

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.

*Zoning Regulations  
As  
AMENDED TO  
March 1971*

COMPILED BY  
COUNTY PLANNING DEPARTMENT

PUBLISHED BY  
COUNTY BUILDING AND ZONING DEPARTMENT



## TABLE OF CONTENTS

		Page
ARTICLE I	INTENT, PURPOSE AND METHODS	
Sec. 1.1	Zoning Resolution	3
ARTICLE II	DEFINITIONS	
Sec. 2.1	General	5
Sec. 2.2	Terms Defined	5
ARTICLE III	GENERAL PROVISIONS	
Sec. 3.1	Conflicting Regulations	19
3.2	Scope	19
3.3	Building Under Construction	19
3.4	Outstanding Permits	19
3.5	Uncompleted Structures	19
3.6	Time Limit	20
3.7	Errors and Violations	20
3.8	Existing Platted Lots	20
3.9	Boats as Residences	20
3.10	Tents	20
3.11	No Reduction of Required Area	20
3.12	Replatted Lots	21
3.13	Deleted 6/15/62	
3.14	Double Frontage	21
3.15	Use of Premises Without Buildings	21
3.16	Group Housing	21
3.17	Yard Encroachments	21
3.18	Fences, Walls and Hedges	23
3.19	Accessory Uses and Structures	23
3.20	Exclusion From Height Limits	24
3.21	Boat Houses and Boat Slips	24
3.22	Docks and Wharves	25
3.23	Groins and Breakwaters	25
3.24	Transitional Uses in "R" Districts	26
3.25	Residential Uses in Non-Residential Districts	26
3.26	District Boundary Line Plots	27
3.27	Use of Residentially-Zoned Property for Access	27
3.28	Elevation of Filled Land	27
3.29	Essential Services	27
3.30	County Uses	27
3.31	Nuisances	28
3.32	Accessory Dwellings	28

3.33	Sewage Disposal	28
3.34	Plots in Separate Ownership	28
3.35	Reduction of Plots Below Minimum Requirements	28
3.36	Storage on Residential Property	29
3.37	Cemeteries	29
3.38	Waterways	29
3.39	Trafficway Frontage Setbacks	31
3.40	Model Units and Sales Offices	34
3.41	Site Development Plan Requirements	34
3.42	Density	34-L
3.43	Functional Landscaping	34-L thru AA

ARTICLE IV	BASE BUILDING LINES	
Sec. 4.1	Base Building Lines Established	35

ARTICLE V	YARD SPACE DISTRICTS (deleted)	
-----------	--------------------------------	--

ARTICLE VI	MINIMUM FLOOR AREA DISTRICTS (deleted)	
------------	--	--

ARTICLE VII	MINIMUM PLOT SIZE DISTRICTS (deleted)	
-------------	---------------------------------------	--

ARTICLE VIII	NON-CONFORMING USES AND STRUCTURES	
--------------	------------------------------------	--

Sec. 8.1	Existing Uses	93
8.2	Non-Conforming Use - Extension	93
8.3	Non-Conforming Use - Repair, Alteration, Enlargement	93
8.4	Reconstruction After Catastrophe	93
8.5	Change of Non-Conforming Use	94
8.6	Discontinuance or Abandonment of a Non-Conforming Use	94
8.7	Continuance of Non-Conforming Uses and Structures	95
8.8	Deleted (Effective 3/16/62)	
8.9	Unlawful Use Not Authorized	95
8.10	District or Regulation Change	95
8.11	Non-Conformity Other Than Use	95
8.12	Illegal Use	95
8.13	Deleted (Effective 3/16/62)	

ARTICLE IX	OFFSTREET PARKING AND LOADING-	
------------	--------------------------------	--

Sec. 9.1	Offstreet Parking Required	96
9.2	Location, Character and Size	97
9.3	Amount of Offstreet Parking	98
9.4	Combined Offstreet Parking	101



		Page
ARTICLE X	ZONING DISTRICTS	
Sec. 10.1	Classes and Symbols	104
10.2	Zoning District Maps	105
10.3	Application of Zoning Regulations	105
10.4	Water Areas	105
10.5	Districting of Vacated Ways	105
10.6	Boundaries of Districts	106
10.7	District Group Classification	106
10.8	Railroad Rights of Way	106
10.9	Regulation of Unzoned Property	107
ARTICLE XI	ESTATE E-1 DISTRICTS	
Sec. 11.1	Purpose of District	108
11.2	Uses Permitted	108
11.3	Size of Plot	108
11.4	Plot Coverage	109
11.5	Height	109
11.6	Front Yard	109
11.7	Side Yards	109
11.8	Rear Yard	109
11.9	Minimum Floor Area	109
ARTICLE XII	LIMITED AGRICULTURAL A-1 and GENERAL AGRICULTURAL A-2 DISTRICTS	
Sec. 12.1	Purpose of Districts	110
12.2	Uses Permitted	110
12.3	Uses Prohibited	112
12.4	Height	112
12.5	Plot Size	112
12.6	Plot Coverage	113
12.7	Front Yard	113
12.8	Side Yards	113
12.9	Rear Yard	113
12.10	Yard Modifications	113
12.11	Limitations of Uses	114
12.12	Minimum Floor Area	114
ARTICLE XIII	AGRICULTURAL - UTILITY A-3 DISTRICT	
Sec. 13.1	Purpose of District	115
13.2	Uses Permitted	115
13.3	Uses Prohibited	115
13.4	Height	116
13.5	Plot Size	116
13.6	Coverage	116
13.7	Yards	116
13.8	Yard Modifications	116

		Page
ARTICLE XIV	AGRICULTURAL - AMUSEMENT A-4 DISTRICT	
Sec. 14.1	Purpose of District	117
14.2	Uses Permitted	117
14.3	Uses Prohibited	117
14.4	Height	118
14.5	Plot Size	118
14.6	Coverage	118
14.7	Yards	118
14.8	Yard Modifications	118
14.9	Limitations of Uses	119
ARTICLE XV	AGRICULTURAL - EXCAVATION A-5 DISTRICT	
Sec. 15.1	Purpose of District	120
15.2	Uses Permitted	120
15.3	Uses Prohibited	120
15.4	Height	121
15.5	Plot Size	121
15.6	Yards	121
15.7	Limitations of Uses	121
ARTICLE XVI	AGRICULTURAL - DISPOSAL A-6 DISTRICT	
Sec. 16.1	Purpose of District	122
16.2	Uses Permitted	122
16.3	Uses Prohibited	122
16.4	Height	123
16.5	Plot Size	123
16.6	Plot Coverage	123
16.7	Yards	123
16.8	Limitations of Uses	123
ARTICLE XVII	AGRICULTURAL - RESTRICTED DISPOSAL A-7 DISTRICT	
Sec. 17.1	Purpose of District	125
17.2	Uses Permitted	125
17.3	Uses Prohibited	125
17.4	Height	126
17.5	Plot Size	126
17.6	Plot Coverage	126
17.7	Yards	126
17.8	Limitations of Uses	126
ARTICLE XVII-A	AGRICULTURAL - SANITARY FILL A-8 DISTRICT	
Sec. 17.1A	Purpose of District	127
17.2A	Uses Permitted	127
17.3A	Prohibited Uses	127
17.4A	Height	128
17.5A	Plot Size	128
17.6A	Plot Coverage	128



		Page
Sec. 17.7A	Yards	128
17.8A	Limitations of Uses	128
ARTICLE XVIII	ONE-FAMILY DWELLING R-1A TO R-1C DISTRICTS	
Sec. 18.1	Uses Permitted	129
18.2	Size of Plot	131
18.3	Plot Coverage	132
18.4	Height	132
18.5	Front Yard	132
18.6	Side Yards	132
18.7	Rear Yard	133
18.8	Minimum Floor Area	133
ARTICLE XIX	ONE-FAMILY DWELLING - PARKING R-1P DISTRICT	
Sec. 19.1	Purpose of District	134
19.2	Uses Permitted	134
19.3	Location of R-1P Districts	134
19.4	Open Parking Lot Regulations	134
ARTICLE XX	MOBILE HOME DWELLING R-1T DISTRICT	
Sec. 20.1	Purpose of District	137
20.2	Uses Permitted	137
20.3	Limitations and Special Requirements	137
20.4	Height	138
20.5	Plot Size	138
20.6	Yards	138
20.7	Existing Mobile Home Developments	139
ARTICLE XX-A	SPECIAL ONE-FAMILY D-1 DISTRICTS	
Sec. 20.1A	Purpose of District	140
20.2A	Uses Permitted	140
20.3A	Size of Plot	140
20.4A	Plot Coverage	140
20.5A	Height	140
20.6A	Yards	140
20.7A	Minimum Floor Area	141
20.8A	Separation of Buildings	141
20.9A	Plot Area Per Unit	141
20.10A	Definition of Plot	141
20.11A	Limitations and Special Requirements	141
ARTICLE XXI	TWO-FAMILY DWELLING R-2 DISTRICTS	
Sec. 21.1	Uses Permitted	144
21.2	Size of Plot	144
21.3	Plot Coverage	144
21.4	Height	145
21.5	Front Yard	145
21.6	Side Yards	145

		Page
21.7	Rear Yard	145
21.8	Minimum Floor Area	145
ARTICLE XXII	TWO-FAMILY DWELLING - PARKING R-2P DISTRICT	
Sec. 22.1	Purpose of District	146
22.2	Uses Permitted	146
22.3	Location of R-2P Districts	146
ARTICLE XXIII	TWO-FAMILY DWELLING R-2U DISTRICTS	
Sec. 23.1	Purpose of District	147
23.2	Uses Permitted	147
23.3	Size of Plot	147
23.4	Plot Coverage	147
23.5	Height	147
23.6	Front Yard	148
23.7	Side Yards	148
23.8	Rear Yard	148
23.9	Minimum Floor Area	149
23.10	Limitations and Special Requirements	149
ARTICLE XXIV	LOW DENSITY MULTIPLE R-3 DISTRICT	
Sec. 24.1	Uses Permitted	150
24.2	Size of Plot	151
24.3	Plot Coverage	151
24.4	Height	151
24.5	Front Yard	151
24.6	Side Yards	151
24.7	Rear Yard	152
24.8	Plot Area Per Room	152
24.9	Minimum Floor Area	152
24.10	Open Parking Lots	153
ARTICLE XXV	APARTMENT R-4 DISTRICT	
Sec. 25.1	Uses Permitted	154
25.2	Size of Plot	154
25.3	Plot Coverage	154
25.4	Height	155
25.5	Front Yard	155
25.6	Side Yards	155
25.7	Rear Yard	156
25.8	Plot Area Per Room	156
25.9	Minimum Floor Area	156
ARTICLE XXVI	PLANNED APARTMENT R-4A DISTRICT	
Sec. 26.1	Uses Permitted	157
26.2	Size of Plot	157
26.3	Height	157



		Page
26.4	Plot Coverage	157
26.5	Street Yards	157
26.6	Side Yards	158
26.7	Rear Yard	158
26.8	Plot Area Per Room	158
26.9	Minimum Floor Area	158
26.10	Special Yard	158
26.11	Site Development Plan	159
26.12	Maintenance	160
ARTICLE XXVII	MOTEL R-5 DISTRICT	
Sec. 27.1	Uses Permitted	161
27.2	Special Accessory Uses	161
27.3	Size of Plot	162
27.4	Height	162
27.5	Plot Coverage	162
27.6	Plot Area Per Room	162
27.7	Front Yard	163
27.8	Side Yards	163
27.9	Rear Yard	163
27.10	Minimum Floor Area	163
ARTICLE XXVIII	HOTEL R-6 DISTRICT	
Sec. 28.1	Uses Permitted	164
28.2	Size of Plot	164
28.3	Height	164
28.4	Plot Coverage	164
28.5	Plot Area Per Room	165
28.6	Front Yard	165
28.7	Side Yards	165
28.8	Rear Yard	166
28.9	Minimum Floor Area	166
ARTICLE XXIX	TRAILER PARK T-1 DISTRICT	
Sec. 29.1	Purpose of District	167
29.2	Uses Permitted	167
29.3	Special Accessory Uses	167
29.4	Prohibited Uses	168
29.5	Plot Size	168
29.6	Height	169
29.7	Trailer Site Area	169
29.8	Yards	169
29.9	Separation of Trailers	169
29.10	Access to Trailer Sites	170
29.11	Porches and Additions	170
29.12	Health and Sanitation	170
29.13	Definitions	171

		Page
ARTICLE XXX	ROW HOUSE R-3U DISTRICTS	
Sec. 30.1	Purpose of District	172
30.2	Uses Permitted	172
30.3	Size of Plot	172
30.4	Plot Coverage	172
30.5	Height	173
30.6	Front Yard	173
30.7	Side Yards	173
30.8	Rear Yard	173
30.9	Minimum Floor Area	174
30.10	Limitations and Special Requirements	174
ARTICLE XXXI	RECREATIONAL S-1 DISTRICT	
Sec. 31.1	Purpose of District	175
31.2	Uses Permitted	175
31.3	Uses Prohibited	176
31.4	Site Development Plan	176
31.5	Landscaping	176
31.6	Height	176
31.7	Plot Size	176
31.8	Yards	176
31.9	Fences	177
31.10	Requirements for Tent Camps	177
ARTICLE XXXII	NEIGHBORHOOD BUSINESS B-1 DISTRICT	
Sec. 32.1	Purpose of District	179
32.2	Uses Permitted	179
32.3	Uses Prohibited	181
32.4	Limitations on Uses	182
32.5	Height	182
32.6	Plot Size	182
32.7	Yards	182
ARTICLE XXXIII	COMMUNITY BUSINESS B-2 DISTRICT	
Sec. 33.1	Purpose of District	183
33.2	Uses Permitted	183
33.3	Uses Prohibited	185
33.4	Limitations on Uses	185
33.5	Height	186
33.6	Plot Size	186
33.7	Yards	186
ARTICLE XXXIV	PLANNED BUSINESS CENTER B-2A DISTRICT	
Sec. 34.1	Purpose of District	187
34.2	Uses Permitted	187
34.3	Uses Prohibited	187
34.4	Limitations on Uses	187



		Page
Sec. 34.5	Site Development Plan	188
34.6	Height	189
34.7	Plot Size	189
34.8	Yards and Setbacks	189
34.9	Maintenance	190
ARTICLE XXXIV-A	SPECIAL BUSINESS B-2B DISTRICT	
Sec. 34.1A	Purpose of District	191
34.2A	Uses Permitted	191
34.3A	Uses Prohibited	191
34.4A	Limitation of Uses	192
34.5A	Height	192
34.6A	Plot Size	192
34.7A	Yards	192
ARTICLE XXXV	GENERAL BUSINESS B-3 DISTRICT	
Sec. 35.1	Purpose of District	193
35.2	Uses Permitted	193
35.3	Uses Prohibited	194
35.4	Limitations on Uses	194
35.5	Height	194
35.6	Plot Size	194
35.7	Yards	194
35.8	Minimum Floor Area	195
ARTICLE XXXVI	Reserved	
ARTICLE XXXVII	COMMERCIAL C-1 DISTRICT	
Sec. 37.1	Purpose of District	196
37.2	Uses Permitted	196
37.3	Uses Prohibited	198
37.4	Height	199
37.5	Plot Size	199
37.6	Yards	199
ARTICLE XXXVIII	LIGHT INDUSTRIAL M-1 DISTRICT	
Sec. 38.1	Purpose of District	200
38.2	Uses Permitted	200
38.3	Uses Prohibited	202
38.4	Height	202
38.5	Plot Size	203
38.6	Yards	203
ARTICLE XXXIX	MEDIUM INDUSTRIAL M-2 DISTRICT	
Sec. 39.1	Purpose of District	204
39.2	Uses Permitted	204
39.3	Uses Prohibited	205

		Page
Sec. 39.4	Height	206
39.5	Plot Size	206
39.6	Yards	206
ARTICLE XL	GENERAL INDUSTRIAL M-3 DISTRICT	
Sec. 40.1	Purpose of District	207
40.2	Uses Permitted	207
40.3	Uses Prohibited	208
40.4	Height	208
40.5	Plot Size	208
40.6	Yards	208
ARTICLE XLI	HEAVY INDUSTRIAL M-4 DISTRICT	
Sec. 41.1	Purpose of District	209
41.2	Uses Permitted	209
41.3	Uses Prohibited	210
41.4	Height	210
41.5	Plot Size	210
41.6	Yards and Separation	210
ARTICLE XLII	HEAVY INDUSTRIAL M-5 DISTRICT	
Sec. 42.1	Purpose of District	211
42.2	Uses Permitted	211
42.3	Uses Prohibited	211
42.4	Height	212
42.5	Plot Size	212
42.6	Yards and Separation	212
ARTICLE XLIII	SPECIAL DISTRICT REGULATIONS	
Sec. 43.1	Commercial Vehicle Parking	214
43.2	Commercial Business in Private Garage	214
43.3	Junk Yards	214
43.4	House Trailers	215
43.5	Moving of Buildings	215
43.6	Vehicular Driveways	216
43.7	Grade of Buildings	216
43.8	Recreation Vehicles	216
ARTICLE XLIV	SERVICE STATIONS	
Sec. 44.1	Size of Plot	218
44.2	Location of Service Stations	218
44.3	Clearances Required	218
44.4	Protective Wall	218
44.5	Driveways	219
44.6	Lighting	219
44.7	Storage of Flammable Liquids	219



## ARTICLE XLV

## ALCOHOLIC BEVERAGE ESTABLISHMENTS

Page

Sec. 45.1	Separation Requirements	220
45.2	Limitations and Qualifications	221
45.3	Definitions	221
45.4	Application to New Churches, Schools	222
45.5	Beer and Wine Package Stores	222
45.6	Existing Establishments	222

## ARTICLE XLVI

## SIGN REGULATIONS

Sec. 46.1	Scope	223
46.2	Snipe Signs	223
46.3	Political Signs	223
46.4	Clean Sign Matter Required	223
46.5	Advertising Signs Prohibited	223
46.6	Signs in Agricultural Districts	223
46.7	Signs in R-1 and MD-1 Districts	224
46.8	Signs in R-2, R-2U and R-2P Districts	225
46.9	Signs in R-3 and R-3U Districts	225
46.10	Signs in R-4 and R-4A Districts	225
46.11	Signs in R-5 and R-6 Districts	225
46.12	Signs in T-1 Districts	226
46.13	Signs in B-1 Districts	226
46.14	Signs in B-2 Districts	227
46.15	Signs in B-2A and B-2B Districts	228
46.16	Signs in B-3 Districts	228
46.17	Signs in C-1 Districts	228
46.18	Signs in M-1, M-2, M-3, M-4 and M-5 Districts	228
46.19	Advertising Sign Regulations	229
46.20	Strip Lighting	230
46.21	Illumination of Signs	230
46.22	Bus Benches	231
46.23	Non-Conforming Signs	231
46.24	Temporary Construction Signs	231
46.25	Signs in S-1 Districts	231
46.26	Sandwich Signs Prohibited	232
46.27	Special Service Station Sign Height Limit	232

## ARTICLE XLVII

## EXCAVATION REGULATIONS

Sec. 47.1	Definition	233
47.2	Permits	233
47.3	Plans and Surveys	234
47.4	Performance Bonds	234
47.5	Zoning Limitations	235
47.6	Location	235
47.7	Protection	236
47.8	Conduct of Operations	236
47.9	Cleaning Up and Rehabilitation	237
47.10	Filling of Excavations	237

## ARTICLE XLVIII

## RESERVED

		Page
ARTICLE XLIX	ADMINISTRATION	
Sec. 49.1	Enforcement	
49.2	Permits Not to be Issued	239
49.3	Plot Plan	239
49.4	Permits for New Use of Land	239
49.5	Permits for New Use of Building	239
49.6	Permits Required	239
49.7	Certificates Required	240
49.8	Certificates for Existing Uses	240
49.9	Temporary Certificates	240
49.10	Record of Certificates	240
49.11	Certificates for Dwelling, Accessory Buildings	240
49.12	Record of Non-Conforming Uses	240
49.13	Certificate for Non-Conforming Uses	241
49.14	Procedure on Violations	241
49.15	Duties of Enforcers	241
49.16	Right of Entry	241
ARTICLE L	ZONING BOARD	
Sec. 50.1	Rules of Procedure	242
50.2	Meetings	242
50.3	Advisory Service	242
50.4	Amendments	242
ARTICLE LI	BOARD OF ADJUSTMENT	
Sec. 51.1	Notification for Variances	243
51.2	Notification for Errors	243
51.3	Notifications	243
51.4	Publication of Agenda	243
51.5	Requirements for Variances	244
51.6	Conditions and Limitations	244
51.7	Time Limit	244
51.8	District Uses Not Listed	244
51.9	Notifications for Special Exceptions	245
51.10	Temporary Offices and Signs	245
ARTICLE LII	AMENDMENTS	
Sec. 52.1	General	247
52.2	Area for Rezoning	247
52.3	Board Initiation	247
52.4	Basis for Recommendations	247
52.5	Deleted 4/14/67	248
52.6	Conditional Rezoning	248
52.7	Minimum Size of Parcel	248
52.8	Limit on Petitions	248
52.9	Deleted 2/22/63	249
52.10	Procedure for Amendments	249
52.11	Hearings before Zoning Board	249



		Page
ARTICLE LIII	LEGAL PROVISIONS	
Sec. 53.1	Interpretation, Purpose and Conflict	251
53.2	Validity	251
53.3	Saving Clause	251
53.4	Repeal	251
53.5	Violations and Penalties	251
53.6	Immediate Effect	252
ARTICLE LIV	FLOOD CONTROL F-1 DISTRICT	
Sec. 54.1	Purpose of District	253
54.2	Uses Permitted	253
54.3	Uses Prohibited	254
ARTICLE LV	INSTITUTIONAL-EDUCATIONAL I-1 DISTRICTS	
Sec. 55.1	Purpose	255
55.2	Uses Permitted	255
55.3	Uses Prohibited	255
55.4	Size of Plot	256
55.6	Height	256
55.7	Parking	256
ARTICLE LVI	INDUSTRIAL PARK M-1A DISTRICT	
Sec. 56.1	Purpose of District	257
56.2	Uses Permitted	257
56.3	Uses Prohibited	258
56.4	Height	259
56.5	Plot Size	259
56.6	Setbacks	259
56.7	Fences	260
56.8	Lighting	260
56.9	Loading and Unloading	260
56.10	Storage	260
56.11	Signs	260
56.12	Coverage	261
56.13	Developmental Standards	261
ARTICLE LVII	PLANNED APARTMENT R-4B DISTRICT	
Sec. 57.1	Uses Permitted	262
57.2	Uses Prohibited	262
57.3	Size of Plot	262
57.4	Height	262
57.5	Plot Coverage	262
57.6	Street Yards	263

		Page
Sec. 57.7	Setback	263
57.8	Plot Area Per Room	263
57.9	Minimum Fall Area	264
57.10	Special Yard Requirements	264
57.11	Building Separation	264
57.12	Offstreet Parking	264
57.13	State Development Plan	264
57.14	Maintenance	265
ARTICLE LVIII	RECREATIONAL - VEHICLE RV-1 DISTRICT	
Sec. 58.1	Purpose of District	266
58.2	Uses Permitted	266
58.3	Special Accessory Use	266
58.4	Uses Prohibited	267
58.5	Plot Size	267
58.6	Site Size	267
58.7	Site of Access	267
58.8	Height	267
58.9	Perimeter Strip	267
58.10	Separation	268
58.11	Health and Sanitation	268
58.12	Electrical Service	269
58.13	Recreational Area Required	269
58.14	Animals	269
58.15	Definitions	269
58.16	Maximum Length of Stay	270
BROWARD COUNTY ZONING AND BUILDING REGULATION ENABLING ACT		271



## 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, 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, slightly, 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



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

**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-2B, 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 structures.

\*Amended 5/12/67



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, travel 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, transformer substations and other similar equipment and accessories in connection herewith; 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.

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 self-propelled private passenger vehicles, for use of residents in the vicinity and providing only incidental services for such vehicles as are parked therein.



**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 classification is M-1, \*\*M-1A, M-2, M-3, M-4 or \*\*M-5 under this resolution.

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

\*Amended 9/15/61  
\*\*Amended 5/12/67  
\*\*\*Amended 7-26-74



**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 of 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.

RECREATIONAL VEHICLE: Shall mean one of the following:

- a. CAMPING TRAILER: A vehicular portable structure mounted on wheels, constructed with collapsible partial side walls of fabric, plastic or other material for folding compactly while being drawn by another vehicle, and when unfolded at the site or location providing temporary living quarters; and the primary design of which is for recreation, camping, or travel use.



