NEIGHBORHOOD BUSINESS B-1 DISTRICT

The following regulations shall apply in all B-1 Districts:

SECTION 32.1 PURPOSE OF DISTRICT

The B-1, Neighborhood Business District, is intended primarily to meet the local neighborhood shopping and personal service needs of a limited surrounding residential area. Retail stores permitted therein are intended to include primarily convenience goods which are usually a daily necessity for a residential neighborhood.

SECTION 32.2 USES PERMITTED

1. The following kinds of retail stores:  
Confectionery, dairy products, dressed poultry, drug, florist, fruit and vegetable, garden supply, gift, grocery, hardware, hobby supply, ice cream, jewelry, meat market, music, notions, pet supply, seafood, souvenir, sundry, supermarket, tobacco, toy, variety, wearing apparel.
2. Bakery or delicatessen, provided all preparation of food is for retail sale on the premises, and the services of not more than 6 persons are utilized in any such establishment.
3. The following personal services:  
Barber, beauty parlor, hat cleaning and blocking, pressing and mending, shoe repair, shoe shine.
- \*4. The following miscellaneous uses:  
Day nursery, dressmaking, laundry and dry-cleaning pick-up station, medical and dental offices, non-alcoholic beverage bar, nursery school, restaurant, self-service ice stations, tailor, watch and jewelry repair, self-service laundry, business and professional offices.
- \*\*4a. Self-service coin-operated dry cleaning establishments, subject to the following limitations and requirements:
  - a. Service shall be rendered directly to customers who shall bring in and take away the articles to be cleaned.
  - b. The establishment shall not provide pick up or delivery service.
  - c. The customers shall operate the machines provided to do their own dry cleaning.

\*Amended 3/13/59  
\*\*Effective 12/14/62



- d. The services of not more than 3 persons shall be utilized in the operation of the establishment.
  - e. Not more than 10 individual cleaning units shall be used in any establishment, and the total combined rated capacity shall not exceed 80 pounds.
  - f. The entire cleaning and drying process shall be carried on within completely enclosed solvent reclaiming units.
  - g. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and non-flammable.
- 5. Automobile parking lot and parking garage.
  - \*6. Church, private or parochial school, nursery school or child care center, non-profit private club.
  - 7. A residential use accessory to a permitted use.
  - 8. Accessory uses and structures.
  - \*\*9. One-family dwelling on plots the use of which is restricted by valid restrictive covenants of record to such residential use.
  - \*\*\*10. Sewage or water: treatment, pumping and storage plants to serve the surrounding residential area. Such plants shall conform to the following requirements:
    - a. The plot shall not be less than 100 feet in width and 10,000 square feet in area, and shall be as large as necessary to provide required setback areas.
    - b. No building or structure shall be located nearer to any residentially-zoned property or to any street line than a distance equal to the height of such building or structure.
    - c. No unenclosed sewage treatment facility shall be located nearer to any residentially-zoned property than 175 feet.
    - d. No enclosed sewage treatment facility, or water pumping or treatment facility shall be located nearer than 50 feet to any residentially-zoned property.

\*Amended 3/13/59  
 \*\*Effective 7/14/61  
 \*\*\*Effective 2/16/62



- e. All plots shall have a landscaped setback area at least 20 feet in width or depth adjacent to all street lines and adjacent to all plot lines separating the subject property from residentially-zoned property. The afore-said landscaped setback area shall not be used for any building, structure, fence, wall, parking, or storage. The landscaped setback area shall be planted with grass, shrubbery and trees and no part shall be paved or surfaced except for minimum driveways and walkways for access. All landscaping shall be maintained in a healthy, growing condition, properly trimmed, watered and cleaned.
  - f. All machinery, equipment and mechanical or electrical apparatus shall be so designed, installed and operated as to minimize noise effects upon surrounding property.
  - g. Plots shall not be used for storage of machinery or equipment or for service facilities for a franchised area.
- \*11. Sewage lift or pumping stations, containing no treatment facilities, subject to all the requirements of Section 18.1, Paragraph 10.

#### SECTION 32.3 USES PROHIBITED

The permissible uses enumerated in Section 32.2 above shall not be construed to include, either as a principal or accessory use, any of the following, which are listed for emphasis:

1. Automobile, truck, trailer, motorcycle, boat or machinery sale, storage or service, including repair garages, used car lots, service stations and auto laundries.
2. Mortuaries.
3. Business offices, and professional offices not listed under permitted uses.
4. Drive-in restaurants or refreshment stands.
5. Wholesale establishments.
6. Pawn shops.
7. Sales, storage or display of lumber or building materials.
8. Theatres, night clubs, establishments for consumption of alcoholic beverages on the premises.
9. Plumbing, electrical or sheet metal shops.

\*Effective 2/16/62

10. Animal hospitals and veterinary clinics.
11. Cabinet or carpenter shop.
12. Storage or warehouse uses except as incidental to a permitted use.
13. Advertising sign.
14. Any other use first permitted in a less restricted district.

#### SECTION 32.4 LIMITATIONS ON USES

1. Except for automobile parking lots, all activities of permitted uses, including sale, display, preparation and storage, shall be conducted entirely within a completely enclosed building.
2. No second hand or used merchandise shall be offered for sale, displayed, or stored.
3. All products produced shall be sold at retail in connection with a permitted use.
4. No retail store shall have a floor area open to the public, including display, service and sales, greater than 5000 square feet.

#### SECTION 32.5 HEIGHT

1. No building or structure shall be erected or altered for a use first permitted in a B-1 District to a height exceeding two stories or 30 feet.
2. No building or structure shall be erected or altered for any other use permitted in a B-1 District to a height exceeding four stories or 50 feet.

#### SECTION 32.6 PLOT SIZE

There shall be no minimum required width or area of plot.

#### SECTION 32.7 YARDS

1. Plots utilized for both a non-residential and permitted residential use shall provide yards as specified in Section 3.32.
2. All plots shall provide yards in accordance with Section 3.26.



## ARTICLE XXXIII COMMUNITY BUSINESS B-2 DISTRICTS

The following regulations shall apply in all B-2 Districts:

### SECTION 33.1 PURPOSE OF DISTRICT

The B-2, Community Business District, is intended primarily to meet the shopping and limited service needs of several neighborhoods or a substantial territory. Retail stores are intended to include convenience, fashion and durable goods. B-2 Districts may be located along traffic arteries or in concentrated shopping centers.

### SECTION 33.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in a B-1 District.
2. Hotel, motel, multiple dwelling, rooming or boarding house.
3. The following kinds of retail stores, and other similar thereto: antiques, art supply, automobile accessory, automobile new parts, bait and tackle, boat and marine motors in buildings, business machines, camera and photographic supply, corsetiere, department, dry goods, furniture, furrier, greeting cards, home appliances, household furnishings, leather goods and luggage, linens, fabrics and draperies, millinery and modiste, musical instruments, newsstand, office furniture and equipment, optical goods, package liquor, paint, pets, sporting goods, stationery and books, television, radio and phonograph, wallpaper,  
\*swimming pool supplies and equipment,  
\*\*dairy supplies and equipment not including feed or fertilizers.
4. The following services: Bath and massage parlors, commercial gymnasiums, service stations, fur storage, health institutions, radio, television and phonograph repair incidental to sales, reducing studio, quick-service laundry, utility trailer display and storage incidental to a service station with not more than 5 such trailers for rental purposes.

\*\*\*4a. Dry cleaning establishment for direct service to customers, subject to the following limitations and requirements:

\*Effective 6/10/60

\*\*Effective 12/16/60

\*\*\*Effective 7/10/59

- a. Service shall be rendered directly to customers who bring in and pick up the articles to be dry-cleaned.
  - b. The establishment shall not provide pick-up or delivery service.
  - c. The services of not more than 5 persons shall be utilized in the operation of the establishment.
  - d. Not more than two cleaning units shall be used in any establishment, neither or which shall have a rated capacity in excess of 40 pounds.
  - e. The entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.
  - f. All solvents used in the cleaning process and the vapors therefrom shall be non-explosive and non-inflammable.
5. The following amusement and recreation uses: Aquarium, assembly hall, night club, music hall, bar, tavern, pool or billiard room, theatre, museum, exhibits, amusement devices such as penny arcades, peep shows, shooting galleries, games of skill and science, astrologists, fortune telling, palmistry, phrenology.
  6. The following office types of uses: Banks and financial institutions, business and professional offices, custom brokers and manufacturers agency, employment office, governmental offices, messenger office, post office, public utility offices, stock broker, stock exchange, telegraph office, ticket office, travel agency, newspaper office.
  7. The following water-related uses: Boat and marine motor service and repair while boats are in water, boat rental, livery and hire, charter boats, group fishing boats, commercial wharves, piers, slips and anchorages, sightseeing and excursion boats.
  8. The following miscellaneous uses: Art, charm, dancing, dramatic or music schools, business or commercial school, artist studio, auction of art goods, jewelry, rugs and the like, costumer, dental laboratory, interior decorator, motor bus terminal, lawn furniture sale, photographic studio, radio and television studios, day nursery or nursery school, \*mortuary or funeral home, not including ambulance service, except for transportation of human remains.

\*Effective 6/14/63

9. The following non-commercial types of uses: Church, church school and uses accessory thereto; library, museum and similar institutions of a non-profit character; publicly-owned or operated buildings or uses, including community buildings, parks, playgrounds, but not including dump, sanitary fill or incinerators; private club, lodge, fraternity and similar uses not operated for profit.
- \*10. Accessory uses and structures, including an automatic car wash rack as an accessory use to a service station when the plot occupied by the service station and accessory uses has not less than 135 feet of street frontage and 27,500 square feet of area.
- \*\*\*11. Self-service coin-operated auto wash, wherein the customer performs all services in washing, cleaning, and drying. There shall be a continuous unpierced masonry wall five feet in height on all plot lines except street plot lines.

### SECTION 33.3 USES PROHIBITED

The permissible uses enumerated in Section 33.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

- \* 1. Automobile, truck, trailer, motorcycle, or machinery sales, display, storage or repair, including repair garages, new car agencies, used car lots and auto laundries, except for a specifically permitted accessory automatic car wash rack.
- \*\* 2. Vocational schools, except as specifically permitted.
3. Drive-in theatres, drive-in restaurants, or drive-in refreshment stands.
4. Bulk sales, storage or display of lumber or building materials.
5. Wholesale establishments.
6. Pawnshop
7. Display or sale of second-hand or used merchandise except in antique store or in connection with a permitted auction.
8. Cabinet, carpenter, plumbing, electrical, sign or sheet metal shops
9. Animal hospital or veterinary clinic.

\*Amended 1/17/64  
\*\*Amended 6/14/63  
\*\*\*Amended 10/16/64

10. Storage or warehouse uses except as accessory to a permitted use.
11. Any other use first permitted in a less restricted district.

#### SECTION 33.4 LIMITATIONS OF USES

1. Except for automobile parking lots, drive-in banks and filling stations, all activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building.
2. No second-hand or used merchandise shall be offered for sale, displayed or stored except in an antique store, or as incidental to the sale of new merchandise.
3. All products produced incidental to a permitted use shall be sold at retail on the premises.

#### SECTION 33.5 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

#### SECTION 33.6 PLOT SIZE

There shall be no minimum required width or area of plot.

#### SECTION 33.7 YARDS

1. Plots utilized for both a non-residential and a permitted residential use shall provide yards as specified in Section 3.32.
2. All plots shall provide yards in accordance with Section 3.26.



## ARTICLE XXXIV PLANNED BUSINESS CENTER B-2A DISTRICT

The following regulations shall apply in all B-2A Districts:

### SECTION 34.1 PURPOSE OF DISTRICT

\*The B-2A Planned Business Center District, is intended for locations where there is a need for proper design of buildings and structures, access and circulation and relation to surrounding areas to provide for efficient functioning of the permissible uses, especially business uses, and for adequate protection to adjacent and nearby residential areas. These objectives can be only defined in general terms, and their realization can only be attained by adequate yards, setbacks and limitation on principal and accessory uses where the plot is contiguous or near residentially-zoned property.

### SECTION 34.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part for other than one or more of the following specified uses:

- \*1. Any use permitted in B-2 Districts, except service stations, provided that service stations shall be a permitted use in any area zoned B-2A prior to November 1, 1962.

### SECTION 34.3 USES PROHIBITED

The permissible uses enumerated in Section 34.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

- 1. Any use listed as prohibited in a B-2 District.
- \*2. Service stations, provided that this prohibition shall not apply to areas zoned B-2A prior to November 1, 1962.

### SECTION 34.4 LIMITATIONS ON USES

- \*1. Except for automobile parking lots, all activities of permitted uses, including sales, display, preparation and storage shall be conducted entirely within a completely enclosed building unless otherwise indicated, and approved, in a site development plan, provided that this limitation shall not apply to service stations in areas zoned B-2A prior to November 1, 1962.
- 2. No secondhand or used merchandise shall be offered for sale, displayed or stored except in an antique store.

\* Amended 10/19/62



3. All products produced incidental to a permitted use shall be sold at retail on the premises.
- \*4. Any plot in a B-2A District, having a common plot line with a residentially-zoned district, shall be separated from such district by a substantial, continuous, masonry wall, a minimum of 6 feet in height, so designed and constructed as to prevent horizontal vision through such wall, along the common plot line. Such walls shall not extend closer to a street line than the required depth, or width, of yard on the residentially-zoned property adjacent to the B-2A zoned plot.

**\*\*SECTION 34.5 SITE DEVELOPMENT PLAN**

- \*1. No building or structure shall be erected or altered, or land or water used, or any change of use consummated, nor shall any building permit be issued therefor, unless and until a site development plan for such building, structure and/or use shall have been checked by the Enforcing Official and by the Broward County Planning Department for conformity with the Zoning Resolution.
2. The site development plan shall include in proper form, detail, dimension and scale, the following:
  - a. The location, character, size and height of all buildings, structures and uses on the plot, including walls or fences.
  - b. Location, character and enclosure of all outside facilities for waste storage and disposal.
  - c. All curb cuts, driveways, parking areas, loading areas.
  - \*d. All pedestrian walkways, walls, yards, landscaping and landscape watering facilities.
  - e. Location, size, character, height and orientation of all signs other than flat or marquee signs.
3. The site development plan shall conform to all applicable provisions of the Zoning Resolution and shall in addition thereto provide such a design and arrangement of pertinent features and elements of the development and use of the plot as to:
  - a. Protect and minimize any undesirable effects upon contiguous and nearby residential property.