- b. TRUCK CAMPER: A portable structure, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreation, camping or travel use.
- c. MOTOR HOME: A structure built on and made an integral part of a self-propelled motor vehicle chassis primarily designed to provide temporary living quarters for recreation, camping, or travel use.
- \* d. TRAVEL TRAILER: A vehicular, portable structure built on a chassis, designed to be pulled by a standard passenger automobile and to be used as a temporary dwelling for recreation or travel purposes. The vehicle shall be equipped with tanks for storage of water and for holding of sewage, and shall have an interior lighting system operable from a source of power within the vehicle. Such vehicle shall not exceed 8 feet in width.

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-4B, R-5, R-6, T-1, T-1A, T-1B, T-1C, E-1, E-2, D-1, R-2U, R-3U, or PUD.

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

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.

#### 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 **ALSO SEE SECT. 3.22**

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 **4302.1** **CHAPTER 4306.1 PAGE 326**

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 Resolution; 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) *STREET FRONTAGE REQD*

#### 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.

#### 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  $\frac{1}{3}$  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  $\frac{1}{2}$  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  $\frac{1}{3}$  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. 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.

ENFORCE  
2-23-71 →



### SECTION 3.18 FENCES, WALLS AND HEDGES

- \*1. Fences, walls or hedges may be erected or maintained along any plot line, or within the required yard setbacks on a residentially zoned or used property to a height not exceeding six and one-half ( $6\frac{1}{2}$ ) feet above the finished grade of the abutting lot, except as follows:
  - a. On a corner lot, no fences, walls, hedges shall be erected or maintained to a height exceeding thirty (30) inches above the crown of the roadway within twenty-five (25) feet of the intersection of the front and side street property lines. Open fences of the chain link type which do not impair vision for purposes of traffic safety may be erected to a height not exceeding four (4) feet at the corner.
  - b. On the lot line not at a corner where residential plot abuts business or industrially zoned or used property, such fence, wall or hedge may be erected to a height not exceeding eight (8) feet.
2. No fence, wall or hedge shall be erected, placed or maintained along a plot line on any non-residentially zoned or used property adjacent to residentially zoned or used property to height exceeding eight (8) feet.
3. No barbed-wire or barbed-wire topped fences may be erected, placed or maintained on any residentially zoned or used property other than in E-1, E-2 and all agricultural zoning districts. The same applies to those fences permitted in paragraph 2 above.
4. No fence, wall or hedge, other than fences of the chain link type, shall extend closer than twenty-five (25) feet to a dedicated waterway.

### 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 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, M-4 or M-5 Districts.
5. Accessory buildings shall not occupy more than 35 per cent 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.
  - \*\* e. No public or residential swimming pool shall be erected or constructed unless same be enclosed by a type of fence as follows:
    - (1) The fence shall take the form of a wooded fence, a wire fence, a rock fence, a concrete block wall, or other material, so as to enable the owner to blend the same with the style of architecture planned or in existence on the property. The minimum height of said fence shall not be less than 4 feet. A screened-in patio area completely enclosing pool shall constitute compliance with this section of this regulation.
    - (2) The fence shall be erected so that it shall enclose the swimming pool area entirely, prohibiting unrestricted admittance to the enclosed area, except that along water-way plots, no such fence shall be required along the plot line (s) bounded by water.
    - (3) These regulations shall not apply to swimming pools operated in connection with any hotel, motel or other commercial ventures.



(4) Fences surrounding swimming pools shall not exceed those requirements established in Section 3.18 in these regulations.

(5) Any person, firm, or corporation desiring to erect such a pool and fence must first obtain a permit from the Community Development Department before commencing construction.

#### 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 per cent 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 per cent. 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.

#### 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 Houses: 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.

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

Text Change No.: T-75-2 Petitioner: Board of County Commissioners  
Broward County, Florida

EFFECTIVE  
3-14-75

PROPOSED AMENDMENT TO ARTICLE III,  
SECTION 3.25, RESIDENTIAL USES IN  
NON-RESIDENTIAL DISTRICTS, OF THE  
BROWARD COUNTY ZONING REGULATIONS

Amend Article III, Section 3.25, Residential uses in non-residential districts by revising the regulations to read as follows:

The following regulations shall apply where a plot in a non-residential district is utilized for a permitted residential use:

1. Such use shall not exceed fifty (50) percent of the gross floor area of any structure.
2. Such use and such plot shall conform to the district regulations for plot size, plot coverage, front yard, side yards, rear yards and density specified for that particular residential district in which such residential use would first be permitted from a height limit standpoint, except as modified by paragraph three following.
3. 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.

Any development having received a building permit or final site plan approval on or before the effective day of this resolution is recognized as having Vested Rights and is not required to conform to this section.



### SECTION 3.26 DISTRICT BOUNDARY LINE PLOTS

1. Where a B-1, B-2, B-2A, B-2B 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. *EITHER REDUCE OR ELIMINATE*
2. Where a B-1, B-2, B-2A, B-2B 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, M-4 or M-5 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, M-4 or M-5 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

\*Effective 9-12-75



intention hereof to exempt such essential services from the application of this Resolution except as follows:

Transformer substations for electrical power distribution may be permitted in all zoning districts by special exception approval only. Minimum landscaping and setback standard for such uses shall be required as per Section 3.45. A site plan showing location of equipment and building, landscaping, parking areas, etc., as well as side views of decorative walls must be submitted with such application. Additional landscaping, other conditions or safeguards may be imposed by the Board of Adjustment.

#### 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.) **UNCONSTITUTIONAL**

#### SECTION 3.32 ACCESSORY DWELLINGS

Plots having accessory dwellings where permitted in B-1, B-2, B-2A, B-2B, B-3, C-1, M-1, M-2, M-3, M-4 and M-5 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 requirement 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

Deleted 7-26-74

## 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.

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 these waterways that

\*Effective 7-26-74



serve less than 640 acres, used for the conveyance of ~~from~~ 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 subdivision 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 25 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. **EFF 10-10-70 13-T-69**

### 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 1/4) of said Section 6;

Thence run Northerly along the East boundary of the West One-Half (W 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 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 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 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
- Fuel pumps or pump islands on a plot used for a service station

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
- 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

#### 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.

#### SECTION 3.40 MODEL UNITS AND SALES OFFICES

Irrespective of other limitations and requirements in the Zoning Resolution, temporary model dwelling units and temporary sales offices may be erected and used on the plot of a cooperative or condominium housing project during the construction and sale of the units in such a project. Such temporary model units and sales offices shall be removed upon the completion and closing out of such projects.

#### SECTION 3.41 SITE DEVELOPMENT PLAN REQUIREMENTS

##### 1. PREAMBLE

The establishment of standards of subdivision design which will encourage and lead to the development of sound and economically stable communities, and the creation of healthful living environments;

Installation to prescribed standards by the land developer of those necessary improvements which should not become a charge on the citizens and taxpayers of already existing communities;

The efficient, adequate and economic supply of utilities and services to new land developments;

The prevention of traffic hazards and the establishment of safe and convenient means for the circulation of traffic, both vehicular and pedestrian, within new land developments and from new land developments into and from established communities;

That, for those lands subject to periodic or seasonal floodings, including tidal flooding, subdivision and development shall occur only after proper provision is made for the protective flood control measures and drainage facilities necessary for flood-free development and for flood-free vehicular access to such sites; and,

The provision of public open spaces in new land developments through the dedication or reservation of land for recreational, educational, and other public purposes.

Approval by the Plat and Site Plan Review Committee or the Plan Review Section of the Planning, Building and Zoning Department of a site development plan is required prior to the initiation of any new construction including grading, dredging and filling in any of the various zoning districts in Broward County, Florida; nor shall any governmental agency contract or permit any agreement or construction on a site until such site has received site plan approval by the Plat and Site Plan Review Committee or Plan Review Section of Planning, Building and Zoning Department. Such approval may be given either through plan circulation or at a meeting held in public session, at the discretion of the Director of Planning, Building and Zoning Department.



## 2. DEFINITIONS

**INCLUSIONS:** as used in these Regulations, words in the singular include the plural and those in the plural include the singular. The word "person" includes a corporation, unincorporated association and a partnership, as well as an individual. The word "building" includes structure and shall be construed as if followed by the phrase "or part thereof". The word "street" includes any name commonly used for a roadway. The word "watercourse" includes channel, creek, ditch, dry run, spring, stream and canal, but does not include a lake, pond or pool without outlet. The word "may" is permissive; the word "shall" is mandatory and not merely directory.

**ABUTTING PROPERTY:** any property that is immediately adjacent or contiguous to, or immediately across any road or public right-of-way from the subdivision.

**BASE BUILDING LINE:** Section 4.1, Zoning Regulations.

**BICYCLE PATH:** A path primarily intended for bicycle traffic.

**BLOCK:** Means a group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having assigned numbers, letters, or other name through which it may be identified.

**BUILDING:** Any roofed structure designed or built for the support, enclosure, shelter or protection of persons, animals or chattel.

**COMMISSION:** Shall mean the Board of County Commissioners of Broward County.

**COMMITTEE:** Shall mean the Plat and Site Plan Review Committee of Broward County.

**CUL-DE-SAC:** A minor street intersecting another street at one end and terminated at the other end by a vehicular turnaround.

**DEVELOPER:** A person, or his agent, who is responsible for the planning, subsequent land improvement, and development of a parcel of land.

**DRIVEWAY:** A vehicular facility connecting a parking aisle to another street of equal or higher functional classification.

**EASEMENT:** A right of way granted on private property for specified public or private use.

**EXPRESSWAY:** Limited-access highways whose function is to carry high-speed, high-volume, through traffic and giving no access to adjacent property. Frontage or service roads are to be used for access to adjacent property.

**FREEWAY:** Freeways are fully-controlled access highways whose function is to carry high-speed, high-volume, continuous through traffic for trips of appreciable length. These highways shall be free of conflicting traffic, give no service to adjacent property and have no provisions for pedestrians or parking. Frontage or service roads may be included for abutting property.

**FUNCTIONAL CLASSIFICATION:** The grouping of roadways into a system which describes the predominant character of trip service.



**HALF OR PARTIAL STREET:** That portion of a street, lying on the boundary line of a tract, created where the full right of way width is not lying within the limits of the specific tracts.

**IMPROVED RECREATION AREA:** Those areas of a site developed for recreation purposes including but not limited to bicycle paths, pedestrian walkways, (excluding sidewalks), tennis courts, club houses, park benches, children's play areas.

**IMPROVEMENTS, PUBLIC:** Any of the following: Street pavement, with or without curbs and gutters; sidewalks, parking areas, alley pavement; water mains, sanitary sewers; storm drains; street name signs; landscaping; street trees; Permanent Reference Monuments (PRM); Permanent Control Points (PCP).

**INTERIOR PEDESTRIAN SYSTEM:** That series of walkways which provides non-vehicular circulation throughout the tract.

**LOT:** A tract or parcel of land identified as a single unit in a subdivision and intended for transfer of ownership, use or improvement.

**LOT DEPTH:** The mean horizontal distance between the front and rear lines of a lot.

**LOT WIDTH:** The horizontal distance between the side lines of a lot at the front setback line, or at the front lot line where no front setback is required.

**MASTER PLAN:** A plan depicting a general layout of streets, blocks, lots, waterways, etc., for the future subdividing of an area, which may be platted in sections or phases, for each of which, a preliminary plat shall be filed.

**MULTIPLE DWELLING:** A building which provides three or more separate living units.

**PARKING AISLE:** A roadway giving direct access to parking spaces.

**P.C.P.:** Shall mean Permanent Control Points, each of which shall consist of a Nail in a Disc (Disc stamped with Surveyor's Registration Number preferred), iron pipe, brass marker or iron pin, as required by Chapter 177 Florida Statutes.

**P.R.M.:** Means a Permanent Reference Monument which consists of a metal rod, or a pipe, a minimum of 24 inches long and one and one-half ( $1\frac{1}{2}$ ) inch minimum diameter, either of which, shall be encased in a solid block of concrete or set in natural bedrock, a minimum of 6 inches in diameter and extending a minimum of 18 inches below the top of the monument. A concrete monument 4 inches by 4 inches, a minimum 24 inches long with the point of reference marked thereon, shall bear the registration number of the surveyor certifying the plat of record and the letters PRM shall be placed in the top of the monument.

**PLAT AND SITE PLAN REVIEW COMMITTEE:** A group of representatives of each of the various Broward County agencies having direct interest in new plats or site plans, including the Air and Water Pollution Control Board, Area Planning Board, Broward County Transportation Authority, Board of Public Instruction, Engineering Department, Parks and Beaches Department, Planning, Building and Zoning Department, Utilities Department and such other departments as may be deemed necessary, meeting at regular intervals to review plat and site plans. The County Administrator is the Plat and Site Plan Review Committee Chairman Ex Officio.



**REVERSE FRONTAGE LOT:** A lot extending between a trafficway and a minor street, fronting on the minor street thus eliminating vehicular access from the trafficway.

**RIGHT OF WAY:** Land reserved or used for a street, alley, walkway, drainage facility or other public purpose.

**SIDEWALK:** A pedestrian walkway within the public road right of way or easement.

**SETBACK:** The distance required to obtain minimum front, side or rear yard open space.

**SITE DEVELOPMENT PLAN:** An instrument for the purpose of subdividing land as parcels, lots, tracts, etc., required as an alternative to the filing of a plat of record.

**SITE DEVELOPMENT PLAN, CONCEPTUAL:** An informal development plan indicating existing site features, including existing roadways, land use areas, interior vehicular circulation system, and the surrounding community development.

**SITE DEVELOPMENT PLAN, PRELIMINARY:** A tentative development plan, to scale and dimensioned, which may be submitted prior to submission of final plans.

**SITE DEVELOPMENT PLAN, FINAL:** A complete and exact plan which will be submitted and approved prior to filing for a building permit.

**SPECIAL ECOLOGICAL CONDITION:** Any special soil association, unique drainage condition, geological situation, floral or faunal condition existing on a given property and whose maintenance as a feature is beneficial to greater Broward County.

**STREET:** A facility used for vehicular traffic.

**STREET, ALLEY:** A public right of way not less than 20 or more than 30 feet in width, providing a secondary means of access for service vehicles to abutting property.

**STREET, DRIVEWAY:** A vehicular facility connecting a parking aisle to another street of equal or higher functional classification.

**STREET, COLLECTOR:** A street which serves the internal traffic movement within a given geographic area and connects that area to the arterial system.

**STREET, LOCAL:** A street which primarily services abutting property and connects to another street of equal or higher functional classification. Local streets offer the lowest level of mobility and are designed to discourage through traffic.

**STREET, MARGINAL ACCESS:** A minor street parallel and adjacent to a trafficway, which provides access to abutting property and limited access to the trafficway.

**STREET, MINOR ARTERIAL:** A street whose principle function is to carry and distribute traffic of moderate trip length.

**STREET, PRINCIPLE ARTERIAL:** A street whose principle function is to carry through traffic over considerable distances, having reasonably unimpaired traffic flow.



SUBDIVIDER: See Developer.

SUBDIVISION: The division or development of land.

SUBDIVISION, MOBILE HOME: Shall mean a subdivision in which lots are platted, for sale or for lease for occupancy by a house trailer or mobile home for one family per lot.

TRAFFICWAY: An arterial street as identified on the County Trafficways plan.

VEHICULAR CIRCULATION SYSTEM: The total system of streets which collects and conveys vehicular traffic for a development.

3. ZONING CLASSIFICATION: All plans submitted for consideration shall have the proper zoning classification for the proposed development as presented.

4. PLATTING: A plat of record shall be filed for all subdivision of land prior to obtaining a building permit.

5. PREPARATION AND FILING OF SITE DEVELOPMENT PLANS

Submission

a. A conceptual Site Development Plan may be submitted by the developer for informal discussion with the Plat and Site Plan Review Committee. Prints shall be supplied to the Planning Division at least 14 calendar days prior to their meeting.

b. Data furnished on a Conceptual Site Development Plan shall include the following information and any other information deemed necessary by the Planning Division:

1. Legal description
2. Site boundaries, clearly identified; and ties to section corners
3. The adjacent land use
4. Existing features, (trees, water, structures) including topography, roadways and land use areas.
5. Proposed land use areas
6. Vehicular circulation system
7. Provider of utilities
8. The following computations:

- a. Total acreage
- b. Proposed density
- c. Vehicular openspace (roadways, aisles, parking)
- d. Recreational openspace (improved open areas)
- e. Passive openspace (lakes, canals, vacant areas)
- f. Plot coverage by land use areas
- g. Anticipated dwelling units or square footage of business, commercial and industrial structures.
- h. Projected population of site

9. Statement describing character of proposed development (estimated unit cost, adult or family, name of development, proposed ownership and control) anticipated traffic generations and name of utility company to service project.

10. Indicate any adjacent areas of same owner.

11. Direction of drainage flows.



12. Relationship to section corners, major land line(s), including distances from such known points or lines.

Consideration

Such site plans may be considered for informal discussion between the developer and/or his designer and the Plat and Site Plan Review Committee.

6. PRELIMINARY SITE DEVELOPMENT PLANS

Submission

- a. The Preliminary Site Development Plan may be submitted by the developer for review by the Plat and Site Plan Review Committee or Plan Review Section of the Planning, Building and Zoning Department.
- b. Data furnished on a Preliminary Site Plan shall be to scale and shall include the following information, and any other information deemed necessary by the Planning Division.
  1. All information required for a Conceptual Site Development Plan.
  2. Location and height of all structures with dimensions to plot lines.
  3. All rights of way
  4. Building separations
  5. Location with bearings, centerline dimensions and curve data of all roadways.
  6. Location of all parking areas
  7. Preliminary sewer, water plans
  8. Drainage plans
  9. Floor area ratios  $\frac{\text{Floor Area}}{\text{Land Area}} = \text{F.A.R.}$

Consideration

Such site plan may be considered for a formal discussion between the developer and/or his designer and the Plat and Site Plan Review Committee. Discussions will involve the site plan's conformance to standards hereinafter stated.

7. FINAL SITE DEVELOPMENT PLAN

Submission

- a. A Final Site Developmental Plan shall be submitted by the developer for review by the Plat and Site Plan Review Committee or the Plan Review Section of the Planning, Building and Zoning Department. Prints shall be supplied to the Planning Division at least 14 calendar days prior to their meeting.
- b. Data furnished on a Final Site Plan shall include the following information and any other information deemed necessary by the Planning Division.
  1. All information required for a Layout Site Development Plan.
  2. Typical trash and garbage disposal system and the location of each.
  3. Landscaping Plan, in conformance with Section 3.42 of the Broward County Zoning Regulations.
  4. Wall or fence detail, if applicable.
  5. Sign indications and detail, if applicable.



6. Road and grading plans.
7. Final water and sewer plans.
8. Provisions for pretreatment of all waste water in industrial areas, as applicable.

#### Consideration

Such site plan may be considered for a formal discussion between the developer and/or his designer and the Plat and Site Plan Review Committee. Discussions will involve the site plan's conformance to engineering standards, and design standards as hereinafter referenced.

#### 8. DESIGN CRITERIA

##### General Design

The Plat and Site Plan Review Committee or the Plan Review Section of the Planning, Building and Zoning Department shall review site plans subject to the criteria set forth by the zoning and plat regulations and design standards as hereinafter specified.

##### Design of the Vehicular Circulation System

All Site Development Plans shall conform to street design standards as required in the Plat Ordinance of Broward County and to the following vehicular circulation system standards:

- a. All site development plans shall conform to the Trafficways Plan, the County Engineer's Secondary Road program, and BCTA Right-of-way Maps and transit facilities.
- b. The method of handling on-site vehicular circulation shall be by segregating facilities as to function. Parking spaces terminate at parking aisles, parking aisles terminate at driveways, driveways terminate at local streets, local streets terminate at collector streets. All sites shall provide this hierarchy as dictated by proximity to and availability of existing County facilities.

##### Design of Parking Areas

Parking areas shall be located to minimize conflicting movements between vehicles maneuvering into parking aisles and those vehicles travelling into, out of, or through the site.

Amount of parking spaces shall conform to Section IX, Offstreet Parking and Loading of the Zoning Regulations.

##### a. Limitations on Parking Aisles

( Individual parking spaces shall not have direct access to local streets or a street of higher functional classification. )

a. All parking aisles shall terminate at a driveway.

b. Width of parking aisles shall conform to Appendix A.

##### Design of Driveways

Driveways shall be designed to function as links between parking areas and local streets.



a. Limitations of Services by Driveways

1. A driveway may service a parking area of not more than 50 units or 125 spaces.
2. Driveways may terminate at other driveways providing:
  - a. No single system of driveways services over 75 dwelling units or 188 spaces.
  - b. Those driveways shall service group parking areas.
3. Parking shall be prohibited on driveways.

Design of Streets

Local streets shall be required to provide service to driveways. Local streets shall be so designed as to discourage outside traffic to traverse the development and shall not occupy more land than is required to provide access to areas of the development.

a. Street Rights-of-way

Streets, including driveways, shall provide right-of-way widths according to the following schedule, computed from average daily vehicular trips passing a given street location and generated according to the following schedule:

TYPE	AVERAGE DAILY VEHICULAR TRIPS PER UNIT
SINGLE FAMILY DETACHED	12.0
APARTMENTS	7.0

STREET RIGHT-OF-WAY WIDTHS SHALL CONFORM TO THE FOLLOWING SCHEDULE:

# OF TRIPS	0-85	85-199	200-550	550-7500	7500-10,000
R/W	30'	30'	34'	42'	50'
SWALE					
PAVEMENT	5* 20**5*	4*22**4*	5* 24** 5*	9* 24** 9*	13*24**13*
LANES	2	2	2	2	2
CLASSIFICA.	Driveway			Local	

# OF TRIPS	10,000-20,000	15,000-25,000	20,000-30,000	30,000
R/W	60'	70'	80'	106'
SWALE	18* 24** 18*	17* 36** 17*	16* 48** 16*	17* 72** 17*
PAVEMENT				
LANES	2	3	4	6
CLASSIFICA.	Collector	Minor	Arterial	

\*Indicates swale footage

\*\*Indicates pavement footage

In circumstances where streets are on an officially adopted trafficways plan, the right-of-way schedule will not be followed, and the allocated right-of-way shall correspond to said plan.

b. Dedication of Streets

The Plat and Site Plan Review Committee may require the dedication of those streets whose function, as determined by the Committee is the collection and conveyance of both on-site and off-site vehicular traffic to established roadways.



c. Construction of Streets

The Plat and Site Plan Review Committee may require construction and/or widening of those off-site streets necessary to provide adequate access to the developers site.

9. LOCATION OF STRUCTURES ON SITE

a. Setbacks from Private Streets

The Plat and Site Review Committee may require setbacks from private roads in circumstances where a private road may be dedicated in the future.

- b. The main building line of all structures shall be a minimum of five (5) feet from the closest point of all parking areas.

10. LANDSCAPE REQUIREMENTS

All site shall be landscaped in conformance with Section 3.42 of the Broward County Zoning Regulations.

11. INTERIOR PEDESTRIAN CIRCULATION SYSTEM

All site development plans shall provide an interior pedestrian circulation system designed to provide residents with access to their homesites and areas of interest on the site.

12. LOCATION GRAPHICS

All sites shall provide identification and direction signs allowing public vehicles to find specific locations on the site.

13. NONVEHICULAR OPEN SPACE

All sites, excluding business, commercial and industrial areas shall provide nonvehicular open spaces for the use of the occupants of the site, and shall be determined by the following table:

Table for Computation of Non-Vehicular Open Space

(Floor Area Ratio)	F.A.R.	N.O.S.R. (Non-Vehicular O/S Ratio)
	.100	6.5
	.107	5.8
	.115	5.2
	.123	4.7
	.132	4.2
	.141	3.8
	.152	3.5
	.162	3.3
	.174	3.0
	.187	2.8
	.200	2.6
	.214	2.4
	.230	2.2
	.246	2.0
	.264	1.8
	.283	1.7
	.303	1.5
	.325	1.4



Table for Computation of Non-Vehicular Open Space (continued)

<u>(Floor Area Ratio)</u>	<u>F. A. R.</u>	<u>N. O. S. R. (Non-Vehicular O/S Ratio)</u>
	.348	1.3
	.373	1.2
	.400	1.1
	.429	1.0
	.459	.91
	.492	.84
	.523	.77
	.566	.71
	.606	.66
	.650	.61
	.696	.57
	.746	.53
	.800	.50
	.857	.46
	.919	.43
	.985	.40
	1.06	.38
	1.13	.36
	1.21	.34
	1.30	.32
	1.39	.30
	1.49	.29
	1.60	.27
	1.72	.26
	1.84	.25
	1.97	.24
	2.11	.23
	2.26	.22
	2.42	.21
	2.60	.20
	2.79	.20
	2.99	.19
	3.20	.19

---

Three fourths (3/4) of water areas shall be given credit in computing non-vehicular open space.

#### **14. UTILITY SERVICE**

All site development plans shall conform to Broward County Minimum Engineering and Construction Standards for Water and Sewer Installations. New developments will connect to existing sewer treatment facilities. If such facilities are not available, the developer may use septic tanks or package sewer plants if approved by regulatory agencies. Provisions shall be made for the abandonment and removal of said alternative facilities at such time as regional sewer systems are developed and lines are within a reasonable proximity to the site.

#### **15. TRASH and GARBAGE COLLECTION**

All sites with outdoor storage of trash and garbage shall provide storage in such a manner so those containers will not be visible to the general public, this to be achieved architecturally or through landscaping. Such containers shall also be easily accessible to collection agencies without interference to vehicular traffic.



16. DRAINAGE REQUIREMENTS

All sites shall provide a drainage system which ties to County facilities as appropriate.

Sites lying within drainage districts shall secure the approval of that drainage district concurrent with site development plan approval by the Committee.

17. GENERAL ENGINEERING STANDARDS

A. All land improvements to be subject to Broward County Engineering standards.

B. All roadways and utility lines shall be subject to review for conformity with established road and utility plans.

18. TIME LIMIT

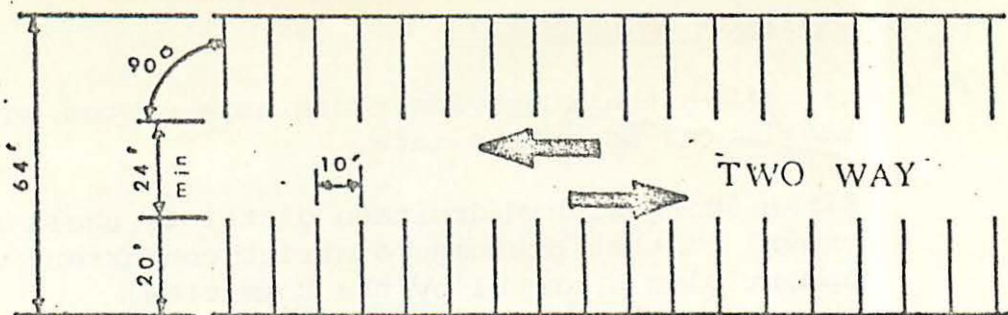
Following review and approval, there shall be one (1) year limit in which the developer shall take out a building permit on the subject property. If the developer exceeds one (1) year, the Director of the Planning, Building and Zoning Department shall determine whether the plans will be resubmitted for evaluation or if an extension may be granted.

\*19. VESTED RIGHTS

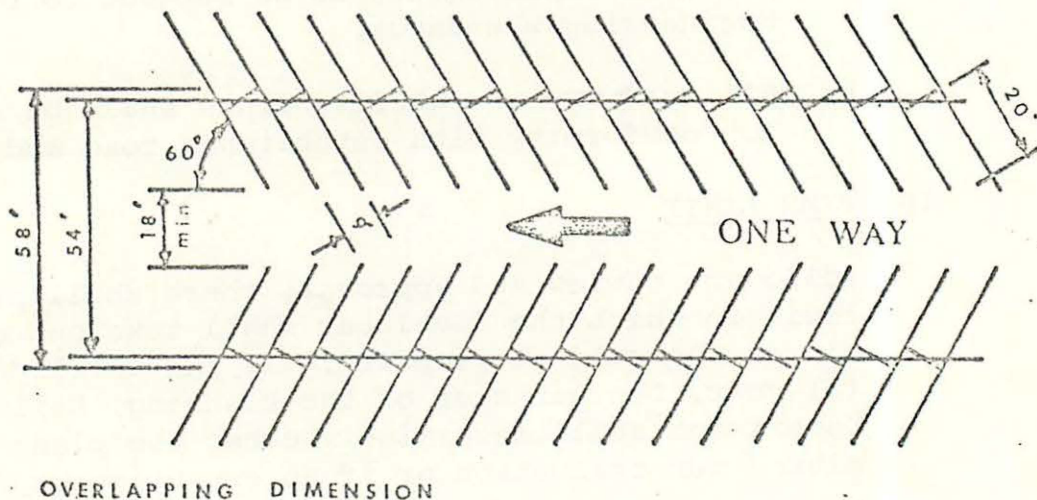
Any development having received conceptual, preliminary or final site plan approval on or before May 18, 1973 is recognized as having Vested Rights and is not required to conform to Section 3.41, Site Plan Development Plan Requirements.



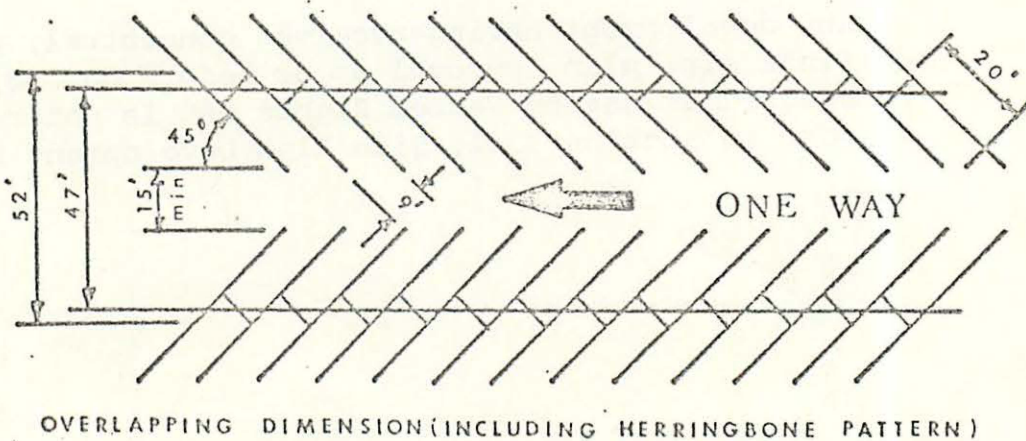
90 DEGREE



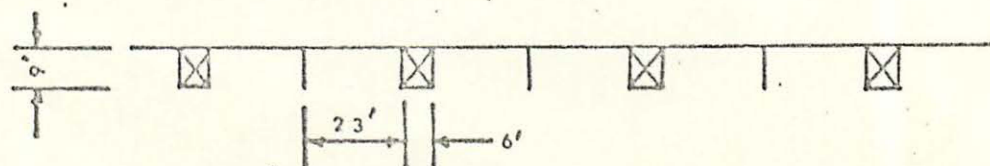
60 DEGREE



45 DEGREE



PARALLEL



# Appendix "A" PARKING LAYOUTS



3.42

\*SECTION ~~3.24~~ 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



5044

\* SECTION 3.42 DENSITY

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:

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.

\*\* SECTION 3.43 FUNCTIONAL LANDSCAPING

1. Purpose and Intent

It is the purpose of this resolution to establish certain regulations pertaining to the establishment of a functional landscape for Broward County. These regulations provide for the protection of existing trees and provide standards and criteria for new landscaping.

It is the intent of this resolution to provide for Broward County the aesthetic and physical benefits obtainable by using green plants as a functional and integral part of the County's development.

2. Enforcement

This resolution shall be a minimum standard and shall apply to the unincorporated area of Broward County, Florida, and shall be enforced by the Director of the Planning, Building and Zoning Department or his designee.

\* Adopted and Effective 7/13/73

\*\*Adopted and Effective 9/14/73



**\*SECTION 3.44 PARKING OF JUNK VEHICLES**

A vehicle which is not in running condition and not having a current state license plate and inspection sticker shall not be parked, placed or stored on private or public property, other than in an approved junk and/or salvage yard, or fully enclosed building.

**\*\*SECTION 3.45 SPECIAL REGULATIONS FOR TRANSFORMER SUBSTATIONS**

1. 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 of at least 25 feet in depth adjacent to a rear plot line.

The yards required under this paragraph shall be fully landscaped as specified below, and shall not be used for any fence, wall, building or structure, except that a fence not over 6½ 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.

2. Required landscaping shall consist of the following:

- a. A hedge or decorative masonry screen a minimum of six and one-half (6½) feet shall enclose all exposed equipment areas. Hedges shall be a minimum of two (2) feet high at the time of planting except for transformer substations located in developed residential areas which hedges shall be a minimum of four (4) feet high at the time of planting.

- b. Trees shall be planted in the open space surrounding the exposed equipment area according to the following formulas:

1. One (1) tree per one thousand (1,000) square feet of open space for all yard area less than one hundred (100) feet in depth or width.

2. One (1) tree per fifteen hundred (1,500) square feet of open space for all yard areas greater than one hundred (100) feet in depth or width.

3. Minimum size of the trees shall be eight (8) feet high with three (3) feet spread. Palms shall count as one-half (½) a tree, and shall be grouped in clusters.

- c. The remaining open area shall be planted with grass, ground cover, shrubs or trees.

- d. A sprinkler system shall be provided for all planting areas.

\*Effective 10-19-73

\*\*Effective 9-12-75



- e. Plant material shall be Florida Grade No. 1 or better, and planted according to good horticultural practice. All landscaped areas shall be maintained in a healthy, growing condition, properly watered and trimmed.
- f. All landscaping shall conform to all other applicable landscape and other regulations.



### 3. Plan Approval

#### a. Submission

Except for single family and two-family dwellings, prior to the issuance of any permits for building or paving, which is included under the provisions of this section, a Landscaping Plan shall be submitted to the Planning, Building and Zoning Department. The Department shall review such plans and shall within ten (10) days after submission approve same if the plans are in accordance with the criteria hereafter set forth. If such plans are not in accordance with the criteria of this regulation, the same shall be disapproved and shall be accompanied by a statement setting forth the changes necessary for compliance.

#### b. Content

Landscaping plans shall be rendered by a landscape architect, architect, landscape contractor, or other person knowledgeable in landscaping and shall contain the following information.

1. Minimum scale of 1 inch = 50 feet
2. Location of all preserved trees
3. Location of all landscaping material to be used
4. Species of all plant material to be used
5. Size of all plant material to be used
6. Spacing of plant material (where appropriate)
7. Layout of irrigation systems including placement of all water sources.

Tree removal plans shall conform to the Tree Preservation clause of this Section.

#### c. Permits

No permit shall be issued for building, paving, or tree removal unless the plan complies with the provisions hereof, and no



certificate of use or occupancy shall be issued until the requirements herein are met and it shall be unlawful to occupy the premises unless the landscaping is installed in accordance with the approved plan and the requirements hereof.

4. Definitions

In addition to the definitions of Article II of the Zoning Regulations of Broward County and the definitions provided in Section 1.01, Florida Statutes, the following definitions shall apply:

**BUILDABLE AREA:** The portion of a site exclusive of the required setback areas which is proposed to be covered by structures of improvements.

**DEVELOPED:** That point in time when the building and site have received final inspection.

**DIAMETER BREAST HEIGHT (DBH).** The diameter of a tree measured at four and one-half ( $4\frac{1}{2}$ ) feet above grade.

**ENCROACHMENT:** Any protrusion of a vehicle outside of a parkspace, display area or accessway into a landscaped area.

**GROUND COVER:** Plant material which reaches a maximum height of not more than eighteen (18) inches.

**LANDSCAPING:** Landscaping shall consist of the following or combination thereof: material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms, and non-living durable material commonly used in landscaping, such as but not limited to rocks, pebbles, sand, walls or fences, aesthetic grading, and mounding, but excluding paving.

**REMOVAL OF A TREE:** Removal of a tree includes any act which will cause a tree to die over a period of two (2) years, c.g., damage inflicted upon the root system by heavy machinery or lethal substances; changing the natural grade above the root system or around the trunk; damage inflicted on the tree permitting infection or pest infestation; application of herbicidal or other lethal chemicals; paving over the root system.

**SHRUBS:** Woody, perennial, evergreen plants smaller than a tree and usually branching from or near the ground.

**TREE:** Any self-supporting woody perennial plant which normally



attains at maturity a trunk diameter of at least three (3) inches measured four and one-half ( $4\frac{1}{2}$ ) feet above grade, and has a minimum overall height of fifteen (15) feet.

VINES: Any plant with a long, slender stem that trails or creeps on the ground or climbs by winding itself about a support or holding fast with tendrils.

5. Installation

All landscaping shall be installed in a sound workmanship-like manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. All elements of landscaping exclusive of plant material except hedges shall be installed so as to meet all other applicable regulations and code requirements. A qualified representative of the Planning, Building and Zoning Department shall inspect all landscaping and no certificate of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided.

6. Maintenance

The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with an irrigation system of sufficient capacity to maintain the plant material.

If at any time after the issuance of a certificate of occupancy the landscaping of a development to which this section is applicable is found to be in non-conformance, the Director of the Planning, Building and Zoning Department shall issue notice to the owner that action is required to comply with this section and shall describe what action is necessary to comply. The owner, tenant, or agent shall have thirty (30) days to restore the landscaping as required. If the landscaping is not restored within the allotted time, such person shall be in violation of this Resolution.

7. Plant Material

a. Quality

Plant materials used in conformance with provisions of this Resolution shall conform to the Standards for Florida No. 1 or



better as given in "Grades and Standards for Nursery Plants", Part I, 1963 and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the jobsite in bags with Florida Department of Agriculture tags attached indicating the seed growers compliance with the Department's quality control program.

b. Trees

Trees shall be of a species having an average mature crown of greater than twenty (20) feet in Broward County and having trunks which can be maintained with over six (6) feet of clear wood. Trees or palms having an average mature crown spread of less than twenty (20) feet may be substituted by grouping the same so as to create the equivalent of a twenty foot crown spread. Such a grouping shall count as one tree toward meeting the tree requirement for any provisions herein. If palms are used they shall constitute no more than twenty five (25) percent of the total tree requirements for any provisions herein and shall have a minimum of six (6) feet of clear wood.

Trees used in the required landscaping adjacent to a public right-of-way are subject to approval by the Planning, Building and Zoning Department so that the character of the public street can be maintained. An approved list for such right-of-way requirements shall be maintained by the Department.

Tree species shall be a minimum of seven (7) feet overall height immediately after planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works. A list of such tree species shall be maintained by the Planning, Building and Zoning Department for the guidance of the public.

c. Shrubs and Hedges

Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one (1) year after time of planting.



d. Vines

Vines shall be a minimum of thirty (30) inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.

e. Ground Covers

Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within six months after planting.

f. Lawn Grass

Grass areas shall be planted in species normally grown as permanent lawns in Broward County. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion.

8. Credit for Existing Trees

Credit for trees preserved on a site shall be granted toward meeting the tree requirement of any landscaping provision of this Section. Where a tree is of exceptional quality as determined by the Planning, Building and Zoning Department, a two-tree credit for the preserved tree may be granted. Exceptional quality shall be judged on the basis of such factors as extraordinary size of tree, vigorous health, large canopy cover, historic value, rareness, and age. No credit will be granted for preserved trees which are extremely poor specimens or which are in declining health.

9. Landscaping Requirements for Certain Yard and Off-Street Parking and Other Vehicular Use Areas

a. Applicability

All areas used for the display or parking of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and all land upon which vehicles traverse the property as a function of the primary use, hereinafter referred to as "other vehicular uses", including but not limited to, activities of a drive-in



nature such as, but not limited to, filling stations, grocery and dairy stores, banks, restaurants, and the like, shall conform to the minimum landscaping requirements hereinafter provided, save and except areas used for parking or other vehicular uses under, on or within buildings, and parking areas serving single and two-family uses.

b. Required Landscaping Adjacent to Public Rights-of-Way

On the site of a building or open lot use providing an off-street parking area or other vehicular area, where such area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way, excluding dedicated alleys, there shall be provided landscaping between such area and such right-of-way, as follows:

1. A strip of land at least five (5) feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped, such landscaping to include one tree for each 40 lineal feet or fraction thereof. Such trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area and shall be planted in a planting area of at least twenty-five (25) square feet with a dimension of at least five (5) feet. In addition, a hedge, wall or other durable landscape barrier of at least three and one-half ( $3\frac{1}{2}$ ) feet in height shall be placed along the inside perimeter of such landscaped strip. If such durable barrier is of non-living material, for each ten feet thereof, one shrub or vine shall be planted along the street side of such barrier unless such shrubs or vines are of sufficient height at the time of planting to be readily visible over the top of such barrier, in which case they may be planted inside the barrier. The remainder of the required landscaped areas shall be landscaped with grass ground cover or other landscape treatment excluding paving.
2. All property other than the required landscaped strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with at least grass or other ground cover.



3. Necessary accessways from the public right-of-way through all such landscaping shall be permitted to service the parking or other vehicular use areas and such accessways may be subtracted from the lineal dimension used to determine the number of trees required. The maximum width of a residential driveway through the perimeter landscaped strip to an off-street parking or other vehicular use area shall be thirty (30) feet for two-way vehicular movement and fifteen (15) feet for one-way vehicular movement. For commercial and industrial uses the maximum width for accessways shall be fifty (50) feet for two-way vehicular movement and twenty-five (25) feet for one-way vehicular movement. No more than one two-way accessway shall be permitted for any street frontage up to one hundred (100) lineal feet or no more than two one-way accessways shall be permitted for any street frontage up to one hundred (100) lineal feet, such standards to be applicable to any property under one ownership. Where such ownership involves over one hundred (100) feet of street frontage, one additional two-way or two additional one-way drives may be permitted for each additional one hundred (100) feet of frontage or major fraction thereof. The balance of such street frontage not included within accessways shall be landscaped in accordance with the provisions of this Section.

c. Perimeter Landscaping Relating to Abutting Properties.

On the site of a building or structure or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from abutting properties, that portion of such area not screened shall be provided with a landscape buffer of a minimum of five (5) feet width along the unscreened portion of the abutting property. The landscape buffer shall include a wall, hedge, or other durable landscape barrier not greater than eight (8) feet in height nor less than three and one-half ( $3\frac{1}{2}$ ) feet in height to form a continuous screen along the property line between the parking lot or vehicular use area and such abutting property.

The landscape buffer shall contain at least one tree for each two hundred (200) square feet or fraction thereof of landscape buffer. The buffer shall be planted to grass, ground cover or other suitable landscape material. The buffer may be counted toward meeting the interior landscaping requirements of Section 3.42.8(d).

The provisions of this subsection shall not be applicable in the following situations:

1. When a property line abuts a dedicated alley, or to those portions of the property that are opposite a building or other structure located on the abutting property.
2. Where a proposed parking area or other vehicular use area abuts an existing hedge, wall or other durable landscape barrier on an abutting property, said existing barrier may be used to satisfy the landscape barrier requirements of subsection provided that said existing barrier meets all applicable standards of this Resolution.

d. Parking Area Interior Landscaping

An area or a combination of areas, equal to ten (10) percent of the the total vehicular use area exclusive of perimeter landscape buffers required under Section 3.42.9(b) of this Resolution, shall be devoted to interior landscaping. Any perimeter landscaping provided in excess of that required by Section 3.42.9(b) of this Resolution may be counted as part of the interior landscaping requirement. When the vehicular use area is related to a structure or structures on the same parcel of land, any landscaping which is in excess of the required non-vehicular open space or required yard areas may be counted toward meeting the interior landscaping requirement so long as such landscaping is contiguous to the vehicular use area and fulfills the objective of this Section. There shall be a minimum of one (1) tree planted for every separate landscaped area and in no instance shall there be less than one (1) tree for each two hundred (200) square feet or fraction thereof of required interior landscaped area. These landscaped areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to the orderly circulation of vehicular and pedestrian traffic. Landscaped areas, wall structures, and walks shall require protection from vehicular encroachment or overhang through appropriate wheel stops or curbs, located a minimum of two and one-half ( $2\frac{1}{2}$ ) feet from the above.

e. Sight Distance for Landscaping Adjacent to Public Rights-of-Way and Points of Access



When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between three (3) feet and six (6) feet, provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are so located so as not to create a traffic hazard. Landscaping except required grass or ground cover shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas above referred to are:

1. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way line with two sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides.
2. The area of property located at a corner formed by the intersection of two or more public rights-of-way with two sides of the triangular area being thirty (30) feet in length along the abutting public right-of-way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two lines.

10. Landscaping Requirements for Non-Vehicular Open Space

a. Applicability

- A All non-vehicular open spaces on any developed site in all zoning districts, except for single family and two-family dwellings, shall conform to the minimum landscaping requirements herein provided unless requirements of a stricter nature are specified elsewhere. Non-vehicular open space shall include all such space as required by Section 3.41, Site Development Plan Regulations, except water areas, where landscaping is appropriate and feasible.

b. General Landscaping Treatment

Grass, ground cover, shrubs, and other landscape material shall be used to treat all ground not covered by building, pavement, or

other structures. All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any detractive or unsightly appearance.

c. Trees Required

Trees shall be planted in the non-vehicular open space to meet the following requirements.

<u>% of Site in Non-Vehicular Open Space (N. O. S. )</u>	<u>Tree Requirement</u>
Less than 30%	1 tree/2000 sq. ft. N. O. S.
30-39%	1 tree/2500 sq. ft. N. O. S.
40-49%	1 tree/3000 sq. ft. N. O. S.
50-59%	1 tree/3500 sq. ft. N. O. S.
60% or more	1 tree/4000 sq. ft. N. O. S.

11. Buffers Between Residential and Non-Residential Property

- a. Where any district zoned Business, Commercial or Industrial is separated by a street from a residential district, then any plot in such a non-residential district adjacent to the separating street shall be provided with a yard at least twenty-five (25) feet in depth along such separating street. In any business zoning, except B-2A, such a yard shall provide a landscape buffer at least ten (10) feet in depth along the separating street. In any district zoned Commercial, such a yard shall provide a landscape buffer at least fifteen (15) feet in depth. The landscape buffer shall meet the landscaping requirements for vehicular use areas or general open space, whichever is applicable in total or in part.

Where a yard is required, such a yard, except for the required buffer, may be used for walkways, parking of passenger cars, driveways and landscaping, but not for any other purpose.

- b. Where any Business 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 a Business District shall be provided with a yard at least ten (10) feet in depth adjacent to the Residential District and such



a yard shall be used exclusively for landscaping in conformance with this Section.

- c. Where any Commercial or Manufacturing 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 a Commercial or Manufacturing District shall be provided with a yard at least twenty (20) feet in depth adjacent to the Residential District and such a yard shall be used exclusively for landscaping in conformance with this Section.

12. Tree Preservation

a. Applicability

The terms and provisions of this Resolution shall apply to real property as follows:

- 1. All vacant and undeveloped property
- 2. All property to be redeveloped
- 3. The yard areas of all developed property, except developed single-family and two-family lots
- 4. All property where there is to be any addition or alternation, except developed single-family and two-family lots.
- 5. All public rights-of-way

b. Permits

No person shall directly or indirectly cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the cutting down, destroying, removing or moving, or damaging of, any trees situated on property described above without a permit as herein provided being first obtained.

1. Application

Permits for removal, relocation, or replacement of trees covered herein, shall be obtained by making application on a form prescribed by the County, to the County Planning, Building and Zoning Department. The application shall be accompanied by a survey performed by a registered Florida surveyor, and such survey shall

show the exact location, size, and common name of all trees within the area affected by the development except that groups of trees may be designated as "clumps" with only the number noted. The application shall also be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees and two copies of a legible site plan drawn to the largest practicable scale indicating the following:

- a. Location of all existing or proposed structures, improvements and site uses, properly dimensioned and referenced to property lines, setback and yard requirements and special relationships.
- b. Existing and proposed site elevations, grades, and major contours.
- c. Location of existing or proposed utility services.
- d. The location of all trees on the site designating the trees to be retained, removed, relocated or replaced.
- e. Tree information required above shall be summarized in legend form on the plan and shall include the reason for the proposed removal, relocation or replacement.
- f. Application involving developed properties may be based on drawings showing only that portion of the site directly involved and adjacent structures and landscaping or natural growth incidental thereto.

## 2. Application Review

Upon receipt of a proper application the Planning, Building, and Zoning Department shall review the application which may include a field inspection of the site and may refer the application to such Departments as it deems appropriate for review and recommendations. If the application is made in conjunction with a site plan submitted for approval the application will be considered as part of the site plan and no permit shall be issued without site plan approval.

## 3. Issuance

- a. Removal



No permit shall be issued unless one of the following conditions exists:

1. The tree is located in the buildable area, street right-of-way, canal right-of-way, or utility easement where a structure or improvement is to be placed and it unreasonable restricts the use of the property. In the event that certain trees outside the above areas must be removed to allow the operation of equipment, the site plan shall indicate the exact operation area needed.
2. The tree is diseased, injured, in danger of falling, too close to existing or proposed structures so as to endanger such structures, interferes with utility service, creates unsafe vision clearance or conflicts with other ordinances or regulations.
3. The tree unreasonable restricts bonafide agricultural use of the property.

b. Relocation or Replacement

As a condition of the granting of a permit, the applicant may be required where practical to relocate the tree being removed or required to replace the tree being removed with a comparable tree somewhere within the site. The replacement shall have at least equal shade potential and other value to that of the tree removed and shall be a minimum of seven (7) feet in height when planted.

c. Tree Bank

Where a tree is to be removed under the provisions of this Resolution, the County shall have the option to relocate the tree at the County's expense to County owned property for replanting, either for permanent utilization at the new location, or for future use at other County property. If the County does not elect to relocate any such tree, it may give any city within the County the right to acquire any such tree at the City's expense for relocation within the city. The relocation shall be accomplished

within fifteen (15) days of the issuance of a permit unless it is necessary to root prune the tree to assure its survival in which case the relocation shall be accomplished within forty-five (45) days of the issuance of a permit.

d. Tree Protection

During any construction or land development, the developer shall clearly mark all trees to be maintained and may be required to erect and maintain protective barriers to County specifications around all such trees or groups of trees. The developer shall not allow the movement of equipment or the storage of equipment, materials, debris or fill to be placed within the protective barrier.