\* Amended 10/19/62

\*\*Amended 7/14/61



- b. Provide sufficient offstreet parking and loading facilities so that use of streets in the vicinity for this purpose will not be unavoidable.
- c. Provide sufficient setbacks and yard spaces adjacent to streets and to residentially-zoned property, with adequate landscaping in such yard and setback areas, in order to protect the appearance and character of the neighborhood.
- d. Provide sufficient walls, fences, enclosures and/or hedges to prevent or minimize effects of noise, glare, odors, smoke, soot, upon surrounding residential property.

\*SECTION 34.6 HEIGHT

No building or structure shall be erected or altered to a height exceeding 35 feet.

SECTION 34.7 PLOT SIZE

Every plot shall be not less than 100 feet in width and 10,000 square feet in area.

\*\*SECTION 34.8 YARDS AND SETBACKS

- 1. All plots shall conform to Sections 3.25, 3.26, and 3.32 as well as conforming to this Article.
- \*2. Every plot shall be provided with an open space area at least 25 feet in depth adjacent to all streets.
- \*3. The open space areas hereinbefore specified shall not be used for fences, walls, signs, lighting standards, parking, loading or for any other structure or purpose other than for driveways and walkways as hereinafter provided. All open space areas shall be fully landscaped with grass, shrubbery and trees except where crossed by permissible driveways or walkways.
- \*4. Driveways and walkways which may cross required open space areas shall be limited as follows:
  - a. No driveway shall exceed 20 feet in width, and no walkway shall exceed 6 feet in width.
  - b. Total width of driveways and walkways measured along each street line shall not exceed 20 per cent of the plot frontage along that street, provided that where the

\*Amended 10/19/62

\*\*Amended 7/14/61

frontage on a street is less than 200 feet, but not less than 100 feet, two driveways shall be permitted, each not more than 20 feet in width, and that each plot may have at least one driveway for each street frontage.

- c. No driveway or walkway shall be located nearer than 20 feet to any other driveway or walkway.
- d. No driveway shall be located nearer than 25 feet to a street intersection.
- e. No driveway or walkway shall be located nearer than 25 feet to any residentially-zoned property, nor nearer than 10 feet to the plot line of any other property.

- \*5. All buildings and roofed structures shall be located not less than 15 feet, plus one foot for each foot of building height (including projecting roof signs) over 15 feet, from all residentially-zoned property, and not less than 25 feet from all street lines.

**\*\*SECTION 34.9 MAINTENANCE**

All setback areas, yards, walkways, driveways, and parking areas shall be maintained and kept in a neat and clean condition, free of refuse and debris.

All landscaped areas shall be maintained in a live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs or trees which become dead or badly damaged shall be replaced with similar sound, healthy plant materials.

\*Amended 10/19/62  
\*\*Amended 7/14/61



**\*ARTICLE XXXIV-A SPECIAL BUSINESS B-2B DISTRICT**

The following regulations shall apply in all B-2B Districts:

**SECTION 34.1A PURPOSE OF DISTRICT**

The B-2B, Special Business District, is intended to apply to frontage trafficways where business uses of a somewhat more varried and liberal nature than B-2 District uses may be justified for public convenience and for an economic utilization of such frontage.

**SECTION 34.2A USES PERMITTED**

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following specified uses:

1. Any use permitted in a B-2 District.

**\*\*2.** Any of the following uses:

Furniture repair shop  
Glass and mirror shop  
Hand laundry  
Lawnmower rentals, sales and repair  
Locksmith  
New and used furniture  
Pawn shop  
Plumbing and electrical contractor  
Printing shop  
Radio, television and phonograph repair  
Research and testing laboratory  
Retail plumbing and electrical fixtures  
Sale of automobile parts, bicycles  
Sharpening and grinding shop  
Telephone answering service  
Tire and battery store  
Upholstery shop

3. Accessory uses and structures.

**\*Effective 1/17/64**

**\*\*Amended 4/10/64**

#### SECTION 34.3A USES PROHIBITED

The permissible uses enumerated in Section 34.2A above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Automobile, truck, trailer, or machinery sales, display, storage, or repair, including repair garages, used car agencies, used car lots and auto laundries.
2. Vocational schools, except as specifically permitted.
3. Drive in theatres, drivein restaurants, or drivein refreshment stands.
4. Bulk sales, storage or display of lumber or building materials.
5. Wholesale establishments.
6. Cabinet, carpenter, sign or sheet metal shop.
7. Storage or warehouse uses except as accessory to a permitted use.

#### SECTION 34.4A LIMITATION OF USES

1. Except for automobile parking lots, drivein banks, service stations, and plant nursery or landscaper, all activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely-enclosed building.
2. All products produced incidental to a permitted use shall be sold at retail on the premises.

#### SECTION 34.5A HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

#### SECTION 34.6A PLOT SIZE

There shall be no minimum required width or area of plot.

#### SECTION 34.7A YARDS

1. Plots utilized for both a non-residential and a permitted

residential use shall provide yards as specified in Section 3.32 for a plot in a B-2 District.

2. All plots shall provide yards as specified in Section 3.26 for B-2 Districts.

## ARTICLE XXXV GENERAL BUSINESS B-3 DISTRICT

The following regulations shall apply in all B-3 Districts:

### SECTION 35.1 PURPOSE OF DISTRICT

The B-3, General Business District, is intended to apply to arterial streets and traffic ways where business establishments primarily not of a neighborhood or community service type may properly locate to serve large sections of the city and metropolitan area. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.

### SECTION 35.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in a B-1 or B-2 District.
2. New or used automobile, truck and trailer display, sales and repair, Repair and service garage, not including bumping and painting. Auto laundry. Display and storage of not more than 10 utility trailers for sale or rental purposes.
3. Boat sales.
4. Home appliance repair, hand laundry, job printing shop, locksmith, sharpening and grinding, radio, television and phonograph repair, newspaper printing plant.
5. Archery range, barbecue stand, boxing or sports arena, drivein restaurant, or refreshment stand, golf driving range, miniature golf course, bowling alley, pony ride and pony riding ring, skating rink, swimming pool, drivein theatre.
- \*6. Armory, lodge hall, pawn shop, telephone exchange, taxidermist, veterinary, research and testing laboratory, pest control agency, plant nursery or landscaper.
7. Tire and battery store, retail plumbing and electrical fixtures, lawnmower rental, sales and service, ship chandlery,  
\*\*upholstering shop utilizing the services of not more than four persons on the premises and occupying not more than

\*Amended 6/14/63

\*\*Effective 6/10/60



- 4,000 square feet of floor space
- \*offices of electrical and plumbing contractors including not over 4,000 square feet of enclosed storage and shop space, with no outside or open air storage of supplies or materials
- \*used furniture and household appliances entirely within a fully enclosed building.

- 8. Accessory uses and structures.
- \*\*9. Milk distributing stations, on a site not less than 2 acres in area, 200 feet in depth and 200 feet in width.
- \*\*\*10. Sale of used auto parts or motorcycles, inside of a fully enclosed building. Sign painting, inside of a fully enclosed building. Glass and mirror shop, awning and canvas shop, furniture repair shop, upholstering shop.

#### SECTION 35.3 USES PROHIBITED

The permissible uses enumerated in Section 35.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

- 1. Open air sale or display of machinery, farm implements, construction equipment.
- 2. Manufacturing, except as accessory to a permitted use.
- 3. Wholesale, warehouse or storage uses.
- 4. Any use first permitted in a less restricted district.

#### SECTION 35.4 LIMITATIONS ON USES

All products produced incidental to a permitted use shall be sold at retail on the premises.

#### SECTION 35.5 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

#### SECTION 35.6 PLOT SIZE

- 1. There shall be no minimum required size of plot for non-residential uses.
- 2. Plots containing a residential use permitted in a B-2 District

\*Effective 9/16/60

\*\*Effective 6/15/62

\*\*\*Effective 3/15/63

shall be not less than 100 feet in width and 10,000 square feet in area, except for accessory uses.

#### SECTION 35.7 YARDS

1. Plots which have both non-residential and permitted residential uses, shall be provided with the yards specified under Section 3.32.
2. All plots shall provide yards in accordance with Section 3.26.

#### SECTION 35.8 MINIMUM FLOOR AREA

The minimum floor area of a dwelling unit shall be 325 square feet. The minimum floor area of a rental sleeping room in a hotel, lodging house, tourist home or similar use shall be 150 square feet.

ARTICLE XXXVII     COMMERCIAL C-1 DISTRICTS

The following regulations shall apply in all C-1 Districts.

SECTION 37.1     PURPOSE OF DISTRICT

The C-1 Commercial District is generally intended for certain repair and other services, wholesale, storage and warehouse uses, and sales of large or heavy machinery and equipment. It serves large sections of the County rather than nearby residential areas, and does not cater to pedestrian trade.

SECTION 37.2     USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in B-3 Districts, except as specified in Section 37.3.
2. Sales and display of the following:
  - Automobile secondhand parts (No wrecking)
  - Agricultural implements
  - Building supplies in a building
  - Construction equipment
  - Dairy supplies
  - Feed
  - Fertilizer
  - Fuel
  - Machinery
  - Monuments
  - Motorcycles
  - Pumps
  - Produce
  - Restaurant and hotel, supplies and equipment
  - Second-hand merchandise
  - Ship chandlery
  - Swimming pool supplies
  - Tractors
  - Welding equipment and supplies
3. The following service establishments:
  - Ambulance service
  - Animal hospital
  - Bookbinding
  - Boarding Kennel
  - Cleaning and dyeing establishment
  - Carpet and rug cleaning
  - Crating, packing and shipping service
  - Distribution service and package delivery
  - Diaper service
  - Food catering



Fruit packing and shipping  
Glass and mirror shop  
Linen supply  
Laundry  
Milk distributing stations  
Magazine wholesale agency  
Mirror silvering  
Printing, lithography and engraving  
Soft drink bottling

\*4. The following repair and shop uses:

Automobile paint shop  
Awning and canvas shop  
Battery repair and rebuilding  
Electrical repair shop  
Electrical contractor shop  
Furniture repair shop  
Household repair shop  
Plumbing shop  
Roofing contractor shop  
Restaurant and store fixture shop  
Sign painting shop  
Tire recapping and vulcanizing  
Upholstery shop

5. The following wholesale, warehouse and storage uses:

Cold storage plant  
Frozen food lockers  
Ice storage house  
Fish house  
Storage warehouse  
Wholesale establishment  
Wholesale seafoods

\*\*6. The following miscellaneous uses:

Creamery  
Express office  
Gas regulator station  
Railroad freight or passenger station  
Railroad transfer, storage and team tracks  
Theatrical studio  
Trade and vocational school  
Transformer and electrical switching station  
Seaplane base  
Utility trailer display and storage

\*Amended 4/10/59

\*\*Amended 3/13/59 & 4/10/59



Lumber yard  
Electric utility yard  
Bottle gas storage, filling and distribution  
\*Non-accessory parking or open-air storage of  
commercial vehicles

- \*\*7. The following uses, when so located that no land allocated to such use or building occupied by such use lies within 100 feet of any residentially-zoned property, provided that this separation requirement shall apply only to principal uses and not to accessory uses which are not included in the list of uses which follows:

Automobile body shop  
Boat building and repair, up to 45-foot length  
Cabinet and carpenter shop  
Heating contractor shop  
Sheet metal shop  
Sign shop  
Tinsmith shop

- \*\*\*8. Accessory uses and structures.

- \*\*\*\*9. Service and repair of pleasure boats over 45 feet in over-all length, but not over 90 feet waterline length, provided such use is located at least 300 feet from any residentially-zoned property.

- \*\*\*\*10. Storage of pleasure boats not over 90 feet waterline length, provided such storage is located at least 100 feet from any residentially-zoned property.

### SECTION 37.3 USES PROHIBITED

The permissible uses enumerated in Section 37.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Motor freight terminal
2. Open air display, sale or storage of new or used building materials, except as accessory to a permitted use.
3. Any use first permitted in a less restricted district.

\*Effective 5/21/63

\*\*Amended 7/14/61

\*\*\*Effective 4/10/59

\*\*\*\*Effective 5/11/62

4. Dwellings, except as accessory to a permitted use.
5. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
6. Hospitals, sanitariums, orphanages and similar institutions for the care or treatment of persons.

#### SECTION 37.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

#### SECTION 37.5 PLOT SIZE

There shall be no minimum required size of plot.

#### SECTION 37.6 YARDS

Yards shall be provided in accordance with the provisions of Sections 3.32 and 3.26.

ARTICLE XXXVIII LIGHT INDUSTRIAL M-1 DISTRICTS

The following regulations shall apply in all M-1 Districts:

SECTION 38.1 PURPOSE OF DISTRICT

The M-1 Light Industrial District is intended primarily for the manufacture of small articles and non-objectionable products not involving the use of any materials, processes or machinery likely to cause undesirable effects upon nearby or adjacent residential or business property. The M-1 District may directly abut a residential or business district and the activities permitted in an M-1 District are intended to be such as may be compatible with such neighboring districts under the yard and separation regulations provided. In order to minimize conflict and preserve the M-1 Districts for their primary purposes, residential and institutional uses are not permitted therein.

SECTION 38.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following uses:

1. Any use permitted in a B-3 District, except as prohibited in Section 38.3.
2. Manufacture of the following:

Brooms and brushes  
Candy  
Cigars, cigarettes or snuff  
Cosmetics and toiletries, except soap  
Clothing and hats  
Ceramic products, electrically fired  
Candles  
Dairy products  
Ice Cream  
Jewelry  
Leather good and luggage  
Optical equipment  
Orthopedic and medical appliances  
Pottery, electrically fired  
Perfume  
Pharmaceutical products  
Precision instruments  
Plastic products, except pyroxylin  
Paper products, and cardboard products  
Silverware  
Spices and spice packing  
Stationery  
Shoes  
Television radio and phonograph



3. Manufacture of products from aluminum, brass, bronze, copper, steel, or other metal or from bone, cloth, hair, leather, paper, rubber, shell, plastic wood or other materials, provided power not in excess of \*20 horsepower on any one motor is utilized in the operation of any one machine, such as:

Artificial flowers, feathers or plumes

Bags

Buttons or novelties

Canvas products

Food products, chewing gum, syrups, fruit juices, extracts  
drugs or medicines

Electrical fixtures

Electronic devices

Hardware and cutlery

Musical instruments

Small parts and devices

4. Any of the following:

Bakery

Cutting or blending of liquor

Cheese making

Carpenter and cabinet shop

Electroplating

Egg storage, candling or processing

Hydroponic garden

Hatchery, fish or fowl

Motion picture studio

Pattern making

\*Printing, publishing, lithography and engraving

\*\*Stamping, dieing, shearing or punching of metal not  
over 1/8-inch in thickness

Tool, die and gauge shop

Transformer and electrical switching station

\*\*\*Boat building and repair, up to 45 foot length, when  
located more than 500 feet from residentially-  
zoned property

Plumbing or electrical shop entirely within an enclosed  
building

Slat house

\*\*\*\*Manufacture of water-based and/or epoxy-based coatings,  
adhesives, sealants, and paints

\*\*\*\*\*Manufacture of powder blends, potting compounds and  
plastisols

5. Warehouses and storage buildings.

6. Accessory uses and structures, including living quarters  
accessory to a permitted use.

\*Effective 9/16/60

\*\*Amended 9/14/62

\*\*\*Effective 4/22/60

\*\*\*\*Effective 11/10/61

\*\*\*\*\*Amended 9/11/64



### SECTION 38.3 USES PROHIBITED

The permissible uses enumerated in Section 38.2 above shall not be construed to include, either as a principal or accessory use any of the following, which are listed for emphasis:

- \*1. The manufacture of any product or the utilization of any process or operation expressly specified for an M-2, M-3, or M-4 District.
2. Foundry
3. Drop Forging
- \*\*4. Stamping, dieing, shearing or punching of metal exceeding 1/8" in thickness.
5. Paint or varnish manufacture
6. Oil compounding or barreling
7. Manufacture of asphalt, brick, tile, cement, lime, plaster, concrete, or products thereof.
- \*\*\*8. Open air storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, contractors' equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber, machinery, propane, roofing, rope, sand, stone, tar, tarred or creosoted products, terra cotta, timber, wine, wood, or wool. This prohibition does not apply to storage of these materials in warehouses.
9. Use of automatic screw machines
10. Institutions for the housing, care or treatment of sick, indigent, aged or adolescent persons.
11. Dwellings except as accessory to a permitted use.
12. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
13. Motor freight terminals

### SECTION 38.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet.

\*Amended 11/10/61  
\*\*Amended 9/14/62  
\*\*\*Amended 3/13/59

SECTION 38.5 PLOT SIZE

There shall be no minimum required size of plot.

SECTION 38.6 YARDS

Every plot shall be provided with the yards required under Sections 3.26 and 3.32.



ARTICLE XXXIX MEDIUM INDUSTRIAL M-2 DISTRICTS

The following regulations shall apply in all M-2 Districts.

SECTION 39.1 PURPOSE OF DISTRICT

The M-2, Medium Industrial District, is intended primarily for those manufacturing operations which by their inherent nature, or by virtue of the materials used, processes utilized or products produced, may involve some characteristics objectionable to or incompatible with residential areas. Hence M-2 Districts are not intended for locations abutting residential property. In order to minimize possible conflicts and preserve M-2 Districts for their primary purposes, residential or institutional uses are not permitted therein.

SECTION 39.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an M-1 District or a C-1 District.
2. Manufacture of the following:
  - Automobile accessories, except tires
  - Acids, except hydrochloric, nitric, picric, sulphurous or sulphuric acid
  - Boxes
  - Carbon
  - Canvas, cloth, cork, excelsior or textiles
  - Disinfectant and insecticide
  - Batteries and other electrical apparatus
  - Mattress
  - Rope
  - Sash and doors
  - Starch, glucose and dextrine
3. Any of the following:
  - Automatic screw machines
  - Automobile assembly plant
  - Animal refuge
  - Assaying
  - Airplane hangar
  - Airport
  - Blacksmith shop
  - Canning factory
  - Cider mill
  - Construction or contractor yard
  - Cooperage
  - Cemetery, columbarium, mausoleum or crematory
  - Die casting.



Oil compounding involving inflammable materials, such as oil, lacquer, shellac, etc., except as incidental to other business

Pottery manufacturing, not elsewhere permitted

Salt works

Septic tank service

Soap manufacturing

Vegetable oil manufacturing or refining

Veneer or plywood plant

3. Any use not prohibited by Section 40.3, not prohibited by other resolutions or by law, and not listed as permissible only in an M-4 or an M-5 District.
4. Accessory uses and structures, including living quarters accessory to a permitted use.

#### SECTION 40.3 USES PROHIBITED

1. Dwellings except as accessory to a permitted use.
2. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
3. Institutions for the housing, care or treatment of sick, indigent, aged, adolescent or other persons.
4. Any use which produces effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, or fire or explosion hazard to a degree equivalent to any use specified in the Zoning Resolution as first permitted in an M-4 or M-5 District.

#### SECTION 40.4 HEIGHT

No building or structure or part thereof shall be erected or altered to a height exceeding 150 feet.

#### SECTION 40.5 PLOT SIZE

Every plot utilized for a use first permitted in an M-3 District shall not be less than 100 feet in width and 10,000 square feet in area.

#### SECTION 40.6 YARDS

Every plot shall be provided with yards required under Sections 3.32 and 3.26.



\*ARTICLE XLI LIMITED HEAVY INDUSTRIAL M-4 DISTRICTS

The following regulations shall apply in all M-4 Districts:

SECTION 41.1 PURPOSE OF DISTRICT

The M-4, Limited Heavy Industrial District, is intended to apply to areas situated within an industrial section, which because of location, access, transportation and relation to other industrial areas, can be appropriately utilized for heavier types of industry which would not be suitable for M-3 Districts.

SECTION 41.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

1. Any use permitted in an M-3 District.
2. Any of the following uses:

Asphalt paving plant  
Abrasive products manufacturing  
Bag cleaning  
Brick, tile, terra cotta manufacturing  
Carnival, circus, circus quarters, menagerie, or keeping wild animals  
Creosote manufacture or treatment  
Fish smoking, curing, or canning  
Foundry  
Freight classification yard  
Grain processing and storage except as incidental to feed and seed business  
House wrecking yards; used building materials yard  
Junk yards; automobile wrecking yards  
Livestock auction  
Oil reclamation  
Poison or sperm oil manufacturing  
Potash manufacture  
Pyroxlin and Pyroxlin products manufacturing  
Rock, sand, gravel, or soil--excavation, removal, storage, crushing, screening, mixing with oils or asphalt

\* Amended 9/13/63

Sawmill  
Shipyard  
Slag crushing  
Storage of poisonous gases except as incidental to  
exterminating business  
Wool pulling or scouring

3. Accessory uses and structures, including living quarters accessory to a permitted use.

#### SECTION 41.3 USES PROHIBITED

The permissible uses enumerated in Section 41.2 above, shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Dwellings except as accessory to a permitted use.
2. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalows, courts, trailer parks.
3. Institutions for the housing, care or treatment of sick, indigent, aged, adolescent or other persons.

#### SECTION 41.4 HEIGHT

No building or structure or part thereof shall be erected or altered to a height exceeding 150 feet.

#### SECTION 41.5 PLOT SIZE

1. Every plot utilized for a use first permitted in an M-3 District shall not be less than 100 feet in width and 10,000 square feet in area.
2. Every plot utilized for a use first permitted in an M-4 District shall not be less than 200 feet in width and 40,000 square feet in area.

#### SECTION 41.6 YARDS AND SEPARATION

1. Every plot shall be provided with yards required under Sections 3.26 and 3.32.
2. No portion of any land utilized for, or building occupied by a use first permitted in an M-4 District shall be located within



300 feet of any residentially-zoned property or any property zoned in an A-1 or A-2 District, provided that this separation requirement shall not apply to accessory uses which are permissible in M-3 or more restricted districts as principal uses.

3. Any land, building or structure utilized for a use first permitted in an M-4 District shall be located at least 50 feet from all plot lines, provided that this 50-foot setback area may be utilized for accessory uses, buildings and structures permitted in an M-3 or more restricted district.

\*ARTICLE XLII HEAVY INDUSTRIAL M-5 DISTRICTS

The following regulations shall apply in all M-5 Districts:

SECTION 42.1 PURPOSE OF DISTRICT

The M-5, Heavy Industrial District, is intended to apply to areas which presently or in the future will be embedded in or surrounded by other kinds of industrial districts, and which areas will be suitable for the heaviest types of industry. Such areas are not compatible with residential uses and must be well separated therefrom in order to minimize any possible objectionable effects.

SECTION 42.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following uses:

1. Any use permitted in an M-4 District.
2. Any of the following uses:

Abattoir or slaughterhouse  
Acid (corrosive) manufacturing, including hydrochloric, nitric, picric, sulphurous, and sulphuric  
Alkaline products manufacturing, not elsewhere permitted  
Ammonia, chlorine or bleaching powder manufacture  
Asphalt manufacturing or refining  
Blast furnace  
Blooming mill  
Bone distillation  
Cement, lime, gypsum, or plaster of paris manufacture  
Chemical manufacturing, not elsewhere permitted  
Coke oven  
Drop forge  
Drilling, production, or refining of petroleum products  
Distillation of coal, tar, petroleum refuse and similar materials  
Extraction of animal or fish oils  
Fertilizer manufacturing, not elsewhere permitted  
Garbage, offal, dead animal refuse, rancid fats; incineration, reduction or storage of  
Glue, size, or gelatin manufacturing where process includes refining or recovery from fish, animal refuse, or offal

\*Amended 9/13/63



Gunpowder, fireworks, or explosives manufacturing  
Paper and/or pulp mills  
Radium extraction  
Rendering plant  
Rolling mill  
Rubber manufacturing from raw materials  
Smelting or refining ores  
Steel manufacturing by Bessemer, open hearth, or other process  
Stock yards or feeding pens  
Sugar refining  
Tanning, curing, or storage of raw hides, except as incidental  
to taxidermy  
Tire and/or tube manufacturing

3. Any use not prohibited by Section 42.3, and not prohibited by law or by other resolutions.
4. Accessory uses and structures, including living quarters accessory to a permitted use.

#### SECTION 42.3 USES PROHIBITED

1. Dwellings except as accessory to a permitted use.
2. Hotels, motels, apartment hotels, rooming, boarding or lodging houses, villas, bungalow courts.
3. Institutions for the housing, care or treatment of sick, indigent, aged, adolescent or other persons.

#### SECTION 42.4 HEIGHT

No building or structure or part thereof shall be erected or altered to a height exceeding 200 feet.

#### SECTION 42.5 PLOT SIZE

1. Every plot utilized for a use first permitted in an M-3 District shall not be less than 100 feet in width and 10,000 square feet in area.
2. Every plot utilized for a use first permitted in an M-4 District shall be not less than 200 feet in width and 40,000 square feet in area.
3. Every plot utilized for a use first permitted in an M-5 District shall be not less than 400 feet in width and 4 acres in area.

## SECTION 42.6 YARDS AND SEPARATION

1. Every plot shall be provided with yards required under Sections 3.26 and 3.32.
2. No portion of any land utilized for, or building occupied by a use first permitted in an M-4 District shall be located within 300 feet of any residentially-zoned property or any property zoned in an A-1 or A-2 District, provided that this separation requirement shall not apply to accessory uses which are permissible in M-3 or more restricted districts as principal uses.
3. Any land, building or structure utilized for a use first permitted in an M-4 District shall be located at least 50 feet from all plot lines, provided that this 50-foot setback area may be utilized for accessory uses, buildings, and structures permitted in an M-3 or more restricted district.
4. No portion of any land utilized for, or building occupied by a use first permitted in an M-5 District shall be located within 600 feet of any residentially-zoned property or any property zoned in an A-1 or A-2 District, provided that this separation requirement shall not apply to accessory uses which are permissible in M-3 or more restricted districts as a permissible use.
5. Any land, building or structure utilized for a use first permitted in an M-5 District shall be located at least 100 feet from all plot lines, provided that this 100-foot setback area may be utilized for accessory uses, buildings and structures permitted in an M-3 or more restricted district.



ARTICLE XLIII SPECIAL DISTRICT REGULATIONS

\*SECTION 43.1 COMMERCIAL VEHICLE PARKING

1. The following regulations shall apply to the parking or storage of commercial vehicles on private residentially-zoned property.

- a. In all residential districts:

\*\*No commercial vehicle bearing a Florida "CV" license plate, or which would require a "CV" license plate if licensed in the State of Florida, shall be parked or stored on any private property located in an R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4, R-5, R-6, or T-1 District.

- b. Permitted non-residential uses:

Permitted non-residential uses may utilize and park on their premises such commercial or other vehicles as may be necessary and customary for such uses, but this provision shall not be construed to permit the parking or storage of school buses for private or parochial schools.

- 2.\*\*\*Commercial vehicles, other than those accessory to a permitted use, shall not be parked or stored on any property located in a B-1, B-2, B-2A or B-3 District, provided that a plot occupied as a service station may have stored thereon not over three non-accessory commercial vehicles, bearing a valid Florida commercial vehicles license or which would require such a license plate if licensed in the State of Florida, except commercial vehicles which would require a Florida GW license.

SECTION 43.2 COMMERCIAL BUSINESS IN PRIVATE GARAGE

No commercial business concerned with motor vehicles shall be conducted in a private or community garage. Space in a private or community garage shall not be leased for storage or use by a commercial vehicle.