During the construction stage of development the developer shall not allow the cleaning of equipment or material under the canopy of any tree or group of trees to be maintained. Neither shall the developer allow the disposal of waste material such as paint, oil, solvents, asphalt, concrete, mortar and so on under the canopy of any tree or groups of trees to be maintained.

During the land clearing and construction stage of development, a representative of the County shall periodically inspect the site to insure compliance with the provisions of this Section.

e. Exceptions

In the event that any tree shall be determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare or safety, and required immediate removal without delay, verbal authorization by phone may be given by the Director of the Planning, Building and Zoning Department, and the tree may then be removed without obtaining a written permit as herein required.

During the period of an emergency such as a hurricane, tropical storm, flood or any other Act of God, the requirements of this Resolution may be waived as may be deemed necessary by the Board of County Commissioners.

All licensed plant or tree nurseries shall be exempt from the terms and provisions of this Section only in relation to those trees planted and growing on the premises of said license, which are so planted and growing for the sale or intended sale



to the general public in the ordinary course of said licensee's business.

Utility companies franchised by the County may remove, without permit, trees which endanger public safety and welfare by interfering with utility service, provided such utility companies shall cooperate with the County to preserve such trees by relocation or replacement in the same vicinity or as determined by the County for the best public benefit; except that where such trees are on owner-occupied properties developed for one-family or two-family use, disposition of such trees shall be at the option of the property owner. In the event that installation of new utilities shall require removal of trees, the utility company shall comply with the provisions of this Section.

13. Landscape Manual

The Broward County Planning, Building and Zoning Department shall prepare and from time to time revise a landscape manual which shall provide an illustrative interpretation of the requirements of this Section, and said manual shall be made available to the public.

14. Exemptions

This resolution shall not apply to any development which has received Final Site Development Plan Approval as required in Section 3.41 prior to the effective date of this Resolution.

15. Codification

It is the intent of the County Commission and it is hereby resolved that the provision of this Section are hereby made a part of the Zoning Regulations of Broward County, Florida and any subsection may be renumbered or relettered to accomplish such intent.

16. Severability

If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no wise affecting the validity of the other provisions of this Resolution.



**CHECK 3.39 For 25' SETBACK**

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 or 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
3a. North Andrews Avenue--from the S 1/2 of S 1/2 of Section 27-48-42 to N. Boundary of said Section 27	40

The Centerline of this portion of North Andrews Avenue is described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 48 South, Range 42 East, thence run Easterly along the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 27, a distance of 503.49 feet to the Point of Beginning; thence run Northerly on a line west of and parallel to the East line of said Section 27, a



distance of 50.0 feet to a Point of Curvature of a circular curve to the right, having a radius of 2864.90 feet and an interior angle of  $9^{\circ} 45' 55''$ ; thence run Northeasterly along the arc of the aforesaid curve, a distance of 488.28 feet to a Point of Tangency; thence run Northerly along the tangent produced, a distance of 500.0 feet to a Point of Curvature of a circular curve to the left, having a radius of 2864.90 feet and an interior angle of  $9^{\circ} 45' 55''$ ; thence run Northerly along the arc of the aforesaid curve, a distance of 488.28 feet to a Point of Tangency; thence run Northerly along the tangent produced a distance of 954.02 feet to a Point of Curvature of a circular curve to the right, having a radius of 1909.85 feet and an interior angle of  $12^{\circ} 23' 01''$ ; thence run Northerly along the arc of the aforesaid curve, a distance of 412.78 feet to a Point of Tangency; thence run Northeasterly along the tangent produced, being East of and parallel to the East right-of-way line of the Seaboard Air Line Railroad, to a point of intersection with the North boundary of said Section 27, said point being 360 feet, more or less, West of the Northeast corner of said Section 27.

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 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 Section 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  $4^{\circ} 44' 33''$ , 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 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 Road (N. W. 62 Street)  
from N. Andrews Avenue W. to  
S. R. #7 (U.S. #441)

53

The centerline of this portion of Cypress 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; thence run westerly along said East-West Quarter-Section line through Section 10, 9, 8 and part of 7, to the East boundary line of



Lot 8, Block 96 of PALM BEACH FARMS NO. THREE as recorded in Plat Book 2, pages 53 and 54 of Public Records of Palm Beach County, Florida; thence run Southerly along the East boundaries of Lots 8 and 9 of said Block 96 and a Southerly projection thereof, to an intersection with a line 27 feet, more or less south of and parallel to the South boundary of Section 7, Township 49 South, Range 42 East; thence Westerly along said line to an intersection with the East right-of-way line of State Road #7.

7. Davie Road	50 <del>40'</del> →
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 21-49-41 to r/w for C&SFFCD Levee 35.A)	60

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

- 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 Southwesterly along the arc of said curve to a Point of Tangency, said Point of Tangency lying 60 feet Northwesterly 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 |



✓ Sub  
9/20/71

A RESOLUTION AMENDING A RESOLUTION ADOPTED NOVEMBER 10, 1961, AND RECORDED IN OFFICIAL RECORDS BOOK 2294 AT PAGES 551 THROUGH 749 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID RESOLUTION BEING AMENDED BY REVISING PARAGRAPH 7, BASE BUILDING LINE DESCRIPTION FOR DISTANCE IN FEET FROM CENTERLINE OF DAVIE ROAD IN SECTION 4.1 BASE BUILDING LINES ESTABLISHED OF ARTICLE IV, BASE BUILDING LINES.

WHEREAS, the Broward County Zoning Board has held public hearing and has made formal recommendation,

NOW, THEREFORE BE IT RESOLVED by the Broward County, Florida, Board of County Commissioners that the resolution adopted November 10, 1961, and recorded in Official Record Book 2294 at pages 551 through 749 of the public records of Broward County Florida, and as hereby subsequently amended by revising PARAGRAPH 7 of SECTION 4.1, BASE BUILDING LINES ESTABLISHED, of ARTICLE IV, BASE BUILDING LINES, to read as follows:

<u>STREET</u>	<u>DISTANCE IN FEET FROM CENTERLINE TO BASE BUILDING LINE</u>
7. <u>NOTE</u> <u>Davie Road from State Road No. 84</u> to the city limits of the city of Davie.	40

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

Along a line 15 feet westerly of as measured at right angles and parallel to the West boundary of Tier 29 and the southerly extension of the West boundary of Tier 29 in Sections 14, 23, and 26, Township 50 South, Range 41 East, from the South Right of Way Line of State Road No. 84 southerly to an intersection with the West line of Section 26, Township 50 South, Range 41 East, excepting therefrom that portion lying within the corporate limits of the city of Davie.

Adopted and Effective this 10th day of September, 1971.



- 14a. Powerline Road--from Prospect Field Road N to N boundary of the SE 1/4 of the SE 1/4 of Section 9-49-42

50

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

Starting at a point 50 feet East of the West line of Section 22, Township 49 South, Range 42 East and 208.61 feet south of the North line of said Section 22, said point also being The Point of Curvature of a circular curve to the left, having for its elements: an interior angle of  $6^{\circ} 33' 08''$  and a radius of 3819.70 feet; thence Northwesterly along the arc of said curve a distance of 208.72 feet to a point on the South line of Section 15, Township 49 South, Range 42 East lying 44.30 feet east of the Southwest corner of said Section 15, said point also being the Point of Beginning; Thence continuing on the aforesaid arc a distance of 228.09 feet to a Point of Tangency; thence run Northerly along the tangent produced a distance of 151.77 feet, to a Point of Curvature of a circular curve to the right, having for its elements: an interior angle of  $6^{\circ} 29' 57''$ , and a radius of 3819.70 feet; thence run Northerly along the arc of said curve a distance of 433.08 feet, to a Point of Tangency, said point lying 17 feet west of the East line of Section 16, Township 49 South, Range 42 East; thence 17 feet west of and parallel to the East line of Section 16, Township 49 South, Range 42 East, run Northerly to the North line of said Section 16, said point also being the South line of Section 9, Township 49 South, Range 42 East; thence continue Northerly 17 feet west of and parallel to the East line of Section 9 to a point on the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 49 South, Range 42 East.

- 14b. Powerline Road--from Prospect Field Road N to intersection with that portion described in Para. 14a.

50

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

A line lying Westerly of and within 35 feet of the West right-of-way line of the Seaboard Airline Railroad, in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 49 South, Range 42 East.

- 14c. Powerline Road--from Hammondville Road to Palm Beach County line, excepting portions in City of Lakeview and Deerfield Beach

50

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



Beginning at a point on the North right-of-way line of Hammondville Road, said Point lying 17 feet west of the East line of Section 33, Township 48 South, Range 42 East; thence run Northerly 17 feet west of and parallel to, the East line of Sections 33, 28, 21, 16, 9, and 4, Township 48 South, Range 42 East, and Section 33, Township 47 South, Range 42 East, to the Palm Beach County line.

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

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 40

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

17a. Sheridan Street (from the East boundary of Section 10-51-41 to University Drive) 50

The centerline of this portion of Sheridan Street is described as follows:

Beginning at the Northeast corner of Section 10, Township 51 South, Range 41 East, thence run Westerly along the North boundary of said Section 10 to the East right-of-way line of University Drive.

18. State Road No. 7 53



19. Stirling Road--from E line of  
Section 4-51-42 West to Sun-  
shine State Parkway

53

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

Beginning at the Northeast corner of Section 4, Township 51 South, Range 42 East, thence run Westerly along the North lines of Section 4, 5 and 6 of said Township and Range to the Northwest corner of said Section 6, also being the Northeast corner of Section 1, Township 51 South, Range 41 East; thence on the North line of said Section 1, run Westerly a distance of 184.86 feet to a point of curvature of a circular curve to the right having a radius of 2864.79 feet and an interior angle of 3° 17' 00"; thence continue Northwesterly along the arc of said curve, a distance of 164.17 feet to a point of tangency;

Thence on the tangent produced, continue Westerly a distance of 962.34 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 6° 59' 00"; thence continue Southwesterly along the arc of said curve a distance of 349.17 feet to a point of tangency;

Thence on the tangent produced, also being the centerline of Stirling Road as shown on the plat of SEMINOLE ESTATES as recorded in Plat Book 21, Page 15 of the public records of Broward County, Florida;

Thence on said centerline continue in a Westerly direction a distance of 982.62 feet, more or less, to an intersection with the West boundary of the Northeast Quarter (NE 1/4) of said Section 1, Township 51 South, Range 41 East, at a point 4.37 feet Southerly of the Northwest corner of said Northeast Quarter (NE 1/4);

Thence on the Westerly projection of aforesaid centerline, continue Westerly a distance of 223.06 feet to a point of curvature of a circular curve to the right having a radius of 2864.79 feet, and an interior angle of 3° 35' 45"; thence continue Westerly along the arc of the last aforesaid curve a distance of 179.80 feet to a point of tangency with a line 24.00 feet Southerly of and parallel to the North boundary of said Section 1;

Thence on said parallel line continue Westerly to a point on the East right-of-way line of the Sunshine State Parkway, said point also being 1570 feet, more or less, east of the Northwest corner of said section.

- 19a. Stirling Road--from Sunshine State  
Parkway to University Drive

53



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

Beginning at a point 24 feet south of the North line of the Northeast Quarter (NE 1/4) of Section 2, Township 51 South, Range 41 East and 130 feet, more or less, west of the Northeast corner of aforesaid Section 2, also being the West right-of-way line of the Sunshine State Parkway; thence Westerly 200 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  $2^{\circ} 14' 47''$ ; thence continue Westerly along the arc of the last aforesaid curve a distance of 112.32 feet to a point of tangency;

Thence on the tangent produced, run Northwesterly 500 feet to a point of curvature of a curve to the left, having a radius of 2864.79 feet and an interior angle of  $2^{\circ} 14' 47''$ ; thence continue Westerly along the arc of the last aforesaid curve a distance of 112.32 feet to a point of tangency lying on the North line of Section 2, Township 51 South, Range 41 East and 1054.21 feet, more or less, west of the Northeast corner of Section 2;

Thence continue Westerly along the North line of Sections 2 and 3, Township 51 South, Range 41 East to the Northwest corner of said Section 3.

- 19b. Stirling Road--from University  
Drive west to S.W. 148th Avenue 50

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

Beginning at the intersection of the South line of Section 33, Township 50 South, Range 41 East, and the West right-of-way line of University Drive; thence run westerly along the aforesaid South line of Sections 33, 32, and 31, all in Township 50 South, Range 41 East, and the South line of Sections 36, 35, 34, all in Township 50 South, Range 40 East, to the East right-of-way line of Southwest 148th Avenue.

20. Hallandale Beach Blvd. 50
21. University Drive (from North New  
River Canal to N. boundary of  
Section 33-49-41) 60

The centerline of this portion of University Drive 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 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. University Drive (from N boundary of Section 33-49-41 to Palm Beach County line)

53

The centerline of this portion of University Drive 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 1960.80 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 1960.80 feet West of the East boundary of said Section 28, through said Section 28, and parallel to and 1960.80 feet West of the East boundary of Section 21, Township 49 South, Range 41 East, a distance of 1500.00 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 1909.86 feet;

Thence run Northeasterly, along the arc of said curve, a distance of 1500.00 feet to a Point of Tangency;

Thence run Northeasterly along the tangent of the aforesaid curve, produced, a distance of 1190.78 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 1909.86 feet;

Thence run Northerly, along the arc of said curve, a distance of 1500.00 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 the aforesaid Section 4, said corner also being 1088.35 feet more or less, West of the Southeast corner of Section 33, Township 48 South, Range 41 East; thence run Northerly parallel to and



1088.35 feet West of the East line of Section 33, to a point on the North boundary of the aforesaid Section 33, thence continue Northerly parallel to and 1088.35 feet West of the East line of Section 28, Township 48 South, Range 41 East, a distance of 2498.55 feet, more or less, to a Point of Curvature of a circular curve to the right, having an interior angle of  $33^{\circ} 45' 12''$  and a radius of 1909.86 feet; thence Northerly along the arc of said curve, a distance of 1125.10 feet to a Point of Tangency; thence on the tangent produced, run a distance of 800 feet to a Point of Curvature of a circular curve to the left, having an interior angle of  $33^{\circ} 45' 12''$  and a radius of 1909.86 feet; thence Northerly along the arc of said curve, a distance of 1125.10 feet to a Point of Tangency, said point being the Southeast corner of Section 21, 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 21, continuing along the East boundary of Section 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)

40

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  $28^{\circ} 38' 53''$ , 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° 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° 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 1/4 of Section 34, Township 48 South, Range 42 East, run northerly along the East line of said SW 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° 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° 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° 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° 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° 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° 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 Section 32; thence continue in a westerly direction on a line with a bearing of South 88° 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° 49' 12" West a distance of 2487.59 feet, more or less, to an intersection with the East line of the SW 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 traffic-way.
- 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° 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° 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

50

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.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° 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° 00' 00", more or less, and a radius of 5729.58 feet;
- 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.)

50

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° 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° 00' 00", a radius of 1200 feet and an arc distance of 654.50 feet;

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

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 50

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

53

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 aforesaid 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

50



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 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)

53

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;

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 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)

50

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.

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 Dike)

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);
- 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 Dike (excepting portion in the City of Margate) 50

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 1/2) of the South One-Half (S 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 Dike (excepting portion in the City of Margate) 50

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;
- 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)

50

- 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)

50

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 West Quarter-Section corner thereof.

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

50

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 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  $1/4$  Section line of Sec.  
2-48-42 (excepting portions in the City  
of Deerfield Beach and the City of Lakeview) 53

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

- 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. Commercial Boulevard from State Road No. 7 to the CSFFCD Levee, L-36.

53

Beginning at the intersection of the west right-of-way line of State Road No 7 (U.S. 441) and the south line of Lot 8 of the Plat of FORT LAUDERDALE TRUCK FARMS SUBDIVISION as recorded in Plat Book 4, page 31 of the

public records of Broward County, Florida, and lying in Section 13, Township 49 South, Range 41 East; thence run westerly on a bearing of N. 89° 15' 42" W. along the south line of said Lot 8, for a distance of 400 feet, to point of curvature of a circular curve to the right; thence run northwesterly along the arc of said circular curve to the right, having a radius of 954.93 feet, for an arc distance of 845.13 feet to a point of tangency; thence run northwesterly along a line bearing N. 38° 33' 14" W. a distance of 1935.10 feet more or less to the centerline of Sunshine State Parkway; thence continue northwesterly along the same bearing of N. 38° 33' 14" W. a distance of 575.86 feet more or less to a point of curvature of a circular curve to the left; thence run westerly along the arc of said circular curve to the left having a radius of 954.93 feet for an arc distance of 843.38 feet to a point of tangency; said point lying on the North line of said Section 13; thence run westerly on a bearing of N. 89° 09' 25" W. along the North Line of said Section 13 to the NW corner thereof; thence continue westerly along the North line of Section 14, 15, 16, 17 and 18, all of Township 49 South, Range 41 East, to the N.W. corner of said Section 18, or to the East right-of-way line of the North-South Arterial Highway nearest Levee, L-36 of the CSFFCD, whichever is reached first.

37. McNab Road--from C&SFFCD  
Canal C-14 to Old Dixie Highway

40

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

Beginning at a point on the West right-of-way line of the Central and Southern Florida Flood Control District Canal C-14, said point lying five 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;

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;

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 said Section 11 along said projection;

Thence run Westerly to a point on the East right-of-way line of Old Dixie Highway, said point lying five feet south of the



North boundary of Section 11, Township 49 South, Range 42 East.

- 37a. McNab Road--from Old Dixie Highway to the SW corner of Section 5-49-42.

50

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

Beginning at a point on the West right-of-way line of Old Dixie Highway, said point lying 15 feet south of the North boundary of Section 11, Township 49 South, Range 42 East, run Westerly along a line 15 feet south of and parallel to said North boundary to the West boundary of said Section 11;

Thence run Westerly to the point of intersection of the centerline of North Andrews Avenue and the South boundary of Section 3, Township 49 South, Range 42 East;

Thence run Westerly along the South boundary of Section 3, 4 and 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

40

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&SFFCD Levee L-36)

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

53

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&SFFCD 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.

<u>Street</u>	<u>Distance in Feet From Centerline to Base Building Line</u>
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° 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° 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;

50

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 Palm Beach County, Florida, to a point 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. 50

The center line 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.

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

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

A. Davie Boulevard to West Quarter corner of Section 5, Township 50 South, Range 42 East.

- (1) Beginning at the S. W. corner of Section 8, Township 50 South, Range 42 East; thence, run Northerly along the West boundary of Sections 8 and 5, Township 50 South, Range 42 East to the West Quarter corner of said Section 5, the West Quarter corner being on the North boundary of the South One-Half ( $S 1/2$ ) 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.

- (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&SFFD 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:

- (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&SFCD 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

53

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 Pkwy. 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.

<u>Street</u>	<u>Distance in Feet From Centerline to Base Building Line</u>
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.	40

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

- (1) Beginning at the point of intersection 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.

	<u>Distance in Feet From Centerline to Base Building Line</u>
B. From the N.W. 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.	50

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.

<u>Street</u>	<u>Distance in Feet From Centerline to Base Building Line</u>
43. N.W. 27th Avenue (from W. Broward Blvd. to W. Sunrise Boulevard)	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 1/4) of Section 5, Township 50 South, Range 42 East, thence run Northerly along the West boundary of the East Half (E 1/2) of said Section 5, to the Northwest corner of the Northeast Quarter (NE 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° 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--S.W. 12th Avenue) is described as follows:

- (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.

Street

Distance in Feet  
From Centerline to  
Base Building Line

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 From Centerline to Base Building Line</u>
48. N.W. 21st Avenue (Decker Road) from N.W. 19th Street to the South r/w line of Prospect Field Road (excepting that portion lying within any legally consti- tuted municipality)	

- A. From the S.W. corner of Section  
28-49-42, to the N.W. 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  $2^{\circ} 0' 00''$ ; 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.

- 48.1 N.W. 21st Avenue (Decker Road) from Cypress Creek Road northerly to West Atlantic Blvd. (excepting that portion lying within any legally constituted municipality)

40

The centerline of this portion of N.W. 21st Avenue (Decker Road) is described as follows:

Beginning at the East Quarter corner of Section 8, Township 49 South, Range 42 East, thence run Northerly along the East line of Sections 8 and 5, Township 49 South, Range 42 East; thence Northerly 26 feet, more or less, to an intersection with the centerline of West Atlantic Boulevard.

49. S.W. 6th Street (Airport Road) from Pompano Beach city limits to Andrews Avenue

40

The centerline of this portion of S.W. 6th Street (Airport Road) is described as follows:

Beginning at the Southeast corner of Government Lot 6 of



Section 2, Township 49 South, Range 42 East, run Westerly along the South line of Government Lot 6 and South line of Government Lot 5 of aforesaid Section 2, Township 49 South, Range 42 East to a point on the East right-of-way line of Andrews Avenue.

50. S.W. 31st Avenue (Gregory Road)  
from Griffin Road to Stirling  
Road

40

The centerline of this portion of S.W. 31st Avenue (Gregory Road) is described as follows:

Beginning at the Northeast corner of the Northeast Quarter (NE 1/4) of Section 31, Township 50 South, Range 42 East, thence Southerly along the East line of aforesaid Section 31, a distance of 1552.62 feet to a Point of Curvature of a circular curve to the right, having for its elements an interior angle of  $27^{\circ} 17' 05''$  and a radius of 1909.86 feet; thence run Southwesterly along the arc of said curve, a distance of 909.49 feet to a Point of Tangency; Thence run along the tangent of aforesaid curve produced, a distance of 851.02 feet, to a Point of Curvature of a circular curve to the left, having for its elements an interior angle of  $27^{\circ} 27' 06''$  and a radius of 1909.86 feet; thence Southeasterly along the arc of said curve, a distance of 915.06 feet to a Point of Tangency; thence along the tangent of aforesaid curve produced, a distance of 1394.27 feet to a point on the South line of Section 31, Township 50 South, Range 42 East, said point being 840.69 feet West of the Southeast corner of aforesaid Section 31.

51. N.W. 15th Street--from N.W. 15th  
Avenue (Pompano Beach City limits)  
to Sunshine State Parkway

50

The centerline of this portion of N.W. 15th Street is described as follows:

Beginning at the Southeast corner of the Southwest Quarter (SW 1/4) of Section 27, Township 48 South, Range 42 East; thence run South  $88^{\circ} 52' 25''$  West, a distance of 2675.12 feet to the Southwest corner of the Southwest Quarter (SW 1/4) of said Section 27; thence run South  $88^{\circ} 28' 14''$  West a distance of 2640.64 feet, more or less, to a point, said point being 7.80 feet south of the Southwest corner of the Southeast Quarter (SE 1/4) of Section 28, Township 48 South, Range 42 East; thence

run South 88° 36' 54" West to a point on the East right-of-way line of the Sunshine State Parkway.

52. A-1-A from Gatehouse Road northerly  
to South City limits of Pompano Beach

40

The centerline of this portion of A-1-A is described as follows:

Commencing at the South Quarter corner of Section 7, Township 49 South, Range 43 East, run Easterly along the South line of said Section 7 a distance of 884.87 feet to a point; thence run Northerly on a line with an included angle of 97° 07' 30" and a bearing of North 5° 28' 51" East a distance of 1299.60 feet to a point; thence on a line North 11° 04' 11" East, run a distance of 365.40 feet to a Point of Beginning; thence continue on aforesaid bearing North 11° 04' 11" East to the South City limits of Pompano Beach.

<u>Street</u>	<u>Distance in Feet From Centerline to Base Building Line</u>
53. S.W. 36th Street--from Davie Road East to Reese Road	30

The centerline of this portion of S.W. 36th Street is described as follows:

Beginning at a point of intersection 30 feet north of the South line of Section 23, Township 50 South, Range 41 East, and the East right-of-way line of Davie Road; thence run Easterly along a line 30 feet north of and parallel to the aforesaid South line of Section 23, Township 50 South, Range 41 East, to a point on the East line of Tier 19, NEWMAN'S SURVEY as recorded in Plat Book 2 at Page 26 of the public records of Dade County, Florida.

54. Reese Road--from S.W. 36th Street  
northerly to State Road No. 84

30

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

Beginning at a point of intersection of the South line of Section 23, Township 50 South, Range 41 East, and the Southerly projection of the West line of Tier 17, NEWMAN'S SURVEY as recorded in Plat Book 2 at Page 26 of the public records of Dade County, Florida; thence run Northerly along the West line of Tier 17 of the aforesaid NEWMAN'S SURVEY a distance of 4115.97 feet, more or less, to a point of



curvature of a circular curve to the left having a radius of 1304.36 feet and an interior angle of  $17^{\circ} 26' 05''$ ; thence run Northerly along the arc of the aforesaid curve a distance of 397.11 feet to a point of tangency; thence continue Northerly 30 feet west of and parallel to the West right-of-way line of the Sunshine State Parkway to the South right-of-way line of State Road No. 84.

<u>Street</u>	<u>Distance in Feet From Centerline to Base Building Line</u>
55. North 29th Avenue--from Stirling Road southerly to S. line of N 1/2 of Government Lot #4 in Section 4-51-42	40

The centerline of this portion of North 29th Avenue is described as follows:

Commence at a point 659.72 feet East of the Northwest corner of Section 4, Township 51 South, Range 42 East, along the North boundary of said Section 4;

Thence run South  $0^{\circ} 07' 32''$  West for a distance of 53 feet to the Point of Beginning;

Thence continue Southerly along the last described course a distance of 643.15 feet to a point on the S. line of the North One-Half (N 1/2) of Government Lot #4 of said Section 4.

56. East/West Green Road -  
N.E./N.W. 48th Street

A. From Old Dixie Highway W. to the W. boundary of Pompano Beach Highlands 7th Section	40
--	----

The centerline of this portion of East/West Green Road - N.E./N.W. 48th Street is described as follows:

Commence at a point of intersection of the North boundary of Section 13, Township 48 South, Range 42 East, and the West right-of-way line of Old Dixie Highway; thence run Westerly along the North boundaries of Section 13 and 14, Township 48 South, Range 42 East, to a point 1135.02 feet west of the Northeast corner of said Section 14.

B. From West boundary of Pompano Beach Highlands 7th Sec. W. to Powerline Rd.	50
---	----

The centerline of this portion of East/West Green Road--N.E./N.W. 48th Street is described as follows:

Commence at a point on the South line of Section 11, Township 48 South, Range 42 East, said point being 1135.02 feet west of the Southeast corner of said Section 11; thence Westerly along the South boundary of said Section 11, a distance of 1399.29 feet, to a point of curvature of a circular curve to the right, having a radius of 1909.86 feet, a central angle of  $20^{\circ} 37' 26''$  and an arc distance of 687.46 feet;

Thence along the arc of said circular curve to a point of tangency; thence along the tangent produced, a distance of 1209.10 feet to a point of curvature of a circular curve to the left, having a radius of 1909.86 feet, and a central angle of  $20^{\circ} 52' 34''$ ;

Thence along the arc of said circular curve, a distance of 695.87 feet to a point of tangency; thence along the tangent produced, a distance of 360 feet to the Northwest corner of the SW  $1/4$  of the SW  $1/4$  of the SW  $1/4$  of said Section 11;

Thence Westerly along the North line of the S  $1/2$  of the S  $1/2$  of the S  $1/2$  of Section 10, Township 48 South, Range 42 East to the East right-of-way line of Powerline Road.

57. N.W. 7th Terrace--from S. line of Liberty Park Estates Section Two, to N. Line of SW  $1/4$  of SW  $1/4$  of Section 26-48-42

25

The centerline of this portion of N.W. 7th Terrace is described as follows:

Commencing at the Southwest corner of the NW  $1/4$  of the NW  $1/4$  of the SW  $1/4$  of Section 26, Township 48 South, Range 42 East; thence run Easterly along the South boundary of the NW  $1/4$  of the NW  $1/4$  of the SW  $1/4$ , a distance of 164.78 feet to the Point of Beginning;

Thence run Southerly along a line parallel to and 164.78 feet east of the West boundary of said Section 26, to a point on the North line of the SW  $1/4$  of the SW  $1/4$  of said Section 26.



A RESOLUTION AMENDING A RESOLUTION  
ADOPTED NOVEMBER 10, 1961 AND  
RECORDED IN OFFICIAL RECORD BOOK  
2294 AT PAGES 551 THROUGH 749 OF THE  
PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.

WHEREAS, the Broward County Zoning Board has held public hearing and has made formal recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Broward County, Florida, Board of County Commissioners that the resolution adopted November 10, 1961, and recorded in Official Record Book 2294 at pages 551 through 749 of the public records of Broward County, Florida, is amended by revising Article IV, BASE BUILDING LINES, Section 4.1, Base Building Lines Established by adding a new Paragraph 58 to read as follows:

58. State Road No. 84 from the Western City  
Limits of the City of Davie to State Road  
No. 25 ( U.S. No. 27).

260

The Southerly Base Building Line of this portion of State Road No. 84 is described as follows:

Along a line 260 feet southerly of as measured at right angles and parallel to the South Right of Way Line of the North New River Canal from the Western City Limits of the City of Davie westerly to the East Right of Way Line of State Road No. 25 (U. S. No. 27).

BE IT FURTHER RESOLVED by the Board that all resolutions which adopted Article IV, Section 4.1, Paragraph 58 as hereinbefore described, are changed so that changes as hereinbefore set forth apply.

Adopted and effective this 11th day of February, 1972.



## 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 per cent 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 per cent 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. Deleted effective 8-22-75
- \*5. Any change of a non-conforming use of land, 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

\*Effective 8-22-~~74~~ 75



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 structure of 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)



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 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:  
Two (2) parking spaces required. For the purpose of compliance with the requirement of this section the spaces may be tandem. *effective 5/14/71* (SM)
2. Dwelling, Two-Family and Multiple-Family *adopted 4/16/71*  
Two and one-half (2½) parking spaces *effective 1/1/72* (SM)  
for each dwelling unit.
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 10), 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, provided that exterior offstreet areas adjacent to overhead doors may be utilized for required offstreet parking for warehouses and storage buildings only:  
One 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:  
One parking space for each two employees, plus one parking space for each four persons of the normal capacity of use, as customers, patrons and visitors.

- AGRICULTURAL  
→ PARKING* 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 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 purpose 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, sports 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.

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 alley without crossing or entering any other required offstreet 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.



## *New Parking Requirements*

- 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  
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.



## SECTION 9.9 ALTERNATIVE PARKING SURFACES

The modifications to parking requirements allowed in this section are intended to permit and encourage the reduction of hardsurface parking areas so as to retain the maximum permeable soil surface and green area while still providing for adequate parking. It is not the intent of this section to define each and every site use where these modifications of parking requirements may be feasible. The Planning, Building and Zoning Department may allow the use of these modifications in any instance where such a modification appears appropriate even though the specific site use may not be cited in the following sections. Hardsurface as referred to in this provision shall mean a hard, dustless, bonded surface such as, but not limited to, asphaltic concrete or portland concrete, and normally used to surface vehicular use areas.

### 1. PARKING RIBBONS

The use of hardsurface parking ribbons shall be permitted in situations where the required parking is directly associated with an individual dwelling unit. Such ribbons shall be no less than two feet in width, separated at no greater distance than three feet, and constructed to the specifications of the County Engineering Department. The remaining required area for each parking space shall be covered with grass, ground cover, or other porous landscape material. Such ribbons are primarily intended for use with one-family and two-family dwellings, townhouses, tourist homes, guest cabins, mobile homes, and trailer camps and parks.

### 2. REDUCTION OF HARDSURFACE ALLOWED

For certain site uses it shall be allowed for up to twenty percent (20%) of the required parking to be reserved in a grassed area. Such a reserved area shall be identified on the site plan and shall include space for all associated accessways, drives, aisles, and landscaping. The reserved



area may be used for temporary or overflow parking or may exclude all parking. Parking use of the reserved area shall require compliance with County specifications for grass parking surfaces. Regular use of a reserved area so that maintenance of the grass in a healthy, viable condition is impossible shall require the hard-surfacing of the area. A reserved area used for temporary or overflow parking shall meet all landscaping requirements for vehicular use areas except that the ten percent (10%) interior open spaces required may also be used for parking provided all trees are located in the area of at least fifty (50) square feet which shall be protected from vehicular intrusion. A reserved area which excludes vehicular use shall be required to meet only the landscaping requirements for general open space. Conversion of a reserved area to hardsurface parking shall require compliance with all landscaping requirements for vehicular use areas. In no instance shall a reserved area be used to satisfy the landscaping requirements for a contiguous hard-surfaced vehicular use area or to satisfy requirements for open space.

This reduction of hardsurface parking is primarily intended to be allowed for parking associated with the following uses: businesses, professional and government buildings, retail stores, manufacturing and industrial uses, multi-family dwellings, dormitories, fraternities, hospitals, sanitariums, asylums and mixed uses.

### 3. GRASS PARKING SURFACES

The use of a grass parking surface shall be permitted where parking is on an irregular, intermittent, or part-time basis. Such grass parking surfaces shall conform to County specifications, including requirements for base material, drainage, and species of grass.

Where regular use of the parking surface warrants, it may be required that aisles, accessways and drives be surfaced with a hard-surface material.

All requirements for landscaping vehicular use areas shall be met except that the ten percent (10%) interior open area requirement shall be considered satisfied by the use of grass parking surfaces. All required trees shall be planted in an area of at least fifty (50) square



feet which shall be protected from vehicular intrusion.

In instances where there is also a limited amount of regular parking use associated with a structure, such as parking for a staff, maintenance crew, security force, etc., an amount of hardsurfaced parking capable of accommodating such regular use shall be required. All landscaping requirements for vehicular use areas shall be met by such parking.

Such grass parking surfaces are primarily intended to be allowed for parking associated with places of public assembly, theaters, private clubs, fraternity buildings, churches, stadiums, race tracks, fairgrounds, schools, mortuaries and similar uses.

#### 4. MAINTENANCE

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all vehicle use areas, whether standard hardsurface or grass. Grass parking areas shall be maintained so as to present a neat appearance to insure a viable and healthy grass surface. In the event of deterioration of a grass parking surface due to improper or inadequate maintenance or due to parking use too heavy to allow a healthy grass surface, the Director of the Planning, Building and Zoning Department may require the restoration of the grass surface or the hardsurfacing of the area.

## 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	Eff. 5-5-61
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
Article 17A	A-8	Agricultural - Sanitary Fill	Eff. 6-11-65
Article 17B	A-9	Agricultural - Cemetery	Eff. 4-19-74

#### RESIDENTIAL DISTRICTS

Article 20A	D-1	Special One-family District	Eff. 6-10-66 Amd. 5-16-67
Article 11	E-1	Estate	Eff. 5-11-62
Article 59	E-2	Estate	Eff. 11-12-71
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 57	R-4B	Planned Apartment	Eff. 2-16-68
Article 27	R-5	Motel	
Article 28	R-6	Hotel	
Article 29	T-1	Trailer Park	
Article 60	T-1A	thru T-1C Mobile Home Park	Eff. 7-14-72
Article 61	PUD	Planned Unit Development	Eff. 6-12-73

#### RECREATIONAL DISTRICTS

Article 31	S-1	Recreational	
Article 31A	S-2	Open Space	Eff. 10-13-72
Article 58	RV-1	Recreational Vehicle	Eff. 2-14-68

\*Effective 7-26-74



### 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	

### INDUSTRIAL DISTRICTS

Article 38	M-1	Light Industrial	
Article 56	M-1A	Industrial Park	Eff. 12-15-67
Article 39	M-2	Medium Industrial	
Article 40	M-3	General Industrial	
Article 41	M-4	Limited Heavy Industrial	Eff. 9-15-61
Article 42	M-5	Heavy Industrial	Eff. 9-13-63

### INSTITUTIONAL-EDUCATIONAL DISTRICT

Article 55	I-1	Institutional-Educational	Eff. 7-21-67
------------	-----	---------------------------	--------------

### 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 maps 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 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, T-1, E-1, R-2U, R-3U are considered to be and are designated as residential districts.
2. The B-1, B-2, B-2A, B-2B, B-3 and C-1 Districts are considered to be and are designated as business districts.
3. The M-1, M-2, M-3, M-4 and M-5 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.

#### 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.

ARTICLE XI ESTATE E-1 DISTRICT

\*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 of substantial 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 50 feet from any plot line.
  - d. Keeping of horses and cows not exceeding four in total number for a plot of minimum permitted size. Where the plot exceeds 35,000 square feet in area, one additional horse may be kept for each acre of plot area in excess of 35,000 square feet. Any roofed structure for shelter of such animals shall be located at least 50 feet from any plot line.
  - e. Home occupation and office of doctor, dentist, architect, engineer or similar professional office, utilizing not over 25 per cent of the floor space of the one-family dwelling occupied by the professional man.
3. Accessory uses on a plot that exceeds 2.3 acres in area shall include the following:

\*Effective 3-23-73



- a. Grove, produce farm, truck garden, horticultural farming, botanical garden, floraculture, plant nursery, sod farm, crop raising, hydroponic garden, greenhouse, slat house and beekeeping.
- b. Cattle and stock raising, dude ranch, riding stable, livery stable, boarding stable, not including hog raising. All structures for the housing of animals shall be at least 50 feet from any property line.
- c. Wayside stands for display or sale of farm products produced on the premises.

#### \*SECTION 11.3 SIZE OF PLOT

Every plot shall be not less than 125 feet in width and 35,000 square feet in area, except:

1. A plot used for a permitted sewage lift or pumping station, or for a transformer sub-station, need be no larger than necessary to provide required yards and setbacks.
2. When a plot which was recorded prior to January 1, 1973 and contained 35,000 square feet or more in area, was reduced in size due to the dedication of right-of-way for public use, the resulting plot need be no larger than 125 feet in width and 30,000 square feet in area. Said plot shall not be further subdivided.

#### 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

\*Effective 6-19-73

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 1,500 square feet.

\*SECTION 11.10 ACCESSORY USE SETBACKS

Accessory use structures shall observe the same setbacks (side, front and rear) as the principal uses.



5-5

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, nursery 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 institution 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.



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 harden, green house, 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, riding stable, livery stable, boarding stable.
10. Raising of fish. Raising of poultry on property, (part of which was used for poultry raising prior to June 1, 1962.) *Delete From regulations*
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. Existing cemetery, crematory, columbarium or mausoleum, or the expansion of existing cemeteries as of November 15, 1974.
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.



B. In an A-2 General Agricultural District:

1. Any use permitted in an A-1 District.
2. Animal hospital, veterinary clinic, animal boarding place, dog kennel, fur farm.
3. Raising of poultry, hogs, sheep, goats; poultry slaughtering and dressing.
4. 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,

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

1. Structures for livestock raising, boarding or housing, 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.



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.



## 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, dustless 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 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.

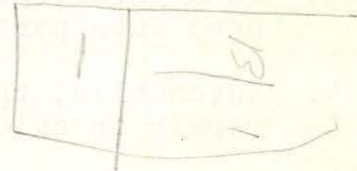
#### SECTION 15.6 YARDS

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 affect 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.

#### 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 unincorporated 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.

#### SECTION 14.5 - ZONE COVERAGE

The required area occupied by all main and accessory buildings and areas shall not exceed 10 per cent of the lot area.

#### SECTION 14.6 - YARDS

Every lot shall have side and rear yards at least 50 feet in depth on which and a front yard at least 75 feet in depth.

Every lot used for disposal of refuse including garbage or animal refuse shall have yards adjacent to all lots. The same shall be at least 100 feet in depth.

No part of any incinerator or its appurtenances shall be located within 500 feet of any lot line.

#### SECTION 14.7 - LIMITATIONS ON USES

Any lot utilized for a dump or for deposit of refuse shall be kept covered and maintained in accordance with the following regulations:

1. An attendant be kept on duty during hours the disposal area is open to deposit refuse.

2. The disposal area shall be enclosed sufficiently by a fence with gate or by other means so as to limit access to authorized personnel and for proper purposes.

3. The burning of refuse shall be permitted within 10,000 feet of any residential property in the incorporated or unincorporated territory of Broward County, except by combustion in a completely enclosed incinerator of adequate design and

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.



#### 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 XVII-A AGRICULTURAL - SANITARY FILL A-8 DISTRICT

The following regulations shall apply in all A-8 Districts:

SECTION 17.1A PURPOSE OF DISTRICT

The A-8, Agricultural-Sanitary Fill District, is intended to apply to areas appropriate for the burying of certain types of refuse without adverse effect upon surrounding property.

SECTION 17.2A 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 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 or place of disposal for non-organic refuse and limited organic refuse.
3. Accessory uses and structures.

SECTION 17.3A PROHIBITED USES

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

1. 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.
9. Disposal, dumping or burying of waste or discarded foods of animal or vegetable origin.



10. Burning of refuse or waste materials.

SECTION 17.4A HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 15 feet.

SECTION 17.5A PLOT SIZE

A plot for a use first permitted in an A-8 District shall not be less than 5 acres in size.

SECTION 17.6A PLOT COVERAGE

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

SECTION 17.7A YARDS

Every plot shall have yards not less than 50 feet in depth adjacent to all private plot lines and all alley lines.

Every plot shall have yards not less than 100 feet in depth adjacent to all street lines; PROVIDED, that an accessory building not over 400 square feet in area may be located in the aforesaid 100 foot yard if placed not less than 50 feet from any street line.

SECTION 17.8A LIMITATIONS OF USES

The use of a plot for sanitary fill purposes shall be subject to the following limitations and conditions:

1. An attendant be kept on duty during hours the sanitary fill area is open to control deposit of refuse.
2. The sanitary fill 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, such soil cover to be not less than 12 inches in depth.
6. Maximum depth of fill shall not exceed 10 feet above existing ground level.
7. Refuse deposited in sanitary fill shall not include any waste or discarded foods, food products or food materials of animal or vegetable origin.



\* ARTICLE XVII-B CEMETERY DISTRICT A-9

The following regulations shall apply in all A-9 Districts:

SECTION 17.1B DEFINITIONS

The definitions of Chapter 559, Florida Statutes, Florida Cemetery Act and Chapter 67-1185, Special Acts, including the following definition(s) shall be applicable to the terms of this district.

CEMETERY: shall mean any one, or a combination of, more than one of the following: located within the unincorporated limits of Broward County, in a place used or to be used, and dedicated or designated, for cemetery purposes for human remains; a burial park for human remains; a mausoleum, for crypt or vault entombment of human remains; a columbarium, for cinerary inurnment for human remains.

SECTION 17.2B PURPOSE OF DISTRICT

The Cemetery District is intended to apply to all areas to be used for burial parks, mausoleums, columbariums or any cemetery use.

SECTION 17.3B USES PERMITTED

The Cemetery District shall be used specifically for the cemetery purposes as described in the definitions of Chapter 559, Florida Statutes, and no other uses shall be permitted, except those which are necessary accessory uses for the operation of the cemetery.

SECTION 17.4B PLOT SIZE

A cemetery shall be a minimum of thirty (30) acres as required by Chapter 559, Florida Statutes.

SECTION 17.5B ACCESS

Access to the cemetery shall be from a dedicated public street, and all driveways and internal streets shall conform to Section 3.41, and any and all other County regulations regarding access, driveways, and internal streets.

SECTION 17.6B OFF-STREET PARKING

Ten (10) off-street parking spaces shall be provided for cemetery employees. In addition, the minimum of one (1) parking space per acre of the cemetery shall be provided.



Off-street parking spaces for employees shall be surfaced with a hard surface material such as asphalt or concrete. All other parking shall be hard surface or shall conform to Section 9.9 for alternative parking surfaces.

#### SECTION 17.7B BUFFERS

Around the property lines of all cemeteries a ten (10) feet wide strip of land shall be devoted to a buffer between the cemetery and the adjacent property, including street rights-of-way. This buffer shall contain a decorative fence, wall or hedge which is a minimum of four (4) feet in height and a maximum of eight (8) feet in height. The buffer shall also contain landscaping material including shrubs and trees which will create an effective screen along the property lines. Fence details and landscaping plans for the buffer strip shall be submitted with the required plan (Section 3.43(11)).

The required screening and buffer strip shall be maintained in good condition at all times.

No signs shall be permitted to be attached to or hung from the required screening.

#### SECTION 17.8B LOCATION OF STRUCTURES

All structures which are accessory to the principal use shall be erected or located at least twenty-five (25) feet from the street right-of-way line and at least ten (10) feet from the side and rear lot lines. Mausoleums and other burial structures shall be located at least one-hundred fifty (150) feet from street right-of-way lines and at least fifty (50) feet from side and rear lot lines.

#### SECTION 17.9B SIGHT DISTANCES

All ornamental walls, fences, hedges, and gates shall conform to the sight distance requirements of Section 3.43, Broward County Zoning Regulations.

#### SECTION 17.10B HEALTH STANDARDS

Prior to approval of zoning, the applicant shall show documentary proof from the director of the Broward County Health Department that the proposed cemetery will meet all health standards of Chapter 67-1185, Florida Statutes.

#### SECTION 17.11B PLAN REVIEW

Prior to any public hearings of a new zoning petition, the petitioner shall submit to the Site Plan Review Committee for review

a site plan meeting the minimum requirements for a preliminary Site Development Plan as prescribed by Section 3.41. The petitioner shall also submit to the Site Plan Review Committee architectural renderings of all structures which are proposed to be built on the cemetery site. The recommendations of this committee shall be available to the Zoning Board prior to any public hearings.

The petitioner shall also show documentary proof that licensed utility companies have agreed to provide all necessary utilities.



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.



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.

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:

- 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:



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 7-1/2 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 offstreet 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 any one-family dwelling district with limitations and requirements specified in the Zoning regulations for such use in that most restrictive residential district which is closest thereto.
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, B-2B 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 shall 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 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 vehicles 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.
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, have a pavement width of at least 22 feet, and shall be supplied with a driveway extending from the right-of-way pavement to the parking space required by Section 9.3(7). Surfacing requirements for such driveways and parking spaces are subject to the provisions of Section 9.9 of these regulations.
- \*5. Any R-1T District shall be at least 5 acres in gross area.
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. 3,200 ft

#### SECTION 20.6 YARDS

##### 1. SIDE YARDS

NEW SECTION OF PARK CITY 142  
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 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.

for OR 9-  
OF Sect. 1.  
PARK City

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.

ARTICLE 20A SPECIAL ONE-FAMILY D-1 DISTRICTS

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

SECTION 20.1A PURPOSE OF DISTRICT

The D-1, Special One-Family District, is intended to apply to areas to be used for one-family dwellings in a project wherein each dwelling is held by a separate and different owner and the project area is held in common by all the participating site owners.

SECTION 20.2A 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. A special one-family project consisting of two or more one-family dwellings, each in a separate structure detached from any other structure.
2. Uses accessory to the above, including recreation facilities, utility service facilities, community centers.

SECTION 20.3A SIZE OF PLOT

No plot shall be less than one acre area.

SECTION 20.4A PLOT COVERAGE

The combined area occupied by all building and roofed structures shall not exceed 35 per cent of the area of the plot.

SECTION 20.5A HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two stories or 30 feet.

SECTION 20.6A YARDS

1. No dwelling shall be located less than 25 feet from a public or private street, provided that dwellings located at the intersection of two streets, public or private, shall be required to set back 25 feet from only one of such intersecting streets and in these cases, the 25-foot setback shall be located on the street adjacent to any carport or garage entrance, and the setback from the other intersecting public or private street shall be not less than 15 feet. The aforesaid 25-foot requirement



shall be reduced to a 15-foot setback requirement for sites fronting on NW 1st Terrace and NW 44th Street in the subdivision of SPRING LAKE 2ND SECTION as recorded in Plat Book 63 at Page 16 of the public records of Broward County, Florida, because this project has already been fully planned and partially completed.

2. Every plot shall have a yard not less than 25 feet in depth adjacent to any street when the property across such street is zoned in any residential district except A-1, D-1, T-1 or R-1T.
3. Every plot shall have yard not less than 15 feet in depth adjacent to any other property, adjacent to an alley or adjacent to a waterway, canal or body of water, provided that this requirement shall not apply where such other property is zoned in a D-1 District.

#### SECTION 20.7A MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be 600 square feet.

#### SECTION 20.8A SEPARATION OF BUILDINGS

1. There shall be not less than 10 feet minimum clearance between the outer walls of any two buildings each of which is one story in height.
2. There shall be not less than 15 feet minimum clearance between the outer walls of any two buildings where one of these two buildings is two stories in height.
3. There shall be not less than 20 feet minimum clearance between the outer walls of any two buildings each of which is two stories in height.

#### SECTION 20.9A PLOT AREA PER UNIT

Every plot shall have a gross area sufficient to provide not less than 5000 square feet per one-family dwelling.

#### SECTION 20.10A DEFINITION OF PLOT

For the purposes of this Article, plot shall mean the entire area occupied by a special one-family project, including areas occupied by buildings, yards, setbacks, parking, driveways, recreation, service facilities, private streets and accessory uses. It shall not include public streets.