SECTION 43.3 JUNK YARDS

The following regulations shall apply to all junk yards:

- \* Effective 5/13/60
- \*\* Amended 11/10/61
- \*\*\* Amended 10/11/63



1. The area of land to be so used shall not be less than 20,000 square feet nor more than 100,000 square feet.
2. No automobile or vehicle not in running condition, nor machinery or other junk or scrap shall be located either for storage or dismantling, within 300 feet of any residential district, within 50 feet of the front street line nor within 30 feet of any side street line or other property line of the plot to be so used.
3. The entire area occupied by a junk yard shall be surrounded by a substantial, continuous masonry, wooden or metal fence or wall 8 feet in height without openings except for entrance and exit, which openings shall be equipped with unpierced gates.

#### SECTION 43.4 HOUSE TRAILERS

The following regulations shall apply to house trailers:

1. A house trailer shall not be considered to be permissible as an accessory building.
2. No person shall park, store or occupy a house trailer for living purposes except:
  - a. In an approved trailer park.
  - b. On property which is zoned agricultural and which is used primarily for agricultural purposes, and where the use of the house trailer is accessory to such agricultural use.
  - c. For a period not in excess of six months on property for which a building permit for the construction of a permanent dwelling has been obtained, which construction is actively carried forward to completion within the aforesaid six months.
  - \*d. On property which is zoned R-1T, a house trailer may be occupied as a single-family dwelling, provided the plot conforms to all of the requirements of the Zoning Resolution.
3. A house trailer may be used as a temporary office or shelter incidental to construction on, or development of the premises on which the trailer is located.

\* Effective 3/13/59



4. Except as hereinbefore provided, no house trailer shall be parked or stored on residentially-zoned property except in a garage or other accessory building.

#### SECTION 43.5 MOVING OF BUILDINGS

No building or structure shall be moved from one plot or premises to another unless such building or structure shall thereupon be made to conform with all the provisions of this Resolution relative to buildings or structures hereafter erected upon the plot or premises to which such building or structure shall have been moved.

#### SECTION 43.6 VEHICULAR DRIVEWAYS

Wherever vehicular entrances and exits are involved, the number, size and distance apart of entrances and exits and the specific design thereof shall comply with the established standards and requirements of the State Road Department where a State or Federal highway is effected, and with the standards and requirements of the Broward County Engineer in the case of all County Roads or local streets. Where both State and County roads are involved, the higher standards shall apply.

#### SECTION 43.7 GRADE OF BUILDINGS

\* The top surface of all floors of residential buildings shall be not less than 18 inches, and of non-residential buildings shall be not less than 6 inches, above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located.

## ARTICLE XLIV SERVICE STATIONS

The following regulations shall apply to the location, design, construction, operation and maintenance of service stations:

### SECTION 44.1 SIZE OF PLOT

A plot to be occupied by a service station shall be not less than 100 feet in width and 100 feet in depth.

### SECTION 44.2 LOCATION OF SERVICE STATIONS

#### \*1. DISTANCE BETWEEN SERVICE STATIONS:

There shall be a minimum distance of 750 feet, shortest airline measurement, between the nearest points on any two plots occupied or to be occupied for service station purposes, provided that this separation requirement shall not apply to a plot located at the intersection of two or more streets.

#### 2. DISTANCE TO PUBLIC PLACE:

There shall be a minimum distance of 250 feet, shortest airline measurement, between the nearest points on any plot to be occupied for service station purposes and any plot occupied for a church, playground, playfield, hospital, elementary or high school.

### SECTION 44.3 CLEARANCES REQUIRED

1. Gasoline pumps shall be located not less than 12 feet from any street line and not less than 10 feet from any other property line.
- 2.\*\* No gasoline pump shall be located within 25 feet of any property which is residentially zoned.

### SECTION 44.4 PROTECTIVE WALL

There shall be a masonry wall or masonry fence of good quality and decorative design, which shall effectively screen against direct view and which shall be properly maintained on all property lines other than street lines of a plot occupied as a service station. Such wall or fence shall be 3 feet 6 inches in height and shall be continuous and unpierced, except that on an alley line there may be a 3-foot opening which is closed by a substantial gate when the opening is not in use.

The above-described wall or fence shall not be required where the plot abuts non-residentially-zoned property provided a proper waste receptacle is maintained and used which effectively conceals refuse and rubbish from public view.

\* Amended 7/14/61

\*\* Amended 3/13/59



#### SECTION 44.5 DRIVEWAYS

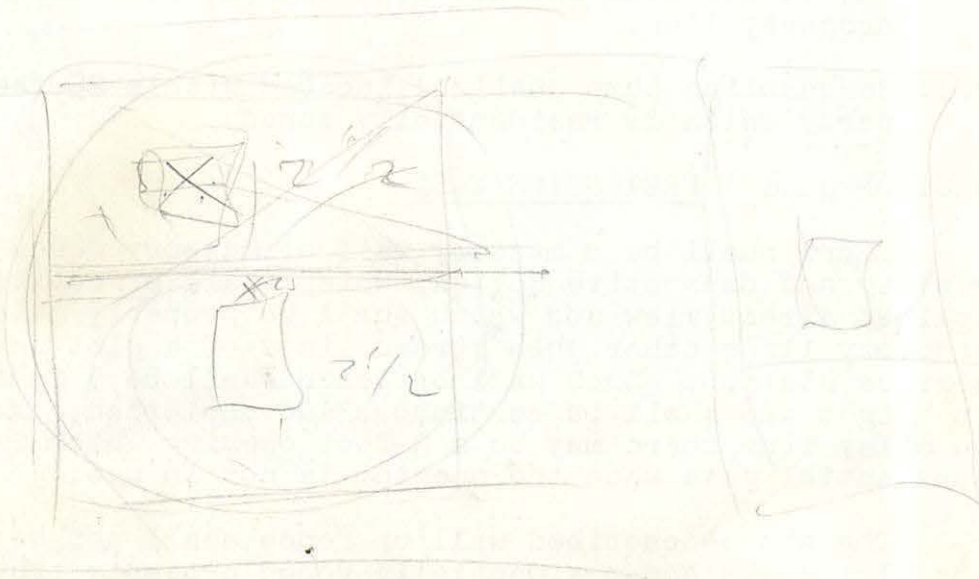
There shall be not more than two driveways for entrance and exit to a service station for each 100 feet, or major fraction thereof, of plot frontage on any street. Driveways shall be not over 42 feet in width at the street line and there shall be at least 10 feet of landscaped area between any two driveways. Measured along the street line, driveways shall be at least 10 feet from a private property line or alley line. On a corner plot, all driveways shall be at least 10 feet from the intersection of the street lines or from the intersection of the street lines produced.

#### SECTION 44.6 LIGHTING

All lights and lighting on a service station shall be so designed and arranged as to not cause a direct glare into residentially-zoned property.

#### \*SECTION 44.7 STORAGE OF FLAMMABLE LIQUIDS

1. All gasoline, benzene, diesel fuel, naptha or other volatile flammable liquids stored incidental to the operation of a service station, shall be kept in underground tanks.
2. The total capacity of tanks and storage facilities for flammable liquids incidental to the operation of a service station shall not exceed 15,000 gallons.





**\*ARTICLE XLV    ALCOHOLIC BEVERAGE ESTABLISHMENTS**

The following regulations shall apply to the location, design, construction, operation and maintenance of all places or establishments where alcoholic beverages are sold or dispensed, and shall be in addition to other requirements or limitations of the Zoning Resolution:

**SECTION 45.1    SEPARATION REQUIREMENTS**

1. Establishments for the sale of alcoholic beverages shall be located at least 500 feet from any other such establishment, the required 500-foot separation being measured from main entrance of one establishment to the main entrance of another establishment along the shortest possible line falling entirely within public streets. The preceding separation requirement shall not apply where one of the two establishments is:
  - a. An establishment incidental to, and within a portion of a building used for a bonafide restaurant seating at least 100 patrons at tables.
  - b. An establishment incidental to and within a building used as a hotel with at least 50 rental sleeping rooms and where the entrance to the establishment is within the hotel portion of the building and there is no direct entrance to the establishment from the exterior.
  - c. An establishment incidental to and within a bona fide non-profit private club where only members and their guests are served.
2. Establishments for the sale of alcoholic beverages shall be located not nearer to any church or public, private or parochial, elementary or high school, than 300 feet airline measurement or 1500 feet measured along the shortest possible line lying entirely within public streets, both measurements being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the church or school, provided that the aforesaid separation requirement shall not apply to:
  - a. An establishment incidental to and within a portion of a building used for a restaurant, seating at least 200 patrons at tables within an area of not less than 4000 square feet.
  - b. An establishment incidental to and within a portion of a building used as a hotel with at least 100 rental sleeping rooms and where the entrance to the establishment is within the hotel portion of the building and there is no direct entrance to the establishment from the exterior.

- c. An establishment incidental to and within a bona fide non-profit private club wherein only members and their guests are served.

#### SECTION 45.2 LIMITATIONS AND QUALIFICATIONS

In order to qualify for the exemptions and modifications provided for separation of alcoholic beverage establishments in Section 45.1, establishments in hotels and restaurants shall further conform to the following requirements:

1. HOTELS: There shall be no show windows, display, sign or other indication of the existence or location of the establishment visible from the exterior of the building other than a lounge sign and/or a sign indicating dancing and entertainment. There shall be no bar, cocktail, beer, wine, liquor or similar sign visible from the exterior of the building.
2. RESTAURANTS: There shall be no show windows, display, sign or other indication of the existence or location of the establishment visible from the exterior of the building other than a lounge sign and/or sign indicating dancing and entertainment. There shall be no bar, cocktail, beer, wine, liquor or similar sign visible from the exterior of the building.
3. PRIVATE CLUBS: There shall be no show window, display or sign indicating the existence or location of the establishment visible from the exterior of the building, nor shall there be any sign indicating sale of alcoholic beverages visible from the exterior of the building.

#### SECTION 45.3 DEFINITIONS

For the purposes of this Article, the term church shall mean an edifice designed and/or arranged for religious services, on land held in fee or on long term lease by an organized group, which group utilize such edifice for regular and continuing religious services.

For the purposes of this Article, the term restaurant shall mean an enclosed building wherein hot food prepared on the premises is available to and is regularly served to patrons seated at tables at all times that alcoholic beverages are served.

#### SECTION 45.4 APPLICATION TO NEW CHURCHES, SCHOOLS

Where an establishment for the sale of alcoholic beverages is located in conformity with the provisions of this Article, the subsequent locating of a church or school in the proximity of such existing establishment shall not be construed to cause such establishment to be in violation of this Article.



SECTION 45.5 BEER AND WINE PACKAGE STORES

There shall be no separation requirement or limitation applicable to the location of places for the sale of beer or wine for consumption off the premises.

SECTION 45.6 EXISTING ESTABLISHMENTS

The provisions of this Article shall not be construed to be retroactive, and any existing establishment for the sale of alcoholic beverages which conformed to the regulations in effect when such establishment was established, shall not be rendered illegal or in violation through the adoption of these regulations.



## BAR REGULATIONS

On motion of Commissioner Burke, seconded by Commissioner Driggers, and unanimously carried, the following resolution was adopted:

BE IT RESOLVED by the Board of County Commissioners of Broward County, Florida, that the opening hours of all establishments selling alcoholic beverages and which lie outside of the boundaries of duly incorporated municipalities within Broward County and which meet all of the following requirements shall be 8:00 o'clock A. M. on week days and 2:00 o'clock P. M. on Sundays, and the closing hours for such establishments shall be 4:00 o'clock A. M. every day:

1. Intoxicating beverage is served, sold, given away or consumed on the premises, and
2. Said establishment has a floor area of 2,000 square feet, or more, and
3. Entertainment is provided other than mechanical music, a juke box, or one piano player, and
4. Said establishment has a seating capacity of one hundred (100) persons, or more.

BE IT FURTHER RESOLVED that the opening hours of all establishments selling alcoholic beverages and which lie outside of the boundaries of duly incorporated municipalities within Broward County and which do not meet all of the above listed requirements shall be 8:00 o'clock A. M. on week days and 2:00 o'clock P. M. on Sundays, and the closing hours for such establishments shall be 2:00 o'clock A. M. on week days and 3:00 o'clock A. M. on Sundays.

BE IT FURTHER RESOLVED that all resolutions heretofore adopted by this Board regulating the opening and closing hours of establishments selling alcoholic beverages in the unincorporated areas of Broward County be, and the same are, hereby rescinded.

ADOPTED this 24th day of November A. D. 1953.



## ARTICLE XLVI SIGN REGULATIONS

### SECTION 46.1 SCOPE

The provisions of this Article shall govern the number, size, location and character of all signs which may be permitted either as main or accessory use under the terms of this Resolution. No signs shall be permitted on a plot either as a main or accessory use except in accordance with the provisions of this Article.

### SECTION 46.2 SNIFE SIGNS

Snipe signs shall not be permitted at any location within the unincorporated areas of Broward County.

### SECTION 46.3 POLITICAL SIGNS

No political signs, advertisements, handbills, snipe signs or billboards shall be placed on property owned or used by Broward County or by other governmental agencies or units in the unincorporated areas of Broward County.

### SECTION 46.4 CLEAN SIGN MATTER REQUIRED

No sign of any character, including any sign advertising the exact nature and kind of business conducted on the premises, shall be permitted for the exhibition, by posting, painting or in any manner displaying of any statement, word, character or illustration of any obscene, indecent or immoral nature.

### SECTION 46.5 ADVERTISING SIGNS PROHIBITED

\*Advertising signs of any type or size shall not be permitted as a main or accessory use in any zoning district except as provided in this Article for A-1, A-2, A-3, A-4, A-5, A-6, A-7, B-2, B-2A, B-2B, B-3, C-1, M-1, M-2, M-3, M-4 and M-5 Districts.

### SECTION 46.6 SIGNS IN AGRICULTURAL DISTRICTS

\*The following regulations shall apply to all signs on a plot in an A-1, A-2, A-3, A-4, A-5, A-6 and A-7 District:

1. Service signs and advertising signs shall be permitted subject, however, to the provisions of this Section and Sections 46.5 and 46.19.
2. There may be one non-illuminated sign on a dwelling unit indicating the name of the occupant and a permitted home occupation, such sign being a wall or ground sign not exceeding 12 square feet in area.
3. There may be one identification sign for each farm, ranch, grove, nursery or other permitted agricultural use, such sign not exceeding 32 square feet in area for each 500 feet, or major fraction thereof, of street frontage of the property involved.