#### SECTION 20.11A LIMITATIONS AND SPECIAL REQUIREMENTS

- \*1. Deleted effective 1-16-76

2. All private streets and drives serving two or more sites shall be not less than 34 feet in width and shall be paved to a width of at least 22 feet. An easement for underground utilities and access for emergency vehicles shall be dedicated over all private streets. EFF. 3-10-72
3. No private street or drive shall exceed 1320 feet in centerline length between points of intersection with a public street, provided that a private street or drive terminating in a paved turnaround not less than 70 feet in diameter, and not over 400 feet in overall length, may be utilized to serve sites, provided that this paragraph shall not apply to Golfview Drive in the area included in the subdivision of CRYSTAL LAKE THIRD SECTION, as recorded in Plat Book 60, Page 16, of the public records of Broward County, Florida.
4. Each D-1 project shall have space designated for recreational purposes for the use of the occupants of the project, and said recreational space shall have at least 200 square feet of area for each dwelling unit in the project. No space less than 10,000 square feet in area or less than 50 feet in any dimension shall be counted in meeting recreational requirements. One D-1 project may supply required recreational space for other separate but related D-1 projects, all of which are to have a single association for operation and maintenance.
5. For the purpose of this Article, all land in a plot occupied by a D-1 project shall be held in common by the site owners except the specific and limited areas which are to be subject to individual ownership. This means that all yards, setback areas, private streets and recreation areas, except as provided in Paragraph 8 following are common property. The areas which are to be subject to private individual ownership shall be located at least 25 feet from any public or private street except as provided in Section 20.6A, Paragraph 1 for setbacks at the intersection of two streets, and each such area shall be separated by at least 10 feet from any other such area.
6. After recording of the original subdivision plat, no area occupied by or to be occupied by a D-1 project shall be further subdivided into lots by a subdivision plat or be further subdivided into lots by metes and bounds description.



7. No building permit shall be issued for the construction of any part of a Special One-Family project in a D-1 District unless and until instruments have been placed upon the public records of Broward County, Florida, providing that all areas subject to common ownership and the exterior portions of all structures constructed on sites subject to private individual ownership, and all recreation areas shall be maintained by a membership corporation organized for such purposes in which site owners shall be members. (A certified copy of such instruments shall be attached to the first application for a building permit in a Special One-Family project in a D-1 District, and thereafter reference to the Official Records Book and Pages where such documents are recorded shall be affixed to each subsequent application for a building permit in the same Special One-Family project.)
8. Where recreation areas are not made part of the common property in a D-1 project, such recreation areas shall be made subject to leases or easements for a period of at least 49 years in favor of the site owners of the association created for the purpose of operating and maintaining the D-1 project.
9. The provisions of Paragraphs 4, 7 and 8 shall not apply to a D-1 District project which has been fully planned and partially completed prior to the effective date of this amendment.

## 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

*OK IF EXIST.  
HOUSE ON  
PROPERTY &  
LOT IS 50' &  
UNDER SEPARATE  
OWNERSHIP.*



or 35 feet, except that a steeple or tower on a church may extend to a height of 50 feet.

#### 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 7-1/2 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.

## 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, B-2B or B-3 District.



## 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.

### 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 7-1/2 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

Deleted

\*Effective 1-16-76



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 not be less than sixty (60) feet in width at the building line and six thousand (6,000) square feet in area, provided that a plot consisting of a single lot of record on the effective date of the zoning of the subject property which is less than sixty (60) feet in width and six thousand (6,000) square feet in area, may be improved with a one or 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 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 is 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 7-1/2 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

\*Deleted effective 9-12-75

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.

\*Effective 9-12-75



## 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 feet 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.



adopted 8/21/73

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

1. RESIDENTIAL USE

Every plot upon which a dwelling is erected shall not be less than one-hundred (100) feet in width at the building line and ten-thousand (10,000) square feet in area, provided that a plot consisting of a single lot of record on the effective date of the zoning of the subject property which is less than one-hundred (100) feet in width and ten-thousand (10,000) square feet in area, may be improved with a one or two-family dwelling.

2. 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 not be 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 buildings:

<u>HEIGHT</u>	<u>PER CENT</u>	<u>HEIGHT</u>	<u>PER CENT</u>
One Story	55	Five Story	45
Two Story	55	Six Story	45
Three Story	50	Seven Story	40
Four Story	50	Eight Story	40



HEIGHT

PER CENT

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 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. 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 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

\*Deleted

### 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.

\*Effective 9-12-75'



## 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 story	30
Three story	30
Four story	29
Five story	27
Six story	25
Seven story	23
Eight story	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 25.6 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 feet.

#### 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

\*Deleted

#### 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.

\*Effective 9-12-75



\*SECTION 26.11 SITE DEVELOPMENT PLAN

Deleted

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 a similar sound, healthy plant material.

\*Effective 1-16-76

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 limitation 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 24.4 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

\*Deleted

\*Effective 9-12-75

#### 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

\*Deleted

#### SECTION 28.6 FRONT YARD

Every plot shall have a front yard not less than 25 feet in depth, provided that where the building exceeds 100 feet in height, the depth of the front yard shall be increased by 2½ feet for each 10 feet, or major fraction thereof, by which the height of the building exceeds 100 feet. A greater depth of front yard shall be provided where required under Article V, Yard Space District.

#### SECTION 28.7 SIDE YARDS

##### 1. ONE-FAMILY OR TWO-FAMILY DWELLINGS

Every plot used for a one-family dwelling or two-family dwelling shall provide side yards as specified in Section 21.6.

##### 2. OTHER PERMITTED USES

Every plot utilized for any other use permitted in an R-6 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 at least 15 feet in width, unless a greater width is required under Paragraph 2 above or under Article V, Yard Space Districts.

\*Effective 9-12-75



SECTION 28.8 REAR YARD

Every plot shall have a rear yard not less than 20 feet in depth, which shall be increased by 2 feet for each 10 feet or major fraction thereof by which the height of the building exceeds 44 feet.

SECTION 28.9 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, 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 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 the 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.

#### 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**

1. 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 22 feet in width and shall be adequately lighted.
2. Each site shall be supplied with a driveway extending from the right-of-way pavement to the parking space required by Section 9.3(7). Surfacing requirements for such driveways and parking spaces are subject to the provisions of Section 9.9 of these regulations.

## **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.~~

43.8 →  
RECREATION VEHICLES



BROWARD COUNTY, FLORIDA  
BUILDING & ZONING DEPARTMENT

---

---

Office Memo

TO: TO ALL CONCERNED  
FROM: R. M. BERG

Date October 3, 1972

Subject \_\_\_\_\_

THE COMMISSION THIS DATE PLACED A MORATORIUM ON ALL  
LAND ZONED T-1. NO PERMITS WILL BE ISSUED FOR ANY NEW  
TRAILER PARKS UNTIL ALL OF THE EXISTING T-1 ZONING HAS  
BEEN CHANGED INTO THE NEW CLASSIFICATION.

RMB/sm

R. M. Berg

## 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 7-1/2 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. Deleted

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
21. Tennis Courts
22. Social, athletic, neighborhood or community club
23. Accessory Uses
24. Tent camps

~~25.~~ DAY CAMP NURSERY - SUBJECT TO SITE DEV. PLAN  
R-3 ZONING REGULATIONS -  
HEALTH DEPT.  
(THIS AN INTERPRETATION ONLY)



### 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.

### 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 drive-ways 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 and/or tent trailers, 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.

##### 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 XXXI-A OPEN SPACE S-2 DISTRICT

The following regulations shall apply in all S-2 Districts:

### SECTION 31.1A PURPOSE OF DISTRICT

The S-2 Open Space District is intended to preserve areas designated or used for active or passive recreation and to preserve Open Space.

### SECTION 31.2A 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 one or more of the following specified uses, subject to the procedure in Article XXXI, Recreational S-2 District.

1. Bathing beach or swimming pool
2. Boat ramp
3. Bridle, foot or bicycle path
4. A commons
5. Country Club
6. Golf course
7. Open water areas
8. Picnic area
9. Accessory uses

### SECTION 31.3A USES PROHIBITED

The permissible used enumerated in Section 31.2A above shall not be construed to include, either as a principle or accessory use any of the following which are listed for emphasis:

1. Any business or commercial use not permitted as a principle 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.
4. Any residential use.

### SECTION 31.4A HEIGHT

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

SECTION 31.5A PLOT COVERAGE

No more than two percent of the plot area shall be under roof.

SECTION 31.6A PLOT SIZE

There shall be no minimum plot size



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.
  - 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.
    - 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 aforesaid 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.
- NOTE* 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.
- 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, rooming or boarding house, and multiple dwellings, provided they conform to Article III, Section 3.25 of the Broward County Zoning Regulations.
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, take-out food service stores including home delivery.
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:
  - 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.

8 STORIES MAXIMUM  
NO MATTER WHAT -  
APARTMENT HOUSE  
R-4

EFFECTIVE  
3/19/75



- 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 of 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. - *CREMATORY (ACCESSORY TO FUNERAL HOME) AS LONG AS THE CREMATORY IS IN THE MAIN BUILDING.*
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.

**CHECK 43.1 TRUCKS ON SER. STA. SITE**

#### 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.
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, provided that drive-in type retail stores may conduct sales through open doors or windows.
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 permitted use in any area zoned B-2A prior to November 1, 1962 and except residential uses provided they conform to Article III, Section 3.25 of the Broward County Zoning Regulations.

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.

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**

Deleted

**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.

**\*Effective 1-16-76**



- 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 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.

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 varied 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, except residential uses shall conform to Section 3.25 of the Broward County Zoning Regulations.

} EFFECTIVE  
3-15-75

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.

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, drive-in restaurants, or drive-in 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, drive-in 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.



B7

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, except residential uses shall conform to Article III, Section 3.25 of the Broward County Zoning Regulations.
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. *AUTO RENTALS*
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, drive-in restaurant, or refreshment stand, golf driving range, miniature golf course, bowling alley, pony ride and pony riding ring, skating rink, swimming pool, drive-in 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 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

EFFECTIVE  
3-14-75



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.
- \*11. Ceramic stores and/or schools having not more than a total of 25 cubic feet of electric or gas ceramic kiln capacity.

#### 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 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 yards specified under Section 3.32.

2. All plots shall provide yards in accordance with Section 3.26.

SECTION 35.8 MINIMUM FLOOR AREA

<sup>400</sup>  
325 The minimum floor area of a dwelling unit shall be 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
- Secondhand 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

\* U-HAUL TYPE OF  
OPERATION (PRINCIPAL USE)  
(NOT MOBILE  
HOMES)



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. Building, service and repair of pleasure boats not over 100 feet waterline length, provided such use is located at least 300 feet from any residentially zoned property except where such property is zoned A-1 or A-2.
10. Storage of pleasure boats not over 100 feet waterline length provided such storage is located at least 100 feet from any residentially zoned property except where such property is zoned A-1 or A-2.

### 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.
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 goods 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 *(-INCLUDES WHOLESALE.)*  
6. Accessory uses and structures, including living quarters  
accessory to a permitted use.



### 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.

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 G-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

\*Existing cemetery, columbarium, mausoleum, or crematory, or the expansion of existing cemeteries as of December 13, 1974.

Die Casting

\*Effective 12-13-74

Livery stable, riding academy or dude ranch  
Lumber yard with planing mill  
Meat processing, no slaughtering  
Metal buffing, plating and polishing  
Machine shop  
Millwork, lumber and planing mill  
Motor freight terminal and depot  
Mattress and bedding renovator  
Painting and varnishing  
Radio or television broadcasting towers or antennae  
Welding shop

4. Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, contractor's 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, wood or wool, provided the area so used is located inside a fully enclosed building or masonry wall at least 6 feet in height.

5. The following uses, when so located that no land allocated to such use or building occupied by such use lies within 300 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:

Animal burying ground  
Brewing and distilling of malt beverages or liquors  
Carnival, circus or similar amusement enterprise  
Circus quarters, menagerie or keeping of wild animals  
Correctional or penal institution  
Fish smoking, curing or canning  
Manufacture of poison or sperm oil  
Race track: automobile, motorcycle, horse or dog  
Rifle range  
Tank storage of bulk oil or gasoline  
Truck terminal or motor freight terminal

6. Accessory uses and structures, including living quarters accessory to a permitted use.
7. Cutting and finishing of stone from pre-cut slabs for interior or exterior facing of buildings, if such operations are conducted within a fully enclosed building.

#### SECTION 39.3 USES PROHIBITED

The permissible uses enumerated in Section 39.2 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 material, process or operation expressly specified for an M-3 or M-4 District.
2. Foundry
3. Drop forging
4. Smelting or refining of ores or metals
5. Paint or varnish manufacture
6. Manufacture of asphalt, brick, tile, cement, lime, plaster, concrete or products thereof.
7. One-family, two-family or multiple dwellings except as specified under permitted uses.
8. Hotel, motels, boarding or rooming houses, lodging house, tourist home, trailer court or park, bungalow court.
9. Institutions for the housing, care or treatment of sick, indigent, aged or adolescent purposes.

\* SECTION 39.4 HEIGHT

No building or structure shall be erected or altered to a height exceeding 100 feet except that radio antenna towers may be erected to a height not exceeding 200 feet.

SECTION 39.5 PLOT SIZE

There shall be no minimum required size of plot.

SECTION 39.6 YARDS

Every plot shall be provided with the yards required under Sections 3.32 and 3.26.

## 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  
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 parking, storing or maintaining commercial vehicles on public property, private commercial vehicles on public property, private property, public road, right-of-way, or private road right-of-way in any residentially-zoned district.

2. DEFINITIONS

a. Residentially-zoned districts

For the purposes of these regulations, residentially-zoned districts shall mean any land or water area that has a district classification of A-1, A-2, R-1A, R-1B, R-1C, R-1T, R-1P, R-2U, R-2, R-2P, R-3, R-4, R-4A, R-4B, R-3U, T-1, T-1A, T-1B, T-1C, E-1, E-2, D-1 or PUD.

b. Semi-trailer

As is used in these regulations, the term "semi-trailer" shall include all two or more wheel vehicles coupled to or drawn by any motor vehicle.

c. Trailer

Includes all four-wheel vehicles coupled to or drawn by a motor vehicle.

d. Truck

Includes any motor vehicle designed or used principally for carrying things other than passengers and includes a motor vehicle to which has been added a cabinet box, platform, rack, or other equipment for the purpose of carrying merchandise other than the person or effects of the passenger.

e. Truck tractor

Means a motor vehicle having four or more wheels designed and equipped with a fifth wheel for the purpose of drawing a semi-trailer which shall be attached or coupled thereto by the means of such fifth wheel and having no provision for carrying loads independently.

f. Commercial vehicle

Means any pick-up truck or van truck requiring a license plate



PROPOSED AMENDMENT TO ARTICLE XLIII,  
SPECIAL DISTRICT REGULATIONS, SECTION  
43.1, COMMERCIAL VEHICLE PARKING, OF  
THE BROWARD COUNTY ZONING RESOLUTION.

APPROVED  
By  
COUNTY  
COMMISSION

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 with a weight in excess of 5,001 pounds and bearing a Florida "CV" license plate, or which would require a "CV" license plate if licensed in the State of Florida, shall at any time be parked or stored on any private property or public or private road or right of way in any district zoned for residential use. For the purpose of this Resolution "District zoned for residential uses" shall mean: A-1, R-1A, R-1B, R-1C, T-1A, T-1B, T-1C, T-1, R-1T, RV-1, R-1P, R-2, R-2P, R-2U, R-3, R-4B, R-3U, R-4, R-4A, R-5, R-6, D-1, E-1 or E-2 Districts.

- b. Permitted non-conforming uses in residential districts:

Where a non-conforming uses has been granted in a residentially zoned district, parking or storage of vehicles accessory to such non-conforming use shall be permitted; however, this provision shall not permit the parking or storage in residentially zoned districts 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, B-2B 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 vehicle's 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.

ZONING BOARD RECOMMENDATION  
APPROVAL - 8-22-73



classification of "CV" or greater if licensed in the State of Florida, and containing visible commercial equipment or supplies; the term is inclusive of wreckers, tow trucks, or any other type of vehicle with a hoist or other mechanical device for the purpose of towing.

g. Bus

Any vehicle designed or used, or maintained for the transportation of ten (10) or more people in seats permanently or temporarily placed in the vehicle, or any vehicle bearing a license classification of "S" or "K" as provided in Chapter 320, Florida Statutes.

3. It shall be unlawful for any owner, agent, operator, or persons in charge of any of the following type vehicles to park, store or maintain such vehicles upon private property, public property, private road right-of-way, or public road right-of-way in any residentially-zoned district.

a. Commercial vehicles;

- b. Semi-trailers, trailers, trucks, truck tractor or tractor trailer combinations with a weight in excess of five thousand (5,000) pounds and bearing a Florida license plate classified as "CV", "L", "K", "TA", "TB", "TD", "TE", "GVW" or "GW" or greater as defined by Chapter 320, Florida Statutes, or would require a license plate classified as provided if licensed in the State of Florida; and

c. Buses.

4. Exceptions

- a. Commercial vehicles or buses not exceeding two (2) tons may be parked in any carport, garage, rear yard or side yard in a residentially-zoned district provided such vehicle is parked within the property line and is concealed or obscured from view by a building, screen, fence, or dense shrubbery.
- b. Permitted non-conforming uses in residential districts: When a non-conforming use has been granted in a residentially-zoned district, parking, storing or maintaining of vehicles accessory to such non-conforming use shall be permitted.
- c. Nothing herein is to prohibit the reasonable parking and use of any vehicle or equipment in a residentially-zoned district while its owner, agent, operator or person in charge of such vehicle is performing his lawful and authorized public or private work including:

1. The tradesmen performing service work or making deliveries of merchandise, or
2. Public utility service work.
5. Commercial vehicles other than those accessory to a permitted use, or those allowed by permitted use, shall not be parked or stored on any property located in B-1, B-2, B-2A, B-2B, or B-3 Districts, providing that a plot occupied as a service station may have stored thereon not over three accessory commercial vehicles, bearing a valid Florida commercial vehicles commercial license or which would require such a license plat 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:

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 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, MOBILE HOMES, TRAVEL TRAILERS, AND OTHER MOBILE UNITS

1. House trailers, mobile homes, travel trailers and other mobile units shall not be considered to be permissible as accessory buildings.
2. No person shall park, store, or occupy a house trailer, mobile home, travel trailer or other mobile unit except:

\*Effective 9-13-73



- a. In an approved mobile home park or recreational vehicle park.
  - b. On a parcel of land, not less than 10 acres in area, which is zoned agricultural and which is used primarily for the growing of fruit, vegetables, produce, sod or crops, and where the unit is accessory to such agricultural use. Occupancy of the unit in this instance is limited to the owner of the property and his family or his employees.
  - c. On property which is zoned R-1T, T-1, T-1A, T-1B or T-1C, a house trailer or mobile home may be occupied as a single-family dwelling, providing the plot and the unit conform to all of the requirements of the Zoning Resolution.
  - d. For a period not in excess of 18 months on A-1, E-1 or E-2 zoned 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 18 months.
3. A house trailer, mobile home, travel trailer or other mobile unit may be used as a temporary office or shelter incidental to construction on, or development of the premises on which the unit is located. The unit shall not be used as a sales office nor as living or sleeping quarters.
  4. Except as hereinbefore provided, no house trailer, mobile home, travel trailer or other mobile unit shall be parked or stored on residentially-zoned property except in a garage or other accessory building. The parking of recreational vehicles on sites containing permitted residential uses shall be in compliance with Section 43.8.

#### 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 affected, 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.

#### SECTION 43.8 RECREATIONAL VEHICLES

The following regulations shall apply to recreational vehicles:

1. Recreational Vehicles may be parked in the open on sites containing a permitted residential use, subject to the following conditions:
  - a. Not more than one such vehicle per dwelling unit may be on each site.
  - b. Such parking shall be limited to vehicles owned by:
    1. The occupant of the residence.
    2. House guests of the occupant.
  - c. The location of parked vehicles shall be to the rear of the required front yard for any period of time exceeding 48 hours.
  - d. The vehicles shall at all times have attached a valid motor vehicles license plate.
  - e. While parked on the site no service may be performed on the vehicle other than to repair or replace tires or batteries.
  - f. At no time while parked in a residential area shall sewer or electrical service connections be made to the vehicle, or any occupancy thereof be permitted.



- e. While parked on the site no service may be performed on the vehicle other than to repair or replace tires or batteries.
- f. At no time while parked in a residential area shall sewer or electrical service connections be made to the vehicle, or any occupancy thereof be permitted.
- ~~g. At no time shall the recreational vehicle be parked in the minimum required yard.~~
- ~~h. No recreational vehicle exceeding 28 feet in length shall be parked in a residential area.~~

*Scr. STA. Sign Hqts. 46.27  
FREEWAY 60' IN HEIGHT*

#### 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

*( THIS HAS TO BE APP. BY  
BO. OF ADJ. IF LESS THAN 250' )*

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.

#### 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, naphtha 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 30,000 gallons.

*EFF. 16 OCT. 70*

*(SER. STA. SIGN HTS. 46.27)*

## SECTION 44.8 ACCESSORY USES

1. A service station may have any of the following accessory uses: convenience food store, dairy products, convenience take-out products, subject to the following:
  - (a) A plot to be occupied by a service station and any of the above, shall have not less than 150 feet of street frontage and 22,500 square feet of the area.
  - (b) The accessory use shall be conducted entirely within a completely enclosed building. No outside display shall be allowed for the accessory use. All products shall be pre-packaged.
  - (c) No second-hand or used merchandise shall be offered for sale, displayed or stored.
  - (d) Facilities for waste storage and disposal shall be located inside of the building being used for the accessory use.
  - (e) Off-street parking shall be provided for the accessory use as required in Article IX. The off-street parking shall be so designed and located that it does not interfere with the traffic entering the service station for automobile service and fueling, provided however, that a minimum of four (4) parking spaces shall be provided for any accessory use.
  - (f) Only one wall sign will be allowed for the accessory use. The square footage of the sign shall not exceed 32 square feet in area. The area shall be computed as outlined in Article II, Section 2.2, Terms defined.
2. No permit shall be issued for a service station accessory use unless and until a site development plan is submitted and approved.



by the enforcing official for conformity with this resolution.

3. The site development plan shall include, in proper form, details and dimensions 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) All curb cuts, driveways, parking areas, loading areas.
  - (c) Location, size, character, height and orientation of all signs other than flat or marquee signs.

BE IT FURTHER RESOLVED by the Board that all resolutions which adopted Article LXIV are changed so that changes as hereinbefore set forth apply.

Adopted and effective this 16th day of June, 1972.

24-T-71

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 bona fide 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 air-line 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 not 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.

*Closing Hours Next Page*



## 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 SNIPE 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, A-8, 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, A-7 and A-8 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 AND D-1 DISTRICTS

1. The following signs shall be permitted on a plot in an R-1A, R-1B, R-1C, R-1T, R-1P, D-1 or E-1 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, R-2U AND R-2P DISTRICTS

The following signs shall be permitted on a plot in R-2, R-2U and R-2P 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 District:

- 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 overall 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.

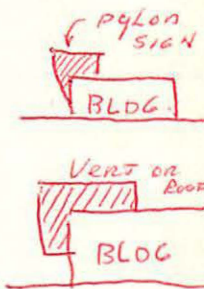
1. Signs as permitted in Section 46.9.
2. A wall sign not over 64 square feet in area to identify a permissible use.

#### 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 overall 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 sub-paragraph 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, R-4A, E-1, D-1, R-2U or R-3U 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, R-4A, E-1, D-1, R-2U or R-3U 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, E-1, D-1, R-2U or R-3U 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.

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 requirements for spacing shall not apply to wall signs or directional 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.

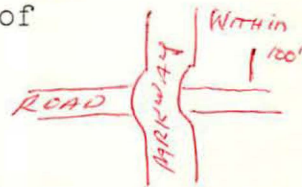
4. SEPARATION

- 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.



#### SECTION 46.20 STRIP LIGHTING

1. Strip lighting used solely to outline a structure except sign structures, or any part thereof, shall be considered to be and shall be regulated as a form of advertisement. Strip lighting as above defined shall be regulated by the provisions of this Section and shall not be construed to be subject to other limitations of this Article for area, size, character or number of signs.
2. Strip lighting shall be prohibited in R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4, R-4A, T-1, D-1, R-2U, R-3U and B-1 Districts.
3. In the R-5, R-6, B-1, B-2, B-2A and B-2B Districts, strip lighting shall be limited to a total footage equivalent to the length (or width) of the building along the street frontage (including any offset thereof). The size of the tubing shall not exceed 15 millimeters (15 MM) and any transformer for strip lighting shall not be larger than 30 milamperes (30 MA).
4. In the B-3, C-1, M-1, M-2, M-3, M-4 and M-5 Districts, strip lighting shall be limited to a total footage equivalent to twice the length (or width) of the building along the street frontage (including offsets thereof). Size of the tubing and transformer shall not be limited.
5. Neon strip lighting and/or streamer lights shall be prohibited above the roof level of any building, except as part of a permitted roof sign.

#### SECTION 46.21 ILLUMINATION OF SIGNS

Neon type signs shall be prohibited in the R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4, R-4A, S-1, E-1, D-1, R-2U and R-3U Districts. All signs permitted under this Article may



be illuminated except where specifically permitted as non-illuminated signs.

#### SECTION 46.22 BUS BENCHES

Benches or shelters containing advertising and located on private property shall comply with all zoning regulations applicable to signs.

#### SECTION 46.23 NON-CONFORMING SIGNS

All non-conforming advertising signs, except as provided in Section 46.19, Paragraph 4 (e), shall be removed, or shall be altered so as to conform to the provisions of this Article within 3 years of the effective date of these regulations.

#### SECTION 46.24 TEMPORARY CONSTRUCTION SIGNS

Temporary construction project ground signs may be erected on premises upon which there is an active building program underway, 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, D-1 and R-2U 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.

#### SECTION 46.26 SANDWICH SIGNS PROHIBITED

Sandwich signs, meaning signs supported by or standing upon the ground or upon a paved or surfaced area, and not attached to the ground or paved or surfaced area, are prohibited and not permissible in the unincorporated areas of Broward County.

#### SECTION 46.27 SPECIAL SERVICE STATION SIGN HEIGHT LIMIT

Notwithstanding any other provision of this Article, a service station plot adjoining right-of-way occupied by a freeway and/or its ingress or egress ramps, may have not more than one ground sign exceeding 25 feet in overall height above the ground, subject to the following limitations:

1. The overall height of such sign shall not exceed 60 feet above the ground.
2. Such sign shall be located at least 10 feet from all plot lines.
3. There shall be no copy advertising symbols or sign face on such sign over 25 feet above the ground except a horizontal flat or skeleton letter sign not over 30 feet in horizontal dimension and 5 feet in vertical dimension.
4. Such sign shall have no illumination over 25 feet above the ground except on or in the sign limited and defined in Paragraph 3 preceding. Such illumination shall not be of the flashing, intermittent or color-changing type.
5. Such sign shall have no animated, rotating or moving parts over 25 feet above the ground.



## SIGN EASEMENTS

On recommendation of the County Attorney and on motion of Commissioner Adler, seconded by Commissioner Easterlin and unanimously carried, the Board established a policy whereby in any instance that right of way is received free of charge, the Board will grant permission for the erection of an identification sign in said right of way for an indefinite period of time until such right of way is needed, provided that the sign will be removed by the owner at no expense to the County.

On motion of Commissioner Adler, seconded by Commissioner Easterlin and unanimously carried, the Board granted permission to James G. Pace to erect an identification sign in the right of way on McKinley Street for an indefinite period until such right of way is needed and with said sign to be removed by the owner at no expense to the County.

On motion of Commissioner Adler, seconded by Commissioner Easterlin and unanimously carried, the Board granted permission to Fontaine Oil Equipment Co., Inc. to erect an identification sign in the right of way of S. W. 56th Avenue for an indefinite period until such right of way is needed and with said sign to be removed by the owner at no expense to the County.

Approved: 5/2/61



CONDITIONAL PERMIT FOR CONSTRUCTION  
OF SIGN IN SETBACK AREA

\_\_\_\_\_(Date)

I, \_\_\_\_\_, authorized corporate officer  
of \_\_\_\_\_, do hereby certify that said  
corporation is the legal owner of the \_\_\_\_\_ located at  
\_\_\_\_\_, Fort Lauderdale, Florida,  
Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_,  
according to the plat thereof recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_,  
of the public records of \_\_\_\_\_ County, with full authority to so  
execute this instrument, and do make application for and accept a permit  
for the construction of a sign in a legally determined setback area, and  
in consideration of said permission to erect a sign at the above described  
premises in the setback area in Fort Lauderdale, Florida, it is agreed  
by the undersigned that such permit is a CONDITIONAL PERMIT and is issued  
conditionally and is accepted by the undersigned corporation upon the  
following conditions, to-wit:

That within ninety (90) days from a notification of the Chief  
Building Inspector of the City of Fort Lauderdale, Florida, that said  
street whereon the sign is constructed adjacent thereto, is being widened  
under the street widening program of the City, the undersigned agrees in  
behalf of the owner that it will remove or cause to be removed, said sign  
from the setback area at its own expense and with no liability on the part  
of the City as a result of said removal.

This permit shall be deemed to be a covenant running with the land,  
such as to encumber any successors or assigns in title or interest to the  
undersigned corporation, and subject any subsequent successors or assigns  
in title or interest to the same obligations as hereinbefore set out; and  
such instrument shall be recorded in the public records of Broward County,  
Florida, at the cost of the undersigned, in the sum of \$1.50 deposited  
herewith.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
By \_\_\_\_\_  
President

(CORPORATE SEAL)

STATE OF FLORIDA :  
COUNTY OF BROWARD:

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally  
came and appeared \_\_\_\_\_, to me known, who,  
being by me duly sworn, did depose and say that he is the President of  
\_\_\_\_\_, the corporation described in  
and which executed the foregoing Conditional Permit; that he knows the  
seal of said corporation; that the impression affixed to said instrument  
is an impression of said seal; that he is the proper official of said  
corporation designated to execute such Conditional Permit; that he has  
authority so to do, that he executed same for and in behalf of said cor-  
poration, and that his act is the act and deed of said corporation.

WITNESS my hand and official notarial seal at Fort Lauderdale,  
in the State and County aforesaid, the day and year above written.

\_\_\_\_\_  
Notary Public

Permit NO. \_\_\_\_\_

My commission expires:



## 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 within 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.
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, effective January 1, 1974, shall be One Thousand Dollars per acre, not to exceed One Hundred Thousand Dollars per excavation, 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.

#### 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, nor 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

175'



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~~<sup>175</sup> feet from the future right-of-way line.

#### SECTION 47.7 PROTECTION

During the excavating operations, the premises shall be suitably posted with warning signs of such character and location as may be adequate to warn the public concerning possible hazards.

#### SECTION 47.8 CONDUCT OF OPERATIONS

1. The grading, leveling and sloping of the final banks shall be on a progressive basis as the project develops and the excavation progresses.
2. If sand is encountered during excavation, the vertical cut at the final bank shall be modified in such a manner that the required perimeter slope of 1 vertical to 5 horizontal will be sustained and maintained.
3. The property shall be staked along the property line and the top slope line in the portion of the final perimeter to which the excavation extends during the period covered by the yearly permit in effect. Stakes shall be maintained in proper fashion during said period so that the limits of excavation slopes and grade levels in said portion of the final perimeter may be easily determined and verified.
4. During the entire operation, dynamite shall not be used except in accordance with State Regulations.
5. The hours of operation shall be limited to the period between the hours of 7:00 A.M. and 6:00 P.M. on weekdays.
6. Every owner and/or operator of any excavation shall be insured to the extent of One Hundred Thousand Dollars (\$100,000.00) against liability arising from any activities or operations incidental to excavation carried on or conducted pursuant to any permit or approval given for such excavation by Broward County.
7. All excavation access roads shall be well sprinkled to minimize dust, provided such sprinkling shall not be required 500 feet or more from a public street or highway.



#### SECTION 47.9 CLEANING UP AND REHABILITATION

1. Upon completion of the project, the property shall be dressed up so that it will be left in a presentable condition.
2. The perimeter of the excavation shall be properly back-filled and graded, provided that a slope of one foot vertical shall be maintained for each three feet horizontal from the perimeter into a minimum depth of five feet of water at low water elevation.
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 back-filled 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

*Also See Sec. 43.5*

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 affecting, or regulated by, the Building Code or this Resolution, except for minor repairs or changes not involving any of the afore-said features.

#### SECTION 49.7 CERTIFICATES REQUIRED

*Also Bldg. Code Chapter 307  
Sect. 307.1*

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 one meeting each month except August, and any additional or special meetings that are approved in writing by a majority of its members or by the County Commission.

### 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 has been given as follows:

#### \*1. VARIANCES

Where the variance is for some deviation from the zoning district regulations, all owners of property within 300 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

(Deleted 6-14-74)

#### 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 2,500 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.



## 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 plan and programs such as Land Use, Trafficways, Recreation, Schools, Neighborhood 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.
- \*\*7. The anticipated impact of the development proposal, or the maximum development permissible under the requested zoning, upon the natural environment, the economy, the housing market, and upon existing and programmed public facilities and services, both within and beyond the subject property.

**\*\*\*SECTION 52.5 AUTHORITY TO WITHHOLD PERMITS AND LICENSES - ZONING IN PROGRESS**

When a change of zoning district or a change of text of these regulatory controls is being considered by the County, for a period of time not to exceed six months after notice of public hearing of such change has been published by the County, no permit or license shall be issued by the County where the issuance of such permit or license would result in the non-conforming or unlawful use of property should such proposed change be adopted provided that if final action by the County Commission is not taken on the proposed change within six months from the date of such publication, the permit or license shall be issued.

**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 one acre of area the Zoning Board shall not consider any change of zoning to a category other than that of a property adjoining said parcel.

**SECTION 52.8 LIMIT OF PETITIONS**

Whenever the Zoning Board and/or the County Commission has taken action to deny a petition for the rezoning of 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 the latest such action by either the Zoning Board or the County Commission.

Whenever the Zoning Board and/or the County Commission has taken action to deny a petition for the rezoning of property, the Zoning Board shall not consider a petition for any kind of zoning of any part of the same property for a period of one year from the date of the latest such action by either the Zoning Board or the County Commission.

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.

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.

6. The facts and opinions presented to the Zoning Board through hearings.

- \* 7. The anticipated impact of the development proposal, or the maximum development permissible under the requested zoning, upon the natural environment, the economy, the housing market, and upon existing and programmed public facilities and services, both within and beyond the the subject property.

\* Effective 9/14/73

SECTION 52.5 (Deleted effective 4/14/67)

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 one acre of area the Zoning Board shall not consider any change of zoning to a category other than that of a property adjoining said parcel.

SECTION 52.8 LIMIT OF PETITIONS

Whenever the Zoning Board and/or the County Commission has taken action to deny a petition for the rezoning of 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 the latest such action by either the Zoning Board or the County Commission.

Whenever the Zoning Board and/or the County Commission has taken action to deny a petition for rezoning of property, the Zoning Board shall not consider a petition for any kind of zoning of any part of the same property for a period of one year from the date of the latest such action by either the Zoning Board or the County Commission.

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.

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 52.10 PROCEDURE FOR AMENDMENTS

- \*\* 1. A petition for rezoning may be filed by any citizen and must bear the notarized signatures of all owners of land included in the petitioned area. 6-T-7
2. A petition for a change of district regulations may be filed by any citizen.
- 3(a). 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 or Planning Department for proper consideration of the matter.
- 3(b). The Planning Division may require the petitioner to submit, as part of his petition for change of zoning, an Impact Statement describing the anticipated impact of the development proposal, or the maximum development permissible under the requested zoning, upon the natural environment, the economy, the housing market, and upon existing and programmed public facilities and services, both within and beyond the subject property. The Planning Division shall enumerate the specific items to be included.
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.

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. Such notice shall specify the time and place of the hearing, and the matter to be considered at such hearing.

\* Effective 7/18/69

\*\* Effective 5/14/71

3. In connection with hearings on petitions for change in the zoning district classification, 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.



PROPOSED AMENDMENTS TO  
ARTICLES LII AND LXI OF  
THE BROWARD COUNTY ZON-  
ING REGULATIONS.APPROVED BY  
COUNTY COMMISSIONER  
SEPT 14, 1973

1. Amend Article LII, Section 52.4, by adding Paragraph 7 to read:

"7. The anticipated impact of the development proposal, or the maximum development permissible under the requested zoning, upon the natural environment, the economy, the housing market, and upon existing and programmed public facilities and services, both within and beyond the subject property."

2. Amend Article LII, Section 52.10, by renumbering the present Paragraph 3 as Sub-paragraph 3.a, and by adding Sub-Paragraph 3.b to read:

"3.b. The Planning Division may require the petitioner to submit, as part of his petition for change of zoning, an Impact Statement describing the anticipated impact of the development proposal, or the maximum development permissible under the requested zoning, upon the natural environment, the economy, the housing market, and upon existing and programmed public facilities and services, both within and beyond the subject property. The Planning Division ~~shall review and approve the qualifications of the person who will prepare the Impact Statement, and~~ shall enumerate the specific items to be included."

3. Amend Article LII by changing all references to "Planning Department" to "Planning, Building and Zoning Department."
4. Amend Article LXI, Section 61.8, by deleting Paragraph 2, "Survey to Determine Land-Use Intensity Rating for Subject Property," and adding a new Paragraph 2 to read:

- "2. Impact Statement and Assignment of Tentative Land Use Intensity Rating.

The developer shall submit, to the Planning Division, an "Impact Statement", pursuant to Section 52.10(3.) (b.) of the Broward County Zoning Regulations. The Planning Division shall review the Impact Statement and inform the developer within ten (10) business days as to its completeness and acceptability. The Planning Division

ZONING BOARD RECOMMENDATION  
APPROVAL - 8-22-73

## 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.

## ARTICLE LIV FLOOD CONTROL F-1 DISTRICTS

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

### SECTION 54.1 PURPOSE OF DISTRICT

The F-1, Flood Control Districts, are intended to apply to those areas of Broward County which through ownership or easement, the Central and Southern Florida Flood Control has a right to use for flood control, drainage, reclamation, conservation, recreation, water storage and related purposes. The regulations of the F-1 Districts are designed to facilitate these primary objectives and to provide for the protection of public health, safety and welfare by limiting and controlling any other secondary uses of these areas.

### SECTION 54.2 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. Buildings, structures or topographic features constructed or used by the Central and Southern Florida Flood Control District for flood control, drainage, storage and conservation of water.
2. Hunting, fishing, boating and camping.
3. Sales, or rental of equipment and supplies for hunting, fishing, camping or other recreational purposes, as authorized by the Central and Southern Florida Flood Control District on land held by that District.
4. Hotels, motels, multiple dwellings, rooming, boarding or lodging houses, villas, courts or trailer parks as authorized by the Central and Southern Florida Flood Control District on land held by that District.
5. Parks and recreational facilities as authorized by the Central and Southern Florida Flood Control District on land held by that District, and other publicly owned park and recreational facilities.
6. Agricultural, farming or storage use on privately owned land which use the Central and Southern Florida Flood Control District certifies can be made of such land without interference with the District's right to use for flood control and drainage purposes.
7. Accessory uses and structures.



### SECTION 54.3 USES PROHIBITED

The permissible uses enumerated in Section 54.2 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.
2. Warehouse or storage, except as permitted under Paragraph 6 of Section 54.2.
3. Display, storage, sale or rental of merchandise except as permitted under Paragraph 3 of Section 54.2.
4. Dwellings, except as accessory to a permitted use.
5. Hotels, motels, multiple dwellings, rooming, boarding or lodging houses, villas, courts or trailer parks except as permitted under Paragraph 4 of Section 54.2.
6. Agricultural or farming, except as permitted under Paragraph 6 of Section 54.2.

*No Signs Allowed in F-1*

## ARTICLE LV INSTITUTIONAL-EDUCATIONAL I-1 DISTRICTS

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

### SECTION 55.1 PURPOSE

The I-1, Institutional-Educational District, is intended to apply to areas to be used for schools and educational institutions and other related activities by establishing and providing the proper environment for educational facilities through the grouping of educational, cultural and technological resources.

### SECTION 55.2 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, which shall be non-profit:

1. Art galleries  
Auditoriums  
Broadcasting studios, educational  
Churches, Sunday schools  
Clubs, fraternal or sororal  
Conservatories, art and music  
Convents, parish house, rectory  
Museums

State accredited schools and schools offering courses of study leading to an academic degree and meeting the requirements of the Southern Association of Colleges, and Secondary Schools, such as:

Primary and secondary schools  
Colleges and universities  
Public, trade and vocational schools  
Military  
Preparatory  
Boarding

2. Housing for employees and/or students of a school, educational institution or other use permitted in I-1 Districts.
3. Accessory uses and structures.

### SECTION 55.3 USES PROHIBITED

The permissible uses enumerated in Section 55.2 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:



1. All trade or vocational schools operated for profit, including:

- Art classes
- Barber college
- Dancing school or academy
- Driving school
- Flying school
- Heavy equipment school
- Horsemanship school
- Karate schools
- Scuba diving schools
- Swimming schools
- Water skiing schools
- Welding schools

2. Business, commercial or industrial uses.

#### SECTION 55.4 SIZE OF PLOT

No plot shall be less than ten acres in area.

#### SECTION 55.5 YARDS

There shall be front, side and rear yards at least 25 feet in depth or width adjacent to all plot lines, provided any part of a building or structure which exceeds 25 feet in height shall be located at least one foot additional for each foot of height of building or structure above 25 feet.

#### SECTION 55.6 HEIGHT

No building or structure or part thereof, shall be erected or altered to a height exceeding 100 feet, except that a steeple or tower may extend to a height of 200 feet, and provided transmitting or receiving antennae may extend to a height of 300 feet.

#### SECTION 55.7 PARKING

There shall be no accessory parking in required front, side, or rear yards.

Parking areas shall be paved with a dust-free, all-weather surface.

## ARTICLE LVI INDUSTRIAL PARK M-1A DISTRICT

The following regulations shall apply to all M-1A Districts:

### SECTION 56.1 PURPOSE OF DISTRICT

The M-1A, Industrial Park District, is intended to provide a restricted light industrial district for research, development and manufacture of small products making the use of processes of manufacturing not likely to be objectionable to neighboring properties because of noise, vibration, odors, smoke, air pollution or other physical manifestations. The development standards in M-1A Districts are intended to assure an open, uncrowded and attractive appearance through limitations on yards, setbacks, coverage and location of incidental activities.

### SECTION 56.2 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. 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 goods 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

2. 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, such as:



Artificial flowers, feather 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

PROVIDED, that any machine utilizing any motor of more than 20 horsepower shall be operated inside of a fully enclosed, air-conditioned building.

3. Any of the following:

Bakery  
Cutting or blending of liquor  
Electroplating  
Motion picture studio  
Pattern making  
Printing, publishing, lithography and engraving  
Stamping, dieing, shearing or punching of metal not over 1/8  
inch in thickness incidental to other manufacturing processes  
Tool, die and gauge shop  
Transformer and electrical switching station

4. Educational, scientific and industrial research.

5. Accessory uses and structures, including living quarters accessory to a permitted use.

SECTION 56.3 USES PROHIBITED

The permissible uses listed in Section 56.2 preceding, 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 inch in thickness, or of lesser thickness except as incidental to other manufacturing processes.
5. Paint or varnish manufacture.

6. Oil compounding or barrelling.
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, contractor's 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.
14. Warehouse or storage buildings, except as incidental to a permitted use.
15. Retail stores, business offices and services.
16. Advertising signs, billboards or roof signs.

#### SECTION 56.4 HEIGHT

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

#### SECTION 56.5 PLOT SIZE

Every plot shall be not less than 100 feet in width and not less than 20,000 square feet in area.

#### SECTION 56.6 SETBACKS

1. No building or roofed structure shall be located less than 50 feet from any street line nor less than 25 feet from any plot line other than a street line.
2. No more than one-half of the depth of any required setback area measured from a street line or a plot line, as the case may be, may be used for parking, and such parking



shall be located on the half of the required setback area away from the street or plot line.

3. All required setback areas except where used for permitted parking, shall be landscaped. A required landscaped area shall not be crossed by more than the minimum of walkways and driveways necessary for access to the building.
4. Signs, light standards and fences shall be permitted in required setback areas as hereinafter specified.

#### SECTION 56.7 FENCES

All fences and walls shall be constructed of concrete, masonry or metal. Metal fences shall be of the open weave, chain-link type. Fences and walls shall not exceed 10 feet in height adjacent to non-residential property nor exceed 8 feet in height adjacent to residential property. Fences and walls shall not be located within any required setback area on a street. No barbed wire shall be used except on brackets entirely within the area enclosed.

#### SECTION 56.8 LIGHTING

All light standards shall be constructed of masonry or metal.

All necessary exterior lighting on the plot shall be so installed as not to cause any nuisance to adjoining residential areas.

#### SECTION 56.9 LOADING AND UNLOADING

All loading docks and areas for receipt, dispatch and handling of products, materials, equipment and supplies shall not be located on the street sides of buildings, but shall be located on the side or rear of buildings, unless effectively screened from direct view at ground level from any street.

#### SECTION 56.10 STORAGE

There shall be no open outside storage of materials, supplies, products, equipment or machinery, except automotive vehicles, unless area used for such outside storage is effectively screened from direct view at ground level from any street.

#### SECTION 56.11 SIGNS

Signs of the directional or caution type shall be permitted of ground, flat or projecting type. No such sign shall exceed 8 square feet in area. No such sign constructed as a ground sign

shall extend over 5 feet above the ground and no such sign constructed as a projecting sign shall project more than 4 feet beyond its supporting building nor extend more than 8 feet above the ground.

Signs identifying the owner, operator, or character of the industry or use, and its activities or products shall be of the wall or ground type. No such ground sign shall exceed 8 feet in overall height above the ground, 20 feet in length or 160 square feet in area.

No signs shall be animated or provided with intermittent or flashing illumination.

No signs shall be permitted except as specified in this Section.

#### SECTION 56.12 COVERAGE

The area of the plot occupied by buildings and roofed structures shall not exceed  $33\frac{1}{3}$  per cent of the plot area.

#### SECTION 56.13 DEVELOPMENTAL STANDARDS

All developed property shall be landscaped, improved and maintained in full conformity with all applicable requirements of these regulations.

Undeveloped property shall be well graded and free from underbrush and objectionable plant growth. Undeveloped property shall be mowed periodically as necessary to control natural grass growth.

All property shall be kept clean and free from rubbish or debris.

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

All buildings and structures shall be kept properly painted and protected from deterioration and shall not be permitted to become dilapidated.

All driveways, walkways, parking areas, storage and loading areas of developed property shall be well graded and surfaced with asphaltic concrete or other equivalent hard, dustless materials.



ARTICLE LVII PLANNED APARTMENT R-4B DISTRICT

The following regulations shall apply in all R-4B Districts:

SECTION 57.1 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. One-family, two-family and multiple family dwellings.
2. Accessory uses and structures.

SECTION 57.2 USES PROHIBITED

The permissible uses enumerated in Section 57.1 above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

1. Hotel, motel, rooming or boarding house.
2. Hospital, sanitarium, nursing home, Convalescent home.
3. Orphanages, institutions for the aged, indigent or infirm.
4. Institutions of an educational, philanthropic or eleemosynary character.

SECTION 57.3 SIZE OF PLOT

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

SECTION 57.4 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 4 stories or 50 feet.

SECTION 57.5 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 buildings, such height of building being the height of the highest main building:

<u>HEIGHT</u>	<u>PER CENT</u>
One Story	35
Two Story	30
Three Story	30
Four Story	25

**\*SECTION 57.6 STREET YARDS**

1. Where a street separates the plot from a single-family district, there shall be a street yard on the plot adjacent to such street not less than 35 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 57.7 SETBACKS**

1. When the plot abuts residentially-zoned property and no waterway separates the plot from the abutting property, then buildings within the plot shall be no closer than 15 feet plus one foot for every one foot of building height in excess of 10 feet, to the abutting property. When the plot abuts non-residentially zoned property, and no street or waterway separates the plot from the abutting property, then buildings within the plot shall be no closer than 25 feet to the abutting property.
2. When the plot is separated from the abutting property by a waterway at least 60 feet in width, regardless of whether the abutting property is residential or non-residential, then buildings within the plot shall have a minimum setback of 25 feet regardless of height.

**SECTION 57.8. PLOT AREA PER ROOM**

**\*\*Deleted**

**SECTION 57.9 MINIMUM FLOOR AREA**

Each dwelling unit shall have not less than the following floor area:

Efficiency Apartment	500 square feet
1 Bedroom apartment	700 square feet
2 Bedroom Apartment	900 square feet
3 or more Bedroom Apt.	1050 square feet

**\*Effective 1-14-72**

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



## SECTION 57.10 SPECIAL YARD REQUIREMENTS

Notwithstanding any other provision of the Zoning Regulations, the following requirement shall apply on all plots in R-4B Districts:

1. No part of any street yard within 25 feet of any street 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 57.11 BUILDING SEPARATION

The minimum distance between any two buildings on the plot shall be 15 feet or 3/4 the height of the higher of the two buildings, whichever may be greater.

## \*SECTION 57.12 OFFSTREET PARKING

Offstreet parking shall conform to Article IX, Section 9.3, Paragraph 2, Amount of Offstreet Parking.