4. There may be a bulletin board not exceeding 32 square feet in area for each church, hospital, club, library, museum, institutional or public building or publicly-owned or operated use, in addition to an identification sign not exceeding 32 square feet in area. The uses listed herein may each have one combination vertical and roof sign, not exceeding 100 square feet in total area, 5 feet in projection beyond the wall or 10 feet in height above the roof.
5. There may be directional signs on a plot, none of such signs to exceed 12 square feet in area.
6. There may be trespassing or caution signs on a plot, none of such signs to exceed 12 square feet in area.
7. No ground sign shall exceed 25 feet in over-all height above the ground or grade of the adjacent road, whichever may be higher.

#### SECTION 46.7 SIGNS IN R-1 DISTRICTS

1. The following signs shall be permitted on a plot in an R-1A, R-1B, R-1C, or R-1T District.
  - a. One non-illuminated real estate sign not over 6 square feet in area advertising the sale or rental of the premises upon which it is located. Such sign shall be a wall or ground sign.
  - b. One non-illuminated wall or ground sign not over 2 square feet in area to prohibit trespassing, for safety or for caution.
  - c. On a plot containing a permitted non-residential use, other than an accessory use, there may be one identification wall sign not over 12 square feet in area and one bulletin sign not over 32 square feet in area, on each street side.
  - d. Two non-illuminated, subdivision or project, ground signs each having an area not over 128 square feet will be permitted on a subdivision while under development to advertise the sale of lots or new houses, provided such subdivision has an area of at least 3 acres.
  - e. No sign shall be of the animated roof or projecting type. The overall height of any ground sign shall not exceed 4 feet above the ground, except that a bulletin sign or subdivision sign may extend to a maximum height of 12 feet above the ground.



#### SECTION 46.8 SIGNS IN R-2 AND R-2U DISTRICTS

The following signs shall be permitted on a plot in R-2 and R-2U Districts:

1. Signs as permitted in Section 46.7.

#### \*\*SECTION 46.9 SIGNS IN R-3 AND R-3U DISTRICTS

1. The following signs shall be permitted on a plot in an R-3 and R-3U Districts:
  - a. Signs as permitted in Section 46.7.
  - b. One non-illuminated identification wall or ground sign not exceeding 6 square feet in area for a rooming house.
  - c. One wall sign not exceeding 32 square feet in area on each street side, to identify a multiple dwelling or other permissible use.
  - d. One wall or ground sign not over 6 square feet in area to advertise a doctor, dentist, nursery school or child care center.
2. No sign shall be of the animated, projecting or roof type. Ground signs permitted in Sub-paragraphs (b) and (d) shall not exceed 5 feet in over-all height above the ground.

#### \*SECTION 46.10 SIGNS IN R-4 AND R-4A DISTRICTS

The following signs shall be permitted on a plot in an R-4 and R-4A District.

1. Signs as permitted in Section 46.9
2. A wall sign not over 64 square feet in area to identify a permissible use.

#### SECTION 46.11 SIGNS IN R-5 AND R-6 DISTRICTS

The following signs shall be permitted on a plot in an R-5 or R-6 District:

1. Signs as permitted in Section 46.10
2. Where the main use of the premises is a hotel, motel, apartment, villas, bungalow court or any combination thereof, the following signs shall be permitted to advertise such main use.
  - a. One ground sign which may have two faces each not over 300 square feet in area, not over 25 feet in overall height above the ground. Such a sign may be located



in a required front yard or street side yard, but shall not extend nearer than 10 feet to any street line or Base Building Line.

- b. A pylon sign which may have two faces each not over 300 square feet in area and not extending more than 25 feet above the roof line of the main building.
  - c. A combination vertical and roof sign which shall not exceed a total area of 400 square feet on either face or a height of 15 feet above the roof line for a one-story building, and a total area of 800 square feet on either face or a height of 30 feet above the roof line for a building over one-story in height. Such signs shall not project more than 4 feet beyond the building wall.
  - d. A wall sign not exceeding 400 square feet in area for a one-story building, with an additional 100 square feet of area permitted for each story above the first story.
3. One wall sign not over 32 square feet in area may be used to advertise the special accessory uses permitted in Section 27.2, Paragraph 1.

#### SECTION 46.12 SIGNS IN T-1 DISTRICTS

The following signs shall be permitted on a plot in a T-1 District:

- 1. Directional signs, each of which shall not exceed 12 square feet in area.
- 2. Trespassing and warning signs, each of which shall not exceed 12 square feet in area.
- 3. One ground sign which may have two faces each not over 150 square feet in area, and not exceeding 20 feet in over-all height above the ground.
- 4. One wall sign, not exceeding 50 square feet in area, on an accessory building as permitted in Section 29.3

#### SECTION 46.13 SIGNS IN B-1 DISTRICTS

- 1. The following signs shall be permitted on a plot in a B-1 District:
  - a. Signs as permitted in Section 46.10
  - b. Ground signs each not over 100 square feet in area and not exceeding 12 feet in overall height above the ground.



- c. Wall signs not exceeding 20% of the area of the wall upon which they are placed.
  - d. Marquee signs, provided such signs shall not extend beyond the marquee and shall not exceed 4 feet in height.
  - e. Combination vertical and roof sign, provided that such signs shall not exceed 100 square feet in area, shall not extend more than 4 feet from the building wall and shall not extend more than 5 feet above the roof.
- 2. No advertising, animated, projecting or roof signs shall be permitted in a B-1 District except as specified in subparagraph 1. (e.) above.
  - 3. The aggregate area of all signs on any buildings or premises shall not exceed 4 square feet in area for each foot of frontage of the buildings displaying such signs, or 2 square feet for each foot of frontage of the property occupied by such buildings or devoted to such use, whichever is the greatest.
  - \*4. No signs shall be placed within 50 feet of any residentially-zoned property in an R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4 or R-4A District.

#### SECTION 46.14 SIGNS IN B-2 DISTRICTS

The following signs shall be permitted on a plot in a B-2 District:

- 1. Signs as permitted in Section 46.13.
- \*\*2. Wall, ground, roof and pylon signs, provided that the maximum height of a roof sign above the roof shall not exceed either 25 feet above the roof or the height of the building above the ground, and no roof sign shall obstruct light or air of adjacent property.
- 3. Marquee signs.
- 4. Combination vertical and roof signs, provided that such signs shall not exceed 200 square feet in area for a one-story building plus an additional 50 square feet of area for each story above the first story, shall not extend more than 4 feet from the building wall and shall not extend more than 15 feet above the roof.
- 5. Advertising signs subject to Section 46.19.
- \*6. No sign shall be placed within 50 feet of any residentially-zoned property in an R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4 or R-4A District. No ground sign shall exceed 25 feet in overall height above the ground.



\*\*\*SECTION 46.15 SIGNS IN B-2A AND B-2B DISTRICTS

The following signs shall be permitted on plots in B-2A and B-2B Districts

1. Signs as permitted in Section 46.14.

SECTION 46.16 SIGNS IN B-3 DISTRICTS

The following signs shall be permitted on a plot in a B-3 District:

1. Signs as permitted in Section 46.14.
- \*2. Roof signs provided that the maximum height of a roof sign above the roof shall not exceed either 25 feet above the roof or the height of the building, and no roof sign shall obstruct light or air to adjacent property.
3. Vertical projecting signs extending not over 5 feet beyond the wall.
4. Advertising signs subject to Section 46.19.
- \*\*5. No sign shall be placed within 50 feet of any residentially-zoned property in an R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4, R-4A District. No ground sign shall exceed 25 feet in overall height above the ground.

SECTION 46.17 SIGNS IN C-1 DISTRICTS

1. Signs as permitted in Section 46.16.

\*\*\*SECTION 46.18 SIGNS IN M-1, M-2, M-3, M-4 AND M-5 DISTRICTS

The following signs shall be permitted on a plot in an M-1, M-2, M-3, M-4, and M-5 District:

1. Signs as permitted in Section 46.16.

SECTION 46.19 ADVERTISING SIGN REGULATIONS

Advertising signs, where permitted, shall be subject to the following limitations and requirements:

1. HEIGHT: The top of any such signs shall not be higher than 25 feet above the grade of either the plot or the nearest street right-of-way, whichever may be higher, and in no case shall double-decker signs be permitted.

\*Amended 3/13/59

\*\*Amended 11/10/61

\*\*\*Amended 9/11/64

2. **SPACING:** No advertising sign shall be nearer than 500 feet in an A-1 District, or 300 feet in any other district, to another advertising sign along the same side of a common right-of-way, except as hereinafter provided. Two or more advertising signs may be grouped back to back, or in a single "V" having an inclined angle not greater than 30 degrees, at a single location. The aggregate area of such signs at a single location facing generally in either direction shall not exceed 500 square feet and any such grouping of signs shall not exceed 50 feet in length. These limitations on spacing shall not apply to wall signs each of which is not over 32 square feet in area.
3. **SIZE:** No advertising sign shall exceed 50 feet in length or 500 square feet in area.
4. **SEPARATION:**
  - a. No advertising signs shall be located or placed so as to face a plot on the same street, occupied by a church, public school, public park or playground, beach, civic or scenic area, or cemetery, nor nearer to such uses than 200 feet along a common right-of-way line.
  - b. No advertising sign shall be located in any required yard or setback area. No advertising sign shall be located so that any part of such sign extends nearer to a street line than any building on contiguous property, which building is within 100 feet of such sign.
  - c. No advertising sign shall be located closer than 30 feet to the intersection of any two street lines.
  - d. No advertising sign shall be located nearer than 50 feet to any residential zone measured along a common right-of-way.
  - \*e. No advertising sign shall be located within 660 feet of the right-of-way of the Sunshine State Parkway, except as hereinafter specified, provided, however, that this requirement shall not apply to advertising signs erected prior to June 20, 1958.

Advertising signs conforming to all applicable provisions of the Zoning Resolution may be erected within 660 feet of the right-of-way of the Sunshine State Parkway if such signs are placed on property abutting a street which crosses the Parkway and are located within 100 feet of the right-of-way of such street.

subject to the following limitations and requirements, provided such signs shall not advertise the sale of the property upon which they are located:

- \*1. In R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P Districts, one such sign not exceeding 32 square feet area may be erected on each street side upon which the plot abuts.
2. In all other zoning districts, a single sign of not more than 500 square feet area will be permitted for each street front, each such sign not to exceed 25 feet in overall height above the ground or grade of the adjacent road, whichever is higher.
3. Such signs shall not be erected more than 60 days prior to beginning of actual construction of the project and shall be removed when construction is completed.
4. If a sign is erected as permitted hereunder, and if construction is not begun within 60 days after sign is erected or if such construction be not continuously and actively prosecuted to completion, said sign shall be removed.
5. No sign permitted under this Section shall be located closer than 15 feet to any private property lines.

\*SECTION 46.25 SIGNS IN S-1 DISTRICTS

The following regulations shall apply to all signs on a plot in an S-1 District:

- \*\*1. Signs as permitted in Section 46.7.
2. Directional, trespassing or caution signs shall be permitted, each of which shall be not over 16 square feet in area. Such signs may be of any **type** provided that no part of any such sign shall extend more than 6 feet above grade.
3. No signs shall be advertising or animated signs.
4. No strip lighting shall be permitted.
- \*\*5. No projecting or roof signs shall be permitted.

\*Effective 6/12/59  
\*\*Amended 7/14/61



ARTICLE XLVII     EXCAVATION REGULATIONS

The following regulations shall govern excavations and the filling of excavations:

SECTION 47.1     DEFINITION

For the purposes of this regulation, EXCAVATION shall mean the digging, stripping or removal by any process of natural materials or deposits from their natural state and location, said materials and deposits to include rock, stone, minerals, shell, sand, marl, muck and soil, but not including sod. Excavation as used herein shall not include digging for foundations, fences, structures or incidental to construction work, wherein no materials are removed from the premises, except surplus not required for backfill or grading of the premises. Excavation shall not include the creation of canals, waterways, and lakes incidental to real estate subdividing and development.

\* SECTION 47.2     PERMITS

1. A permit for new excavations shall be obtained from the Building and Zoning Department of Broward County.
2. After an original permit for an excavation has been issued, the Enforcing Officer shall issue a renewal permit for the continuance of the excavation in accordance with the original permit and plans, where the work has been conducted in accordance with such plans and with these regulations.
3. Within 30 days after the Zoning Resolution is adopted, owners or operators of existing excavations shall submit to the Enforcing Officer a plat showing their presently owned property adjacent to and forming a continuous property with the existing excavation area. The plat shall also show future right-of-way lines and the final limits to which the owner or operator plans to carry excavations in said property. Such plats are to be kept for record, and the excavations indicated thereon will be exempt from the requirements of these regulations, with the following exceptions:
  - a. The owners or operators of excavations existing at the time this Resolution is adopted shall apply for an excavation permit with 30 days after this Resolution is officially adopted.
  - b. Section 47.6 "Location" and Section 47.7 "Protection" shall apply to excavations existing at the time this Resolution is adopted.
4. Yearly renewals of the Excavation Permit shall be granted to the owners and operators of excavations existing at the time this Resolution is adopted, provided the applicable requirements are complied with.

\* Amended 7/14/61

5. Any extension, beyond the excavation limits shown in each plat required by Paragraph 3 of Section 47.2 to be filed with the Building and Zoning Department, shall be treated as a new excavation and shall, therefore, be subject to the full requirements of these regulations.

Where excavation has been discontinued for a period of 6 months or more, or has been abandoned, any renewal or resumption of excavation shall be required to be subject to a permit for a new excavation, and the issuance of such a permit shall be subject to all the requirements of this Article for a new permit.

#### \*SECTION 47.3 PLANS AND SURVEYS

Applications for original permits shall be accompanied by the following:

1. A plot plan to show the property owned or controlled by the applicant with reference to streets, highways and contiguous platted areas.
2. Cross sections to show approximate elevation and grades at the final outside boundaries of excavation.
3. A final grading plan to show the ground elevations of the land immediately adjacent to the side of the excavation and all of bounding streets or roads.
4. Upon completion of the excavation, and when there is a question that the excavation is in accordance with the plans approved, a topographical survey may be required showing elevations and cross-sections of the final outside boundaries of each excavation at 100-foot intervals.
5. The plans, maps, elevations and cross-sections required by this paragraph shall be made by a Surveyor-Engineer registered as such by the State of Florida.

#### \*SECTION 47.4 PERFORMANCE BOND

The applicant for a permit for an excavation shall post a performance bond which, proportionate to the extent of the excavation, shall not be less than Five Hundred nor more than Ten Thousand Dollars at the discretion of the County Commission, conditioned upon complete compliance with the regulations of Broward County pertaining to the initiation, conduct and completion of excavations in a manner conforming to the Zoning Resolution, within a period of not more than one year after the said excavation has been carried to the extent authorized by a valid permit, or after work on said excavation has been abandoned, or discontinued for a period of six months or more.

\* Amended 7/14/61

**\*SECTION 47.5 ZONING LIMITATIONS**

1. The use of heavy machinery for extraction and removal of natural material or deposits is permissible where such removal has been approved and authorized by permit.
2. The land area exposed by the extraction and removal of natural material or deposits shall be left suitable for future use and development purposes in accordance with the final grading plan and in accordance with any zoning regulations applicable thereto.
3. New excavation shall be a permissible use only in a zoning district wherein such use is permissible under the Zoning Resolution, subject to the provisions of this Article.
4. An existing excavation for which a permit is issued pursuant to Section 47.2 may be continued and extended pursuant to such permit and shall not be construed to be a non-conforming use.

**\*SECTION 47.6 LOCATION**

No excavation shall be allowed within 150 feet of the future right-of-way line for any street or highway, not within 50 feet of any private property line, provided, however, that an excavation may be extended to within not less than 25 feet of future right-of-way line for street, or not less than 25 feet of private property line if such excavation is clearly indicated on the plot for the excavation and the excavation is backfilled with suitable material to a distance not less than 150 feet from the future street or highway line, or not less than 50 feet from the private property line, as the case may be, provided, further, that the excavation, and slope if required, may commence at the common property line in the case of private property if waivers are secured from the abutting property owners.

**\*\*Within the territory described in Section 3.39, Trafficway Frontage Setbacks, Paragraph 2, Territory for Setback Area Requirement, no excavation shall be allowed within 220 feet of the future right-of-way line of any trafficway as defined in Paragraph 6, Trafficways Defined, of the aforesaid Section 3.39; PROVIDED, however, that the excavation may be extended to within not less than 25 feet of said future right-of-way line, if such excavation is clearly indicated on the plot plan for the excavation and the excavation is backfilled with suitable material to a distance not less than 220 feet from the future right-of-way line.**

\*Amended 7/14/61

\*\*Amended 3/12/65



3. Whenever excavation operations on any property shall have been completed, abandoned or permanently discontinued, then all plants, buildings, structures, (except fences) and equipment shall be entirely removed from such property and all stockpiles, topsoil, refuse or waste materials shall be removed, redistributed on the premises or backfilled within the pit, within one year after such completion. Provided, however, that the provisions of this paragraph shall not apply to any plants, buildings, structures, equipment or stockpiles whenever and so long as any rock, gravel or other materials shall be available from other properties for processing by or through any such plants, buildings, structures or equipment.
4. These provisions shall not apply to any portion of an existing excavation which was in existence at the time of the passing of these regulations.

**\*SECTION 47.10 FILLING OF EXCAVATIONS**

Excavations may be filled if permit is obtained from the Building and Zoning Department, subject to the following conditions:

1. Applicant for permit and owner of property shall comply with such terms and conditions as may be required to prevent objectionable odors and to prevent the operation from becoming detrimental to the health, safety and general welfare of the adjacent neighborhood and which will prevent promiscuous dumping by unauthorized persons.
2. That a top dressing consisting of not less than one foot of clear fill shall be provided so that the property shall be in a clean, presentable and sanitary condition.
3. That the owner of the property, and the operator, shall post a bond in such amount as may be determined by the Enforcing Officer as necessary to insure compliance with the terms and conditions as may be established for the filling permit.
4. No permit shall be issued for, or excavation or other area filled with refuse, debris, junk, organic material or garbage unless such use conforms to all applicable zoning resolutions and conforms to any applicable regulation of the County Health Department.

## ARTICLE XLIX ADMINISTRATION

### SECTION 49.1 ENFORCEMENT

The Building and Zoning Department of Broward County and all officers, inspectors and employees thereof shall enforce the provisions of this Zoning Resolution.

### SECTION 49.2 PERMITS NOT TO BE ISSUED

No building permit shall be issued for the erection, alteration or use of any building or structure or part thereof, or for the use of any land or water, which is not in conformity with all the provisions of the Zoning Resolution.

No license or permit shall be issued by the Building and Zoning Department or by any department, agency or official of Broward County for the use of any premises or the operation of any business, enterprise, occupation, trade, profession or activity which would involve in any way, or constitute a violation of the Zoning Resolution.

### SECTION 49.3 PLOT PLAN

All Application for building permits shall contain, or be accompanied by, a plot plan in duplicate drawn to scale, showing the actual dimensions of the plot involved in the application, the location of the use proposed and/or the building to be erected or altered, yards and setbacks, and all other uses and buildings on the plot as well as such other pertinent information as may be necessary for the enforcement of the Zoning Resolution.

### SECTION 49.4 PERMITS FOR NEW USE OF LAND

No land heretofore vacant shall hereafter be put to use, or an existing use of land be hereafter changed to a new or different use, unless a building permit is first obtained for the new or different use, provided that this requirement shall not apply to agricultural uses of land in an Agricultural District.

### SECTION 49.5 PERMITS FOR NEW USE OF BUILDINGS

No building or structure, or part thereof, shall be changed to or occupied by, a use of a different kind, unless a building permit is first obtained for the new or different use.

### SECTION 49.6 PERMITS REQUIRED

No building or structure, or part thereof, shall be hereafter erected, altered, moved or repaired unless a building permit shall have first been obtained for such work.

The terms "altered" and "repaired" shall include any changes in structural parts, stairways, type of construction, kind or class of occupancy, light or ventilation, means of ingress and egress, or other changes effecting, or regulated by, the Building Code or this Resolution, except for minor repairs or changes not involving any of the aforesaid features.

#### SECTION 49.7 CERTIFICATES REQUIRED

No building or structure, or part thereof, or premises which are hereafter erected or altered or changed in occupancy or land upon which a new or different use is established, shall be occupied or used until a Certificate of Occupancy shall have been issued therefor.

#### SECTION 49.8 CERTIFICATES FOR EXISTING USES

Zoning Certificates shall be issued for existing buildings, structures, or parts thereof, or existing use of land, if after inspection it is found that such buildings, structures or uses of land are in conformity with the applicable provisions of this Resolution.

#### SECTION 49.9 TEMPORARY CERTIFICATES

Nothing in this Resolution shall prevent the issuance of a temporary Zoning Certificate for a portion of a building or structure in process of erection or alteration, provided that such temporary Certificate shall not be effective for a period in excess of 6 months, and provided further that such portion is in conformity with this Resolution.

#### SECTION 49.10 RECORD OF CERTIFICATES

A record of all certificates issued pursuant to the provisions of this Resolution shall be kept on file in the office of the Building and Zoning Department and copies of such certificates shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.

#### SECTION 49.11 CERTIFICATES FOR DWELLING ACCESSORY BUILDINGS

Buildings or structures accessory to dwelling shall not require separate Zoning Certificates but may be included in the Zoning Certificate for the dwelling when shown on the plot plan and when completed at the same time as such dwelling.

#### SECTION 49.12 RECORD OF NON-CONFORMING USES

All non-conforming uses existing at the effective date of this Resolution shall be ascertained, identified and recorded for the purpose of effectuating the provisions of Article VII.



#### SECTION 49.13 CERTIFICATE FOR NON-CONFORMING USES

No non-conforming uses shall be maintained, continued, renewed, extended or changed unless a Zoning Certificate therefor shall have been issued pursuant to Article VIII.

#### SECTION 49.14 PROCEDURE ON VIOLATIONS

Where it is found that any of the provisions of this Resolution are being violated, the person responsible for such violation shall be given notice in writing. Such notice shall indicate the nature of the violation and the action necessary to correct or abate the violation. The officers and employees of the Building and Zoning Department shall order discontinuance of the use of land or buildings, removal of buildings, additions, alteration of structures, discontinuance of any work being done, or shall take any and all other action necessary to correct violations and obtain compliance with all the provisions of this Resolution.

#### SECTION 49.15 DUTIES OF ENFORCERS

The Building and Zoning Department through its officers, inspectors and employees shall be charged with the duty of making inspections, approving plans and specifications, issuing permits, and Zoning Certificates, maintaining records of applications, permits and certificates and taking any and all steps or actions necessary to enforce the provisions of this Resolution.

#### SECTION 49.16 RIGHT OF ENTRY

For the purpose of enforcing the provisions of this Resolution, the officials and inspectors of the Building and Zoning Department shall have the right of entry into private property and into private buildings, at any reasonable time, whenever said officials and inspectors find such entry necessary for the proper discharge of their duties under this Resolution. Any person refusing or obstructing such entry shall be guilty of a violation of this Resolution.

## ARTICLE L ZONING BOARD

### SECTION 50.1 RULES OF PROCEDURE

The Zoning Board shall draw up and adopt reasonable rules of procedure to govern the conduct of its work not inconsistent with the provisions of this Resolution or other resolutions adopted by the County Commission.

Such rules shall provide for the election of officers, for the time and place of regular meetings, for special meetings, for the agenda of meetings and for the conduct of hearings.

### SECTION 50.2 MEETINGS

The Zoning Board shall hold at least two regular meetings each month, and such additional or special meetings as it may find necessary for the proper performance of its duties.

### SECTION 50.3 ADVISORY SERVICE

The Zoning Board shall act in an advisory capacity to the Commission and make such studies and investigations, in addition to these required by this Resolution, as may be requested by the Commission.

### SECTION 50.4 AMENDMENTS

No change or amendment, relating to the boundaries of the various zoning districts and the regulations applicable thereto shall be made by the Commission unless the proposal or request for such change has been considered by the Zoning Board, and the Commission has received a recommendation thereon from the Zoning Board.

## ARTICLE LI BOARD OF ADJUSTMENT

### SECTION 51.1 NOTIFICATION FOR VARIANCES

No variance shall be authorized by the Board of Adjustment upon appeal from the terms of this Resolution unless a public hearing on the appeal has been held by the Board, notice of which hearing has been given as follows:

1. **USE VARIANCE:** Where the variance is for a use not otherwise permissible in the zoning district in which the variance is requested, all owners of property within 300 feet of the premises for which the variance is requested shall be notified of the hearing.
2. **OTHER VARIANCES:** Where the variance is for some deviation from the zoning district regulations other than for a use variance, all owners of property within 100 feet of the premises for which the variance is requested shall be notified of the hearing.

### SECTION 51.2 NOTIFICATION FOR ERRORS

In connection with appeals where it is alleged there is error in any order, requirement, decision or determination made by any administrative official in the enforcement of this Resolution, notification shall be given to all owners of property directly contiguous to the premises which are involved in the appeal.

### SECTION 51.3 NOTIFICATIONS

Where notice to contiguous or nearby property owners is required by this Article in connection with hearings, such notice shall be mailed to such property owner at least 10 days before the date of the hearing. For this purpose the owner of property shall be deemed to be the person who, with his address, is so shown on the tax rolls of the Broward County Tax Collector.

### SECTION 51.4 PUBLICATION OF AGENDA

The matters to be considered, and hearings to be held, at meetings of the Board of Adjustment shall be published in a newspaper of general circulation in Broward County at least 10 days prior to each meeting.

### SECTION 51.5 REQUIREMENTS FOR VARIANCES

No variance from the terms of this Resolution shall be authorized by the Board of Adjustment unless the Board finds beyond reasonable doubt, that all of the following facts and conditions exist:



1. That there are unique and special circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. That any alleged hardship is not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of this Resolution.
3. That strict application of the provisions of this Resolution would deprive the applicant of reasonable use of the property for which the variance is sought.
4. That the variance proposed is the minimum variance which makes possible the reasonable use of the property.

#### SECTION 51.6 CONDITIONS AND LIMITATIONS

In authorizing any variance from the terms of this Resolution, the Board of Adjustment shall include as a part of such variance, any conditions, requirements or limitations which the Board may believe to be necessary and desirable to protect adjacent properties and the surrounding neighborhood, and to carry out the spirit and purpose of this Resolution.

#### SECTION 51.7 TIME LIMIT

Any variance authorized by the Board of Adjustment shall expire 90 days after the date of action on such variance by the Board unless a building permit based upon and incorporating the variance is issued within the aforesaid 90 day period.

#### \*SECTION 51.8 DISTRICT USES NOT LISTED

The Board of Adjustment shall be authorized to permit in a Zoning District, a use which is not listed as a permissible use in such district, when the Board finds such use to be similar in character to a use specifically permitted in such district under the Zoning Resolution, provided such use is not listed as a prohibited use in the particular zoning district nor as a permitted use in a less restricted district.

In the cases covered by this Section, a public hearing shall be held by the Board of Adjustment with notifications the same as specified in Section 51.9.

#### SECTION 51.9 NOTIFICATIONS FOR SPECIAL EXCEPTIONS

In all cases of special exceptions under the terms of this Resolution which the Board of Adjustment is required to hear and decide, all owners of property within 300 feet of the premises for which the special exception is requested shall be notified of the hearing in connection therewith.