## \*\*SECTION 57.13 SITE DEVELOPMENT PLAN

Deleted

## SECTION 57.14 MAINTENANCE

All setback areas, yards, walkways, driveways, and parking areas shall be maintained 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 becomes dead or badly damaged shall be replaced with similar sound, healthy plant materials.

\*Effective 3-12-71

\*\*Effective 1-16-76

- 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 in such a way as to provide a design and arrangement of pertinent features and elements of the development and use of the plot which will:
- 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 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 57.14. MAINTENANCE

All setback areas, yards, walkways, driveways, and parking areas shall be maintained 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 becomes dead or badly damaged shall be replaced with similar sound, healthy plant materials.



## ARTICLE LVIII RECREATIONAL VEHICLE RV-1 DISTRICTS

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

### SECTION 58.1 PURPOSE OF DISTRICT

The RV-1 District is intended to apply to areas for the temporary and transitory placement or parking of occupied recreational vehicles while in use for pleasure, travel or recreation.

### SECTION 58.2 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. Campgrounds providing sites for recreational vehicles on a rental basis.
2. Accessory uses and structures.
3. Display and sale of recreational vehicles on an area contained within the campgrounds utilizing up to one per cent (1%) of the land area within the campground. If the adjacent frontage on the principal access to the campground is a residential use, or if a residential use exists contiguous to the sides or the rear of the campgrounds, the sale area shall be removed two hundred (200) feet from the access frontage and shall be no nearer than two hundred (200) feet to any adjacent zoned residential property.

### SECTION 58.3 SPECIAL ACCESSORY USE

A recreational vehicle campground having fifty (50) or more recreational vehicle sites may have retail stores or personal service shops for the care or treatment of the occupants and/or their personal effects subject to the following limitations and requirements:

1. Such uses are entirely conducted within a completely enclosed building.
2. There are no signs or displays indicating such uses, visible from any street or from any other private property.
3. Such uses are conducted solely for the conveniences of the occupants of the campgrounds and are not normally made available to other persons and the structure shall be located so that it discourages such outside use.

#### SECTION 58.4 USES PROHIBITED

The permissible uses enumerated in Section 58.2 and 58.3 above 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 mobile homes or motor vehicles.
2. Storage of unoccupied recreational vehicles, except the recreational vehicles may be vacant if they are set up on a regular site.
3. Use of Florida rooms, utility closets, patios, carports or other additions or attachments not constructed of cloth or canvas on a metal frame.
4. Tent houses or other permanent structures except for permitted accessory uses.

#### SECTION 58.5 PLOT SIZE

Every plot used for a recreational vehicle campground shall be not less than 10 acres in area and not less than 300 feet in any dimension.

#### SECTION 58.6 SITE SIZE

Each rental site for a recreational vehicle shall be at least 1500 square feet in area with at least one dimension of 50 feet.

#### SECTION 58.7 SITE ACCESS

Each site to accommodate a recreational vehicle shall abut upon and be accessible from a driveway or road not less than 30 feet in width with a surface top finish not less than 20 feet in width.

#### SECTION 58.8 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two stories or 30 feet.

#### SECTION 58.9 PERIMETER STRIP

There shall be a perimeter strip surrounding the entire campground of at least 50 feet. This perimeter strip shall be fenced and landscaped in order to provide visual and noise separation from the adjacent property. No facility, either recreational, sanitary, commissary, or sales facility shall be allowed within this perimeter strip although the innermost 30 feet of this strip



may be utilized for access to sites as provided in Section 58.7. On any side of the campgrounds in which a natural or artificial barrier of at least 50 feet in width already exists, such as a limited access highway or a lake or river, no such strip shall be required.

#### SECTION 58.10 SEPARATION

No part of any recreational vehicle or any addition or appurtenance thereto shall be placed within 10 feet of any other recreational vehicle or addition or appurtenance thereto. No parts shall be located within 25 feet of any accessory or service building or structure used in connection with a recreational vehicle campground.

#### SECTION 58.11 HEALTH AND SANITATION

##### 1. SANITARY FACILITIES

Each campground shall provide adequate sanitary facilities in permanent building located not more than 300 feet from any site. Adequate sanitary facilities shall be not less than the following:

- a. For males, two urinals, three water closets, three showers and three wash basins for each 50 sites.
- b. For females, three water closets, three wash basins and three showers for each 50 sites.
- c. At least two laundry tubs or automatic washers and dryers for each 50 sites.
- d. Hot and cold running water shall be supplied for all sanitary facilities.

##### 2. WATER SUPPLY

There shall be no less than one running water spigot for each 2 sites and there shall be such a spigot not more than 25 feet from any site.

##### 3. REFUSE

A covered rubbish and garbage container of at least 20 gallon capacity shall be provided for each camping site. Provisions shall be made by the operator of the campground for removal of all refuse and garbage from the campground not less than three times a week.

#### 4. HEALTH DEPARTMENT REQUIREMENTS

The construction, operation and maintenance of a campground shall comply in all respects with the requirements of the Broward County Health Department.

##### SECTION 58.12 ELECTRICAL SERVICE

Each site shall be provided with at least one electrical receptacle having 110/115 volt alternating electrical current.

##### SECTION 58.13 RECREATIONAL AREA REQUIRED

Every plot used for a recreational vehicle campgrounds shall have at least one outdoor recreational area which shall be easily accessible from all sites. Such recreational area shall contain at least 250 square feet per acre contained within the campground, and no single recreational area within the campground shall be less than 3,000 square feet.

##### SECTION 58.14 ANIMALS

No owner or person in charge of a dog or cat or other pet animal shall permit it to run loose within the campgrounds. All pets must be restrained on a leash.

##### ~~SECTION 58.15 DEFINITIONS~~

*This is active*

1. Recreational vehicle campground shall be defined as a place where sites are rented for placement and use of recreational vehicles for temporary transitory occupancy for sleeping and living quarters. Recreational vehicle campground includes necessary sanitary and utility facilities and permitted accessory uses.

2. The term "Recreational Vehicle" shall be defined to mean one or more of the following:

- a. "Travel Trailer," a vehicular portable structure mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a stock passenger automobile; primarily designed and constructed to provide temporary living quarters for recreation, camping, or travel use and shall not exceed 28 feet in length.
- b. "Camping Trailer," a vehicular portable structure mounted on wheels, constructed with collapsible partial side walls of fabric, plastic or other material for folding compactly while being drawn by another vehicle, and when unfolded



~~at the site or location providing temporary living quarters; and whose primary design is for recreation, camping or travel use.~~

c. ~~"Truck Camper," a portable structure, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreation, camping or travel use.~~

d. ~~"Motor Home," a structure built on and made an integral part of a self-propelled motor vehicle chassis primarily designed to provide temporary living quarters for recreation, camping and travel use.~~

SECTION 58.16 MAXIMUM LENGTH OF STAY

No recreational vehicle shall be located in any given campground for more than sixty (60) days during any six (6) month period.

*NOTE/* ~~EXTEND this, OR ELIMINATE~~

\*ARTICLE LIX AGRICULTURAL ESTATE E-2 DISTRICT

The following regulations shall apply in all E-2 Districts:

SECTION 59.1 PURPOSE OF DISTRICT

The E-2, Agricultural Estate District, is intended to apply to areas to be used for single-family dwellings on plots of 1.8 acres or more, with vocational agricultural use of the land permitted.

SECTION 59.2 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. a. Any use permitted in an R-1A district, subject to the limitations and requirements specified for such use in Section 18.1.
- b. One animal per 10,000 square feet of plot area.
- c. Water pumps, windmills, or any other such watering service, providing said plot is fenced to contain said animals and has potable water available, landscaped, with no attached structures to water source, and any shed covering the water device shall not exceed five feet in width, eight feet in length and seven feet in height.
- 2. Uses accessory to any of the above uses when located on the same plot and not involving the conduct of any business or trade including:
  - a. Guest house for gratuitous guests.
  - b. Servants' quarters.
  - c. Keeping of fowl not exceeding 25 in total number, provided such poultry or fowl are kept in an enclosure which is located at least 50 feet from any plot line.
  - d. Keeping of horses and cows not exceeding one animal for each 10,000 square feet of plot area. Any roofed structure for shelter of such animals shall be located at least 50 feet from any plot line. No feed lot or storage of animals shall be permitted.

\*Effective 11-12-71

\*\*Effective 11-16-73



3. Accessory uses on a minimum size plot:

- a. Home occupation and office of doctor, dentist, architect, engineer, or similar professional office utilizing not over 25 per cent of the floor space of the one-family dwelling occupied by the professional man.
- b. Grove, produce farm, truck garden, horticultural farming, botanical garden, floraculture, plant nursery, sod farming, crop raising, hydroponic garden, greenhouse and slat house.
- c. Wayside stands for display or sale of farm products produced on the premises.

4. Accessory uses on a plot that exceeds 4.5 acres in area shall include the following:

- a. Cattle or stock grazing, private riding instructions, training or breeding horses, boarding stable, but excluding hog raising. One animal permitted per 10,000 square feet of plot area, plus one additional animal per 10,000 square feet of plot area, if sheltered. All structures for the housing of animals shall be at least 50 feet from any property line.

SECTION 59.3 SIZE OF PLOT

Every plot shall be not less than 125 feet in width and contain not less than 80,000 square feet in area.

SECTION 59.4 PLOT COVERAGE

The combined area occupied by all buildings and roofed structures shall not exceed 10 per cent of the area of the plot.

SECTION 59.5 HEIGHT

No building or structure shall be erected or altered to a height exceeding two stories.

SECTION 59.6 FRONT YARD

Every plot shall have a front yard not less than 50 feet in depth.

SECTION 59.7 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 one foot in height of the structure exceeding 24 feet.

SECTION 59.8 REAR YARD

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

SECTION 59.9 MINIMUM FLOOR AREA

A one-family dwelling as a principal use shall have a minimum floor area of 1,500 square feet.

\*SECTION 59.10 ACCESSORY USE SETBACKS

Accessory use structures shall observe the same setbacks (side, front and rear) as the principal use.

\*Effective 7-13-73



## ARTICLE LX, MOBILE HOME PARK T-1A, T-1B & T-1C DISTRICTS

The following regulations shall apply in all T-1A, T-1B & T-1C Districts:

### SECTION 60.1 PURPOSE OF DISTRICT

The T-1A, T-1B and T-1C Mobile Home Park Districts are intended to apply to areas to be used for the parking or placement of mobile homes for occupancy as living quarters.

### SECTION 60.2 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 lots for occupancy by mobile homes as living quarters, wherein the mobile home park is owned and/or operated as a unit.
2. Condominium mobile home parks.
3. Mobile home parks involving the sale of mobile home lots for occupancy by mobile homes as living quarters, wherein individual lots within the mobile home park are owned separately.
4. A mobile home park providing space for 40 or more mobile homes 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.
  - a. Such uses are wholly conducted within completely enclosed building.
  - b. There are no signs or displays visible from any public street, indicating such uses.
  - c. Such uses are conducted for the convenience of occupants of the mobile home park and not normally made available to other persons.
5. The sale, by it's owner or licensed dealer, of used mobile homes on lots presently or previously occupied by the owner of such mobile home. The sale of new mobile homes by a licensed dealer on a sales lot not to exceed 5% of the gross area of the park, for delivery within the park.
6. A centralized storage area designed to serve the residents for the park which must be fenced and screened from view.

## SECTION 60.3      PROHIBITED USES

The permissible uses enumerated in Sections 2 and 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, except an occupied mobile home, or any unoccupied mobile home previously occupied on the same lot, may be sold on that lot by it's 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 bonafide sale of a mobile home.
4. No animals, reptiles, insects, poultry or fowl shall be raised or kept in any mobile home park, provided no more than two house pets may be kept in each mobile home.
5. Dwelling units or living quarters except in a mobile home or as an accessory use.
6. A separate utility building on any mobile home lot except for a demountable, code-approved storage closet.
7. No cooking or sanitary facilities shall be installed or maintained on any mobile home lot in any building or structure other than in the mobile home.
8. Storage or parking of mobile homes except when a mobile home is located on a lot preparatory to occupancy or between periods of occupancy.
9. Storage or parking of commercial vehicles
10. Dwellings other than mobile homes.

## SECTION 60.4      PLOT SIZE

Every plot shall be not less than 25 acres in area.

## SECTION 60.5      HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding 30 feet, or two stories, and mobile homes shall not exceed 12 feet.



## SECTION 60.6 MINIMUM LOT REQUIREMENTS

1. A mobile home consisting of one or more units designed as a single dwelling shall be placed upon a lot not less than 45 feet in width and 65 feet in depth.

## SECTION 60.7 YARDS

Every plot used for mobile home park purposes shall provide a perimeter yard 10 feet in width, except that a front yard of 25 feet shall be required where the plot abuts residentially zoned land. Each mobile home lot shall provide a side yard 5 feet in width and a rear yard 10 feet in depth.

## SECTION 60.8 ACCESS TO LOTS

Each mobile home lot shall front on a street 50 feet in width, with pavement not less than 22 feet in width.

## SECTION 60.9 PORCHES AND ADDITIONS

1. Structures of a permanent nature added or attached to a mobile home, 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, except carports shall not exceed the gross area of the mobile home itself.

## SECTION 60.10 UTILITIES REQUIREMENTS

1. Each lot shall be supplied with water, sewer, electrical and telephone connections with the service of such utilities to be underground.

## SECTION 60.11 LIMITATIONS AND SPECIAL REQUIREMENTS

No permit for the construction of a mobile home park shall be issued by the Building and Zoning Department unless and until the land area to be developed has been subdivided by a recorded plat. For the purpose of this district, the Plat may contain private streets not less than 50 feet in width and an easement for utility purposes shall be dedicated on all private streets.

*OVER*

## SECTION 60.7 YARDS

Every plot used for mobile home park purposes shall provide a perimeter yard 10 feet in width, except that a front yard of 25 feet shall be required where the plot abuts residentially-zoned land. Each mobile home lot shall provide a side yard 5 feet in width and a rear yard 10 feet in depth.

## \*SECTION 60.8 ACCESS TO LOTS

1. Each mobile home lot shall front on a street 50 feet in width, with pavement not less than 22 feet in width.
2. Each mobile home lot shall be supplied with a driveway extending from the right-of-way pavement to the parking space required by Section 9.3(7). Surfacing requirements for such driveways and parking spaces are subject to the provisions of Section 9.9 of these regulations.

## SECTION 60.9 PORCHES AND ADDITIONS

1. Structures of a permanent nature added or attached to a mobile home, 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 except carports shall not exceed the gross area of the mobile home itself.

## SECTION 60.10 UTILITIES REQUIREMENTS

1. Each lot shall be supplied with water, sewer, electrical and telephone connections with the service of such utilities to be underground.

## SECTION 60.11 LIMITATIONS AND SPECIAL REQUIREMENTS

No permit for the construction of a mobile home park shall be issued by the Building and Zoning Department unless and until the land area to be developed has been subdivided by a recorded plat. For the purpose of this district, the plat may contain private streets not less than 50 feet in width and an easement for utility purposes shall be dedicated on all private streets.

## SECTION 60.12 DENSITY LIMIT

Notwithstanding any of the provisions of this regulation, no mobile home park shall be developed to a density exceeding:

\*Effective 1-16-76



1. 6 dwelling units per acre of gross area - T-1A
2. 8 dwelling units per acre of gross area - T-1B
3. 10 dwelling units per acre of gross area - T-1C

#### SECTION 60.13 RECREATION FACILITIES

All mobile home parks shall provide recreation facilities not less than 6% of the gross area. Yard space shall not be included in the calculation of this area. Lakes and waterways may be used to satisfy up to one third of this requirement. At least one land recreation area of not less than two acres shall be provided in any pari.

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

\*AN ORDINANCE AUTHORIZING AND EMPOWERING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO ADOPT ZONING AND BUILDING REGULATIONS WITHIN BROWARD COUNTY; 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 ORDINANCE OR ANY CODE, ORDER OR RESOLUTION MADE UNDER THE AUTHORITY CONFERRED BY THIS ORDINANCE; REPEALING ALL SPECIAL ACTS AND ORDINANCES IN CONFLICT WITH THIS ORDINANCE, 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 CHAPTER 30613, LAWS OF FLORIDA, SPECIAL ACTS OF 1955, AS AMENDED, UNTIL SUCH TIME AS THE SAME ARE RESCINDED OR AMENDED BY SAID BOARD PURSUANT TO THE PROVISIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 within Broward County and to divide said territory into districts or zones and to regulate and restrict the uses of lands, buildings, and other struc-

\*Effective 4-1-75



tures for trade, industry, residence, or other purposes within said districts or zones, and to regulate and restrict the construction, 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 district or zones.

## SECTION 2. DISTRICTS

For any and all of said purposes said Board of County Commissioners may divide lands within Broward County 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. PURPOSES IN VIEW

Such regulations and restrictions shall be made in accordance with a comprehensive plan to be enacted in accordance with the ordinance enactment procedure set forth in Florida Statute Section 125.66. Said comprehensive plan and regulations and restrictions adopted pursuant thereto shall be 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 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. 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. 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 four (4) 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 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. The "record owner" as used in this Section shall mean the owner shown on the current Broward County ad valorem tax roll as the owner of the property in question.

#### SECTION 5. RECORDING

The Board of County Commissioners of Broward County may record in the official records of the County a certified copy of such resolutions adopted under this ordinance, or parts thereof, as said Board may deem advisable.

#### SECTION 6. ZONING BOARD

1. The Board of County Commissioners of Broward County shall appoint a Zoning Board to be composed of fourteen (14) members, two such members to be appointed from each County Commissioner's district and four (4) such members to be appointed at large, 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; provided, however, this section shall not apply to the enactment of the comprehensive plan.
2. 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.

3. 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.
4. 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 to the extent permitted by law.

#### SECTION 7. BOARD OF ADJUSTMENT

1. It shall be the duty of the Board of County Commissioners of Broward County to appoint by resolution a Broward County Board of Adjustment, 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 to the extent permitted by law. Such Board of Adjustment shall consist of one (1) member from each County Commissioner's district and two (2) members at large, each to be appointed for a term of one (1) year and removable for cause by the Board of County Commissioners. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. No member of the Board of Adjustment shall be a paid or elected official or employee of Broward County.
2. The Board of Adjustment shall have the following powers and duties:
  - a. To hear and decide appeals when it is alleged that there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of any zoning regulation adopted pursuant to this ordinance.
  - b. To hear and decide such special exceptions as the Board of Adjustment is specifically authorized to pass on under

the terms of the zoning resolution; to decide such questions as are involved in the determination of when special exceptions should be granted; and to grant special exceptions with appropriate conditions and safeguards or to deny special exceptions when not in harmony with the purpose and intent of this ordinance or any regulation adopted under the authority of this ordinance.

1. In granting any special exception, the Board of Adjustment shall find that such grant will not adversely affect the public interest.
  2. In granting any special exception, the Board of Adjustment may prescribe the appropriate conditions and safeguards in conformity with this ordinance and any regulation adopted under it. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this ordinance and of the zoning resolution.
  3. The Board of Adjustment may prescribe a reasonable time limit within which the action for which the special exception is required shall be begun or completed or both.
  4. The zoning resolution shall require that the Board of Adjustment shall confer with Planning, Building and Zoning Department in all cases involving requests for special exceptions.
- c. To authorize upon appeal such variance from the terms of the zoning resolution as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of the resolution would result in unnecessary and undue hardship. In order to authorize any variance from the terms of the resolution, the Board of Adjustment must find:
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
  2. That the special conditions and circumstances do not result from the actions of the applicant;
  3. That granting the variance requested will not confer on the applicant any special privilege that is



denied by the zoning resolution to other lands, buildings or structures in the same zoning district;

4. That literal interpretation of the provisions of the resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the zoning resolution and would work unnecessary and undue hardship on the applicant;
  5. That the variance granted is the minimum variance that will make possible the reasonable use of land, building or structure; and
  6. That the granting of the variance will be in harmony with the general intent and purpose of the zoning resolution and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
    - a. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance and any resolution adopted under its authority. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and of the zoning resolution.
    - b. The Board of Adjustment may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both.
    - c. Under no circumstances shall the Board of Adjustment grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of the resolution in the zoning district. No non-conforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.
3. In exercising its powers, the Board of Adjustment may, upon appeal and in conformity with provisions of this ordinance, reverse or affirm, wholly or partly, or may modify the order,

requirement, decision, or determination made by an administrative official in the enforcement of any zoning resolution or regulation adopted pursuant to this ordinance, and may make any necessary order, requirement, decision or determination, and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of a majority of all the members of the Board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant on any matter upon which the Board is required to pass under any such resolution.

4. Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, board, or bureau of the governing body affected by any decision of an administrative official under any zoning resolution adopted pursuant to this act. Such appeal shall be taken within thirty (30) days after rendition of the order, requirement, decision, or determination appealed from by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The appeal shall be in the form prescribed by the rules of the Board. The Administrative official from whom the appeal is taken shall, upon notification of the filing of the appeal, forthwith transmit to the Board of Adjustment all the documents, plans, papers, or other materials constituting the record upon which the action appealed from was taken.
5. An appeal to the Board of Adjustment stays all work on the premises and all proceedings in furtherance of the action appealed from, unless the official from whom the appeal was taken shall certify to the Board of Adjustment that, by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except 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.
6. 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, by agent, or by attorney. Appellants may be required to assume such reasonable costs in connection with appeals as may be determined by the governing body through action in setting of fees to be charged for appeals. For procedural purposes, an application for a special exception shall be handled by the Board of Adjustment as for appeals.



7. Any person or persons, jointly or severally aggrieved by any decision of the Board of Adjustment or any officer, department, board, commission, or bureau of the governing body, may apply to the Circuit Court for judicial relief within thirty (30) days after rendition of the decision of the Board of Adjustment.

#### SECTION 8. 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 monies other than monies derived from ad valorem taxation 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 ordinance.

#### SECTION 9. 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 ordinance.

#### SECTION 10. ADMINISTRATION

The Board of County Commissioners of Broward County is hereby authorized and empowered to employ such personnel as may be necessary to administer and enforce the provisions of this ordinance and any codes, orders or resolutions made pursuant to this ordinance. The Board of County Commissioners may establish a Zoning Department and appoint a Zoning Director and Deputy Zoning Directors for this purpose and may in the exercise of its discretion combine such department and such employees with the Planning Department authorized by Chapter 59-1150, Laws of Florida, Special Acts of 1959.

#### SECTION 11. 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 ordinance shall be guilty of a misdemeanor and punished as provided by law.

#### SECTION 12. REMEDIES

The violation of any of the codes, regulation, restrictions and

limitations promulgated under the provisions of this ordinance 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 13. REPEAL

Chapter 30613, Laws of Florida, Acts of 1955, as amended by Chapter 59-1158, Laws of Florida, Acts of 1959, Broward County Ordinance No. 73-11, and Broward County Ordinance No. 74-1, and continued by Broward County Ordinance No. 74-21, 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 30613 as amended shall continue in full force and effect until such time as the same are rescinded, changed or amended by said Board.

The Zoning Board, Boards of Adjustment and administrative officers appointed under said Chapter 30613, or their successors, shall continue to perform their duties in the administration and enforcement of the resolution adopted by the Board of County Commissioners under said Chapter 30613 and this ordinance until such time as the said Board of Adjustment and corresponding administrative officers are appointed under this ordinance. From the date of their appointment, the Board of Adjustment and administrative officers under this ordinance shall administer and enforce the resolutions which have been adopted pursuant to said Chapter 30613, and from that date such resolutions shall be considered the same as if adopted under this ordinance. All proceedings and petitions pending before the Zoning Board, the Board of Adjustment, the Board of County Commissioners, or any administrative office pursuant to said Chapter 30613 shall continue in full force and effect and shall be completed under this ordinance.

#### SECTION 14. SAVING CLAUSE

In any section, part of section, paragraph or clause of this ordinance shall be held to be unconstitutional or void, the remaining provisions of this ordinance shall nevertheless remain in full force and effect.

#### SECTION 15. EFFECTIVE DATE

This ordinance shall take effect as provided by law.



Section 13. Section 13, of chapter 57-1194, laws of Florida, special acts of 1957, as amended by chapter 59-1138, laws of Florida, special acts of 1959, is amended to read:

Section 13. Any person, individually or jointly with his or her spouse, who are the sole or joint owners or lessees of any land or building shall not be required to hold a certificate of competency provided for in this act to do or perform any work himself in furtherance of any job or occupation defined in this act on his own single family or single story duplex residential building or his own single story commercial building, provided however, such person, either individually or jointly with his or her spouse, shall not construct more than two (2) buildings in any period of one year with a gross floor area in any building of more than three thousand (3,000) square feet, nor shall he construct any building with more than one story. Such builder shall be designated owner-builder.

Section 14. Section 14 of chapter 57-1194, laws of