\* SECTION 51.10 TEMPORARY OFFICES AND SIGNS

The Board of Adjustment is authorized to approve after public hearing, in any zoning district, certain uses on a temporary, limited, and conditional basis as follows:

1. A real estate sales office for the sale of lots and/or new houses located in a subdivision or building project, such office not to be used for the sale or rental of other property or for any other purpose. Signs upon or in connection with such temporary office use shall be subject to the approval of the Board of Adjustment.
2. Ground signs advertising the sale of lots or new houses, provided that no such sign shall exceed 10 feet in overall height above the ground or 200 square feet in area, nor shall such signs be located within 100 feet of any residential structure, provided that the aforesaid 100-foot separation requirement shall not apply to any residential structure used for sales or exhibition purposes.
3. The uses permissible under paragraphs 1 and 2 above shall be limited as to location as follows:
  - a. Such uses shall be located upon the subdivision to which the uses are related or
  - b. Such uses shall be located adjacent to a trafficway and not more than 2500 feet from the subdivision or building project to which they are related.
4. In giving any such approval, the Board shall find that such use is related to, and desirable for, the economy of Broward County, is not injurious to the neighborhood and nearby residences, and is in accord with the spirit and purpose of the Zoning Resolution.
5. Any such approval by the Board shall be for a period not in excess of one year, provided however, the Board may give approval for successive periods, each period not exceeding one year in duration.
6. Any such use which is not instituted, operated, and maintained in full conformity with the terms and conditions of the Board's approval and the provisions of this Section is hereby declared to be an illegal use in violation of the Zoning Resolution and shall be discontinued and removed forthwith.

\* Effective 6/10/60

## ARTICLE LII AMENDMENTS

### SECTION 52.1 GENERAL

Whenever the public necessity, convenience, general welfare or good zoning practice require, the Board of County Commissioners may by resolution amend, supplement or change the regulations, district boundaries or classifications of property, now or hereafter established by this Resolution or amendments thereto.

### SECTION 52.2 AREA FOR REZONING

In case of a petition for a change in the zoning of property, the Zoning Board shall consider whether the area described in the original petition should be enlarged in order to reflect the interest of the County and to correspond with the Broward County Plan. The Zoning Board shall study and recommend to the Commission such enlargement, if any, as it may deem desirable.

### SECTION 52.3 BOARD INITIATION

The Zoning Board shall carry on a continual study of Zoning, zoning techniques and the relation of zoning to private developments and public improvements and any pertinent parts of any County Plan for the orderly growth of the County, and may from time to time submit recommendations on the amendments of this Resolution.

### SECTION 52.4 BASIS FOR RECOMMENDATIONS

In reviewing and formulating recommendations to the Commission on requested or proposed changes in the Zoning Resolution, the Zoning Board shall consider and evaluate the changes in relation to all pertinent factors, including the following:

1. The character of the district and its peculiar suitability for particular uses.
2. Conservation of the value of buildings and encouraging the most appropriate use of land and water throughout the County.
3. The applicable portions of any current County Plans and programs such as Land Use, Trafficways, Recreation, Schools, Neighborhoods, Drainage and Housing.
4. The needs of the County for land areas for specific purposes to serve population and economic activities.
5. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.



6. The facts and opinions presented to the Zoning Board through hearings.

#### SECTION 52.5 ACTION BY COMMISSION

If a petition or recommendation for a change or amendment to the Zoning Resolution is not acted upon finally by the Commission within six months of the date upon which the report of the Zoning Board is filed with the Commission, said petition shall be deemed to have been denied.

#### SECTION 52.6 CONDITIONAL REZONING

No amendment to the Zoning Resolution to rezone property shall contain conditions, limitations or requirements not applicable to all other property in the zoning district to which the particular property is rezoned.

#### SECTION 52.7 MINIMUM SIZE OF PARCEL

\*Unless a parcel of land has at least 200 feet of frontage or 40,000 square feet of area, no amendment shall be enacted to change the zoning classification of said parcel except to the existing zoning classification of a property adjoining said parcel; PROVIDED that this limitation shall not apply to amendments to change the zoning of property to A-2, A-3, A-4, R-1P, R-2P, R-3, B-2A and S-1.

#### SECTION 52.8 LIMIT ON PETITIONS

Whenever the Zoning Board has taken action to recommend denial of a petition for rezoning property, the Zoning Board shall not consider any further petition for the same rezoning of any part of the same property for a period of two years from the date of such action.

Whenever the Zoning Board has taken action to recommend denial of a petition for rezoning of property, the Zoning Board shall not consider a petition for any kind of zoning on any part of the same property for a period of one year from the date of such action.

Whenever the Commission has changed the zoning of property by an amendatory resolution, the Zoning Board shall not consider any petition for rezoning of any part of the same property for a period of six months from the effective date of the amendatory resolution.

\*Amended 1/17/64

The above time limits for Zoning Board consideration may be waived by the Commission by the affirmative vote of four Commissioners, when the Commission deems such action necessary to prevent an injustice or to facilitate the proper development of the County.

SECTION 52.9 \*\*\*PROTEST - Deleted In Its Entirety

SECTION 52.10 PROCEDURE FOR AMENDMENTS

1. \*A petition for rezoning of land may be filed by an owner, or owners, of 75 per cent in area thereof.
2. A petition for a change of district regulations may be filed by any citizen or owner of land in Broward County.
3. \*\*Petitions for change of zoning or district regulations shall be addressed to the Zoning Board and shall be filed with the County Planning Department. Such petitions shall contain or be accompanied by all pertinent information which may be required by the Zoning Board for its proper consideration of the matter, including in the case of petitions for rezoning of land with any improvements located thereon, at least one photograph.
4. After consideration of petition for a change in zoning classification or in district regulations, the Zoning Board shall transmit the petition and the Board's recommendations thereon to the Commission.
5. No recommendation for a change in zoning district classification or in district regulations shall be made by the Zoning Board to the Commission unless and after a public hearing as hereinafter prescribed has been held by the Zoning Board.
6. Proposals originating with the Commission or initiated by the Zoning Board shall be processed in the same manner as provided for petitions in the preceding paragraphs.

\*Effective 1/22/60  
\*\*Amended 11/10/61  
\*\*\*Effective 2/22/63

SECTION 52.11 HEARINGS BEFORE ZONING BOARD

1. Notice of hearings before the Zoning Board in connection with changes in zoning district classification or changes in district regulations under the Zoning Resolution shall be published in a newspaper of general circulation in Broward County at least 10 days prior to the date of the hearing. Such notice shall specify the time and place of the hearing, and the matter to be considered at such hearing.
2. Petitioners for changes in Zoning Resolution shall be given notice of hearing by letter addressed to such petitioner at the address given in such petitions, and mailed at least 10 days prior to date of hearing.
3. In connection with hearings on petitions for change in the zoning district classification, all owners of property in the area proposed for zoning change, and all owners of property within 300 feet of the land subject to such petition shall be given notice of such hearing by mail. Such notice shall be mailed at least 10 days prior to the date of the hearing. For the purposes of this notification, an owner of property shall be deemed to be the person who, with his address, is so shown on the tax rolls of the Broward County Tax Collector.



## ARTICLE LIII LEGAL PROVISIONS

### SECTION 53.1 INTERPRETATION, PURPOSE AND CONFLICT

In interpreting and applying the provisions of this Resolution, they shall be held to be a minimum requirement for the promotion of the health, safety, morals and general welfare of the County. It is not intended by this Resolution to interfere with, abrogate or annul any easements, covenants or agreements between parties; provided, however, that where the regulations on the same point, as contained in any other law or resolution, the provisions of this Resolution shall govern; and where the regulations of the other law, or resolution are more restrictive than those of this Resolution, the other shall govern.

### SECTION 53.2 VALIDITY

Should any article, section, paragraph, sentence, clause, phrase, or other part of this Resolution be declared by a court of competent jurisdiction to be invalid, such decisions shall not effect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be invalid.

### SECTION 53.3 SAVING CLAUSE

Any prosecution arising from a violation of any resolution repealed by this Resolution, which prosecution may be pending at the time this Resolution becomes effective, or any prosecution which may be started within one year after the effective date of this Resolution in consequence of any violation of any resolution repealed therein, which violation was committed prior to the effective date of this Resolution shall be tried and determined exactly as if such Resolution had not been repealed.

### SECTION 53.4 REPEAL

All resolutions or parts of resolutions in conflict with this Resolution or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect. All resolutions heretofore adopted by the County Commission pursuant to Chapter 25717, Laws of Florida, Acts of 1949 and Chapter 27431, Laws of Florida as amended by Chapter 28952, Laws of Florida, Acts of 1953, are hereby repealed.

### SECTION 53.5 VIOLATIONS AND PENALTIES

1. Any person, firm or corporation or anyone acting in behalf thereof, who shall violate or fail to comply with any of the provisions of this Resolution, shall upon conviction be punished as provided by law.

2. Each day that a violation of this Resolution is continued or permitted to exist without compliance shall constitute a separate offense punishable upon conviction in the manner prescribed in this Section.

SECTION 53.6 IMMEDIATE EFFECT

This Resolution is hereby declared necessary for the preservation of the peace, health, safety and welfare of the people of Broward County, Florida, and is hereby made effective June 15, 1958.

BROWARD COUNTY

ZONING AND BUILDING REGULATION ENABLING ACT

Chapter 30613, Laws of Florida, Acts of 1955

As Amended by House Bill 2451, Session of 1959,  
Chapter 59-1158.

SENATE BILL NO. 413

AN ACT AUTHORIZING AND EMPOWERING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO ADOPT ZONING AND BUILDING REGULATIONS IN THE TERRITORY WITHIN BROWARD COUNTY WHICH IS NOT INCLUDED IN THE CORPORATE LIMITS OF ANY CITY OR TOWN; AND AUTHORIZING AND EMPOWERING SAID BOARD OF COUNTY COMMISSIONERS TO DIVIDE SAID TERRITORY INTO DISTRICTS OR ZONES AND TO REGULATE AND RESTRICT THE USES OF LANDS, BUILDINGS AND OTHER STRUCTURES FOR TRADE, INDUSTRY, RESIDENCE, OR OTHER PURPOSES WITHIN SAID DISTRICTS OR ZONES AND TO REGULATE AND RESTRICT THE CONSTRUCTION, RECONSTRUCTION, ERECTION, ALTERATION, REPAIR, HEIGHT, NUMBER OF STORIES, SIZE AND LOCATION OF BUILDINGS AND OTHER STRUCTURES WITHIN SAID DISTRICTS OR ZONES, AND TO REGULATE AND RESTRICT THE AREA, DIMENSIONS, AND THE SIZE OF LOTS OR TRACTS OF LAND OR YARDS, AND THE PERCENTAGE AND PORTION OF LOTS THAT MAY BE OCCUPIED IN CONNECTION WITH THE CONSTRUCTION AND LOCATION OF BUILDINGS OR OTHER STRUCTURES WITHIN SAID DISTRICTS OR ZONES; AND PROVIDING FOR THE METHOD OF PROCEDURE, THE APPOINTMENT OF A ZONING BOARD AND A BOARD OF ADJUSTMENT, AND PROVIDING PENALTIES FOR VIOLATION OF THIS ACT OR ANY CODE, ORDER OR RESOLUTION MADE UNDER THE AUTHORITY CONFERRED BY THIS ACT; AND REPEALING CHAPTER 25717, LAWS OF FLORIDA, ACTS OF 1949, AND CHAPTER 27431, LAWS OF FLORIDA, ACTS OF 1951, AS AMENDED BY CHAPTER 28952, LAWS OF FLORIDA, ACTS OF 1953, BUT CONTINUING IN FULL FORCE AND EFFECT SUCH RESOLUTIONS AS HAVE BEEN ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PURSUANT TO SAID CHAPTERS 25717 AND 27431, UNTIL SUCH TIME AS THE SAME ARE RESCINDED OR AMENDED BY SAID BOARD PURSUANT TO THE PROVISIONS OF THIS ACT.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF FLORIDA:

Section 1. GRANT OF POWER. For the purpose of promoting the health, safety, morals and the general welfare of the community, the Board of County Commissioners of Broward County, Florida, is hereby authorized and empowered to adopt zoning and building regulations in the territory within Broward County which is not included in the corporate limits of any city or town, and to divide said territory into districts or zones and to regulate and restrict the uses of lands, buildings and other structures for trade, industry, residence, or other purposes within said districts or zones,



and to regulate and restrict the construction, reconstruction, erection, alteration, repair, height, number of stories, size and location of buildings and other structures within said districts or zones, and to regulate and restrict the area, dimensions, and the size of lots or tracts of land or yards, and the percentage and portion of lots that may be occupied in connection with the construction and location of buildings or other structures within said districts or zones.

Section 2. DISTRICTS. For any and all of said purposes said Board of County Commissioners may divide such territory into districts of such number, shape and area as may be deemed best suited to carry out the purposes of this Act. All such regulations and restrictions shall be uniform for each class or kind of property and building throughout each district, but the regulations in one district may differ from those in other districts.

Section 3. PURPOSE IN VIEW. Such regulations and restrictions shall be made in accordance with a comprehensive plan and designed to lessen congestion on the highways; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the over-crowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land and water throughout such county.

Section 4. ELECTRICAL, PLUMBING AND BUILDING CODES. Said Board of County Commissioners is authorized and empowered to adopt, change and enforce electrical, plumbing and building codes deemed by such board to be necessary for the accomplishment of the purposes of this act, and to employ and fix the compensation of inspectors of electrical and plumbing work, buildings and any other work for the doing of which a permit shall have been issued. Before any code or amendment thereto is adopted pursuant hereto, a public hearing shall be held by the Board of County Commissioners in relation to such code or amendment.

Section 5. METHOD OF PROCEDURE. The said Board of County Commissioners is hereby authorized by resolution to establish the boundaries of such districts or zones, to promulgate regulations and restrictions to prevail therein, and from time to time to amend, supplement or to change the same. However, no such regulation, restriction, or boundary or change of same shall be adopted until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen (15) days notice of the time and place of such hearing shall be published in a newspaper of general circulation published in said county: Notice of said hearing shall be given

in writing by regular mail to the record owner of the property affected prior to the hearing, provided, however, said written notice may be waived by an affirmative vote of three members of the Board of County Commissioners. The said notice shall describe the district or districts, or zone or zones to be affected with sufficient certainty to advise the property owners therein that their property is to be affected, but need not describe the proposed plans or details thereof. At the hearing, all persons interested shall be heard for or against the proposal and any other plans or modification thereof shall receive the consideration of the said Board of County Commissioners. The hearing may be adjourned from time to time until some plan or proposal is adopted, or until all are rejected.

Section 6. RECORDING. The Board of County Commissioners of Broward County may record in the official records of the County a certified copy of such regulations adopted under this Act, or parts thereof, as said Board may deem advisable.

Section 7. ZONING BOARD. The Board of County Commissioners of Broward County shall appoint a Zoning Board to be composed of ten members, two such members to be appointed from each County Commissioner's district, to be known as the Zoning Board, to recommend the boundaries of the various original districts and appropriate regulations to be adopted and enforced therein. Such Zoning Board shall make a preliminary report and hold a public hearing thereon before submitting its final report, and such Board of County Commissioners shall not hold its public hearing or take action until it has received the final report of such Zoning Board.

The Zoning Board shall, from time to time, make studies and recommendations for changes and amendments relating to the boundaries of the various districts and the regulations applicable thereto to the Board of County Commissioners. Any proposal or request for such a change or amendment shall first be filed with the Zoning Board and every such proposal or request shall be considered by the Zoning Board and transmitted thereafter to the Board of County Commissioners with the recommendation of the Zoning Board, either favorable or unfavorable, attached to or endorsed thereon.

The Zoning Board shall act in an advisory capacity to the Board of County Commissioners and make such studies and investigations as requested by the Board of County Commissioners.

The Zoning Board shall serve during the pleasure of the Board of County Commissioners and shall serve without compensation, but shall be paid actual expenses incurred in performance of their duties as members of the Zoning Board, which shall not exceed allowances as prescribed by state law.

Section 8. BOARD OF ADJUSTMENT AND BOARD OF RULES AND APPEALS

(1) BOARD OF ADJUSTMENT. It shall be the duty of the Board of County Commissioners of Broward County to appoint by resolution a County Board of Adjustment, for such County, and it shall be the duty of said Board of Adjustment, in appropriate cases and subject to appropriate conditions and safeguards, to make special exceptions to the terms of any zoning order or zoning resolution in harmony with the general purpose and intent of such order or resolution and in accordance with general or specific rules therein contained. The members of such Board of Adjustment shall serve without compensation but shall be paid actual expenses incurred in performance of their duties as members of such Board of Adjustment which shall not exceed allowance as prescribed by State law.

Such Board of Adjustment shall consist of one(1) member from each County Commissioner's district, each to be appointed for a term of one (1) year and removable for cause by the appointing authority upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

Meetings of the Board of Adjustment shall be held at the call of the chairman and at such other times as the Board may determine. Such chairman, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of County Commissioners of Broward County and shall be a public record.

Appeals to the Board of Adjustment may be taken by an person aggrieved or by any officer, department, board or bureau of the County effected by any decision of the administrative officers. Such appeal shall be taken within thirty (30) days from the date of such decision by filing with the officer from which the appeal is taken and with the Board of Adjustment a notice of appeal, specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certified to the Board of Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application, on notice to the officer from whom the



appeal is taken, and on due cause shown. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

The Board of Adjustment shall have the following powers:

(a) To hear and decide appeals where it is alleged there is error in any zoning order, zoning requirement, zoning decision or zoning determination made by any administrative official in the enforcement of this Act insofar as zoning matters are concerned or any zoning order or zoning resolution adopted pursuant thereto.

(b) To hear and decide special exceptions to the terms of any zoning order or zoning resolution which provides that such board may grant special exceptions to such order or resolution.

(c) So that substantial justice shall be done, to authorize upon appeal in specific cases such variance from the terms of any zoning order or zoning resolution as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of such order or resolution will result in unnecessary hardship.

The concurring vote of three (3) members of the Board of Adjustment shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official.

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer of such county may, within thirty (30) days after the date of such decision, but not thereafter, appeal therefrom to the courts.

## (2) BOARD OF RULES AND APPEALS.

(a) DEFINITIONS. As used in this sub-section:

(1) "Board" shall mean the Board of Rules and Appeals.

(2) "Code" means the South Florida Building Code, 1957 Edition, as amended and adopted by the Board of County Commissioners for Broward County, and such other building codes and regulations as may be adopted by such Board of County Commissioners, including but not limited to, plumbing and electrical codes.

(3) "Building Official" means the Director of the Building and Zoning Department of Broward County.

(b) CREATION. In order to determine the suitability of alternate materials and types of construction, to provide for reasonable interpretation of the provisions of the Code and to assist in the control of the construction of buildings and/or

structures, there is here created a Board of Rules and Appeals, to be appointed by the Board of County Commissioners of Broward County, consisting of seven (7) members who are qualified by training and experience to pass on matters pertaining to building construction.

(c) MEMBERSHIP.

1. Membership of the Board shall consist of one (1) architect, two (2) general contractors, one (1) structural engineer, one (1) mechanical engineer, one (1) master electrician and one (1) master plumber, all being qualified by being active in their respective professions and trades at the time and for the ten (10) years preceding their appointment, all having been examined and registered or licensed in their respective fields, and all residents of and having their principal businesses within the area of Broward County. In addition thereto, alternates shall be appointed for each of the above members representing the same respective profession and trade and with the same qualifications. Alternates may attend all Board meetings but may not vote on the Board unless the regular member is absent.

2. Board members and alternates shall be appointed for a term of three (3) years, or until their successors are appointed and qualified, with the exception that the terms of members of the first-created Board shall be for lesser periods so that the expiration of the members' terms shall be staggered.

3. The Board of County Commissioners of Broward County may remove any member of the Board for misconduct, incompetency or neglect of duty; however, any member so removed may, within ten (10) days, request a public hearing and shall receive such hearing before such removal shall be final.

4. A vacancy in the membership of the Board, occurring during a term, shall be filled by appointment of a member from the same field, and appointment shall be for the remainder of such term.

(d) COMPENSATION. Members of the Board of Rules and Appeals shall serve without compensation, but shall be paid actual expenses incurred in the performance of their duties.

(e) MEETINGS.

1. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine.

2. The Board shall select one (1) of its members to serve as Chairman and one (1) to serve as vice-chairman, to act in the absence of the Chairman. A detailed record of all proceedings shall be kept on file in the office of the building official. The Board shall establish rules and regulations for its

own procedure.

3. All hearings shall be open to the public, and any person whose interest may be affected by the matter on appeal shall be given an opportunity to be heard. The hearing shall be informal and need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rules which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the same extent that they are now, or hereafter may be, recognized in civil actions; and irrelevant and unduly repetitious evidence shall be excluded.

4. No member of the Board shall sit as a voting member in any hearing involving any question in which he has personal or financial interest.

5. Four (4) members of the Board shall constitute a quorum. Decisions shall be at least four (4) favorable votes. The Board shall reach decisions without unreasonable or unnecessary delay.

6. Written notice of Board decisions shall be furnished the appellant when requested.

7. The building official shall take immediate action in accordance with decisions of the Board.

(f) DUTIES.

1. APPEAL FROM DECISION OF BUILDING OFFICIAL. The Board shall hear all appeals from the decisions of the building official from any person aggrieved thereby.

2. INTERPRET CODE AT REQUEST OF BUILDING OFFICIAL. The Board shall pass on all matters pertaining to this Code and referred to the Board by the building official for interpretation or clarification.

3. INVESTIGATE ENFORCEMENT. The Board of Rules and Appeals, upon direction of the Board of County Commissioners of Broward County, or upon its own initiative, shall conduct investigation into the enforcement of this Code, and shall have the power to suspend or revoke any permits issued thereunder, after a hearing at which interested persons may appear and be heard and evidence indicates that the best interests of the public are served by such action.



4. REPORT AND RECOMMENDATIONS. The Board of Rules and Appeals may recommend to the Broward County Board of County Commissioners schedules of fees, permits, inspections, testing of materials, and all other such work required by the Code; any desired amendments or revisions to the Code; and shall report annually on the operation of the Code, with respect to its enforcement, its effect on general building trends, the effect on buildings and other results.

(g) POWERS.

1. The Board of Rules and Appeals may interpret the provisions of the Code to cover a special case if it appears that the provisions of the Code do not definitely cover the point raised, or that the intent of the Code is not clear, or that ambiguity exists in the wording; but it shall have no authority to grant variances where the Code is clear and specific. The use of alternate materials or types of construction, not clearly comparable with the materials and types of construction specified in the Code may not be granted by the Board of Rules and Appeals, but the Board, if favorable to such use, may recommend an amendment to this Code to make such use lawful.

2. The Board shall have the power to affirm, modify or reverse the decision of the Building Official.

3. When it is deemed necessary by the Board, it may request experienced and technical advice on any specific subject or subjects from any qualified person or persons, and such request may be for attendance at Board meetings or for written analysis of the specific problem. The Board may establish panels of industry, either standing or temporary, for technical analysis of specific subjects.

(h) RECIPROCITY.

1. The Board shall have the authority to meet with similarly constituted and authorized boards for the purposes of discussion, decision and similar matters of area-wide industry concern.

2. Decisions of the majority of all members at joint meetings as referred to herein, shall not be binding on the Board. The decisions of joint meetings with other boards may be accepted or rejected or accepted with modifications.

(i) COURT REVIEW. Any person aggrieved by a decision of the Board, whether or not a previous party to the decision, may apply to the appropriate court for a writ of certiorari to correct errors of law of such decisions. Application for review shall be made to the proper court of jurisdiction within five (5) days after the decision of the Board.



Section 9. APPROPRIATION. The Board of County Commissioners of Broward County is hereby authorized to appropriate and pay out of the General Fund of such county, annually, such moneys as in the judgment of said Board may be necessary for the purpose of defraying the expense of zoning such county and administering the provisions of this Act.

Section 10. PERMIT AND INSPECTION FEES. The Board of County Commissioners of Broward County is authorized and empowered by resolution to fix reasonable permit and inspection fees to be charged by said Board for such building permits, examinations and inspections as said Board may determine is necessary in the administration of the provisions of this Act.

Section 11. ADMINISTRATION. The Board of County Commissioners of Broward County is hereby authorized and empowered to employ during the pleasure of the Board a Zoning Director and Deputy Zoning Directors to administer and enforce the provisions of this Act and any codes, orders or resolutions made under authority hereof.

Section 12. PENALTIES. Any person, firm, corporation, association or other group or body who shall violate any of the codes, regulations, restrictions and limitations promulgated under the authority of this Act shall be guilty of a misdemeanor.

Section 13. REMEDIES. The violation of any of the codes, regulations, restrictions and limitations promulgated under the provisions of this Act may be restricted by injunction, including a mandatory injunction, and otherwise abated in any manner provided by law, and such suit or action may be instituted and maintained by said Board of County Commissioners, by any taxpayer within said County, or by any person affected by the violation of any such regulation, restriction or limitation.

Section 14. REPEAL. Chapter 25717, Laws of Florida, Acts of 1949, and Chapter 27431, Laws of Florida, Acts of 1951, as amended by Chapter 28952, Laws of Florida, Acts of 1953, are hereby repealed, except that such zoning and building regulatory resolutions as have been adopted by the Board of County Commissioners of Broward County, Florida, pursuant to said Chapter 25717 and 27431 shall continue in full force and effect until such time as the same are rescinded, changed or amended by said Board. Any such rescission, change or amendment shall be made under Sections 5 and 7 of this Act. The Zoning Board may include any changes in such resolutions as have been adopted pursuant to said Chapters 25717 and 27431 in their recommendations and reports made under Section 7 hereof, and the Board of County Commissioners may include any such changes in any resolution adopted establishing the boundaries of the various original districts and adopting the regulations to be enforced therein.

The Boards of Adjustment and administrative officers appointed



under said Chapters 25717 and 27431, or their successors, shall continue to perform their duties in the administration and enforcement of the Resolutions adopted by the Board of County Commissioners under said Chapters 25717 and 27431 until such time as the Board of Adjustment and corresponding administrative officers are appointed under this Act. From the date of their appointment, the Board of Adjustment and administrative officers under this Act shall administer and enforce the resolutions which have been adopted pursuant to said Chapters 25717 and 27431, and from that date such resolutions shall be considered the same as if adopted under this Act. Prior to the appointment of the Board of Adjustment and administrative officers under this Act, such resolutions shall be administered and enforced under said Chapters 25717 and 27431.

Section 15. SAVING CLAUSE. If any section, part of section, paragraph or clause of this Act shall be held to be unconstitutional or void, the remaining provisions of this Act shall nevertheless remain in full force and effect.

Section 16. EFFECTIVE DATE. This Act shall take effect immediately upon becoming a law.

Chapter 30613, Laws of Florida, Acts of 1955.








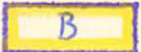

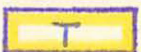
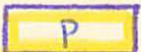


















Became a law without the Governor's approval  
Filed in Office Secretary of State MAY 5, 1955.

Amended by House Bill 2451, Chapter 59-1158, Session of 1959.

Became a law without the Governor's approval  
Filed in Office of Secretary of State JUNE 20, 1959.



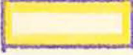




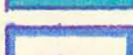


# BROWARD COUNTY ZONING DISTRICTS

<u>Symbol</u>	<u>District</u>	<u>Symbol</u>	<u>Prismacolor</u>
A-1	Limited Agricultural		936
A-2	General Agricultural		936
A-3	Agricultural-Utility		936
A-4	Agricultural-Amusement		936
A-5	Agricultural-Excavation		936
A-6	Agricultural-Disposal		936
R-1A	One-Family Dwelling, 100 x 10,000 Plot		915
R-1B	One-Family Dwelling 75 x 7,500 "		915
R-1C	One-Family Dwelling 60 x 6,000 "		915
R-1T	Mobile Home Dwelling		915
R-1P	One-Family Dwelling-Parking		915
R-2	Two-Family Dwelling		942
R-2P	" " " -Parking		942
R-3	Multiple Dwelling, 2-story (Low Density)		918
R-4	Apartment 8-story (High Density)		943
R-4A	Planned Apt., 8-story (Planned High Den.)		943
R-5	Motel-Apartment, 3-story		946
R-6	Hotel " 15-story		909
T-1	Trailer Park		939
S-1	Recreational		910
B-1	Neighborhood Business		929
B-2	Community Business		922
B-2A	Planned Business Center		922
B-3	General Business		925
C-1	Commercial		931
I-1	Light Industrial		905
M-2	Medium Industrial		902
M-3	Heavy Industrial		901
M-4	Heavy Industrial		901



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