SEC. 5-19. 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, in appropriate cases and subject to appropriate conditions and safeguards, to make special exceptions to the terms of any zoning order of 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, 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 article.

(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 article or any regulation adopted under the authority of this article.

(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 article 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 article 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 the Planning, Building and Zoning Department in all cases involving requests for special exceptions.

(c) To hear and decide appeals when it is alleged that there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of Broward County Ordinance No. 76-39 otherwise known as the "Broward County Tree Preservation Ordinance".

(d) 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 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 the 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 article 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 article 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 nonconforming 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 article, 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 article, 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 un-

der any zoning resolution adopted pursuant to this article. 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.

ORDINANCES 77-48 & 78-33 DESIGNATED USES (FOR INCLUSION IN CHAPTER 39)

Sec. 1. DEFINITIONS

1.01. Designated use.

For the purpose of this Ordinance, the term "designated use" shall mean and include such designated uses or accessory uses as shall be included in this Ordinance and which may from time to time be added to this Ordinance by amendment as the Board of County Commissioners of Broward County, Florida, in its continuing study of the various uses and accessory uses permitted in Chapter 39 of the Code of Ordinances of Broward County, Florida, may determine.

1.02. Adult Book Store.

For the purpose of this Ordinance, the term "adult book store" means and includes an establishment having as a substantial or significant portion of the stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined below), or an establishment with a segment or section devoted to the sale or display of such materials.

1.04. Adult Motion Picture Theater.

For the purpose of this Ordinance, the term "adult motion picture theater" means and includes an enclosed building with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined below), for the observation by patrons therein.

1.05. Adult Mini Motion Picture Theater.

For the purpose of this Ordinance, the term "adult mini motion picture theater" means and includes an enclosed building with a capacity for less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined below), for observation by patrons therein.

1.06. Specified Sexual Activities.

For the purpose of this Ordinance, the term "Specified sexual activities" shall mean and include:

(a) Human genitals in a state of sexual stimulation or arousal;

(b) Acts of human masturbation, sexual intercourse or sodomy; and

(c) Vondling or other erotic touching of human genitals, pubic region buttock or female breast.

1.07. Specified Anatomical Areas.

For the purpose of this Ordinance, the term "specified anatomical areas" shall mean and include:

(a) Less than completely and opaquely covered:

(1) Human genitals, pubic region;

(2) Buttock; and

(3) Female breast below a point immediately above the top of the areola; and

(b) Humal male genitals in a discernibly turgid state, even if completely and opaquely covered.

1.08. Group "D" Cabaret.

For the purpose of this Ordinance, the term "group 'D' cabaret" shall mean and include any place of business or establishment or cabaret which features the following naked, topless or bottomless employees: dancers, entertainers or waitresses, go go dancers, exotic dancers, strippers, male or female impersonators, or similar employees.

1.08. Massage Establishment.

The term "massage establishement", as used in this Ordinance, shall mean and include any shop parlor, establishment or place of business wherein all or any one or more of the following named subjects and methods of treatments, are administered or practiced:

(a) Oil rubs, salt glows, hot or cold packs, all kinds of baths including steam rooms, cabinet baths, sitz baths, colon irrigation, body massage either by hand or by any mechanical or electrical apparatus or device (excluding fever therapy), applying such movements as stroking, friction, rolling, vibration, kneading, cupping, petrissage, rubbing, effleurage or tapotement.

(b) Nothing in this Ordinance shall be construed as applying to State of Florida-licensed barbers, cosmetoligists, manicurists, pedicurists, physical therapists assistants, midwives, practical nurses, agents, servants or employees in licensed hospitals or nursing home or other licensed medical institutions, licensed physicians, osteopaths, chiropractors, podiatrists, naturopathic physicians or other licensed medical practioners, or their agents, servants or employees acting in the course of such agency, service or employment under the supervision of the licensee.

1.10. Health spa.

For the purpose of this Ordinance, the term "health spa" shall mean and include all health studios, exercise salons, relaxation spas, health salons, health clubs and adult relaxation spas.

1.11. Encounter studio.

For the purpose of this Ordinance, the term "encounter studio" shall mean and include all establishments offering nude encounter sessions, encounter sessions between males and females, nude dance encounter sessions, and sexual consultations.

1.12. Person.

For the purpose of this Ordinance, the word "person" means and includes any adult individual, firm, association, joint venture, parternship, estate, trust, business trust, syndicate, fiduciary, corporation, or any combination thereof, or other entity.

1.13. Residentially zoned district.

For the purpose of this Ordinance, the term "residentially zoned district" means and includes districts R-1A, R-1B, R-1C, R-1P, R-1T, R-2, R-2P, R-2U, R-3, R-3U, R-4, R-4A, R-4B, R-5, R-6, T-1, T-1A, T-1B, T=1C, PUD, A-1, D-1, E-1 and E-2 in unincorporated Broward County and districts zoned residential in accordance with the ordinances or regulations of any municipality within Broward County.

1.14. Cabaret.

For the purpose of this Ordinance, the term "cabaret" shall mean and include any place wherein any type of alcoholic beverage is sold or given away for consumption on the premises and the operator thereof holds a license from the State of Florida to sell alcoholic beverages for consumption on the premises and wherein the patrons are provided with entertainment or space for dancing.

1.15. Alcoholic Beverage.

For the purpose of this Ordinance, the term "alcoholic beverage" shall mean and include any beverage containing more than one (1) percent of alcohol by weight.

Sec. 2. DISTANCE LIMITATIONS BETWEEN DESIGNATED USES.

2.01. In the development, enforcement and amendment of this Ordinance, it is recognized that there are uses and accessory uses which because of their very nature are recognized as having serious objectionable characteristics particularly when several of them are concentrated in any given location, thereby having a deleterious effect upon the adjacent business and residential areas. Special regulation

not contribute to the blighting and downgrading of the surrounding neighborhood. None of the designated uses set forth in this Ordinance, or added from time to time to this Ordinance by amendment, shall be located nearer to the same or any other designated use nor nearer to any church or public, private or parochial, kindergarten, nursery, elementary, middle or high school, or day care center than one thousand (1,000) feet. Measurement of the one thousand (1,000) feet shall be made in accordance with subsection 2.03 hereof.

2.02. It shall be unlawful hereafter to establish any designated use within unincorporated Broward County if the proposed location is within five hundred (500) feet of a residentially zoned district. This prohibition shall be waived upon the presentment to the Building and Zoning Enforcement Division of a written petition requesting such waiver, signed by fifty-one percent (51%) of all those persons owning real property, residing or operating or managing a business within five hundred (500) feet of the proposed location of the designated use. The circulator of the petition requesting a waiver shall subscribe and swear to an affidavit attached to the petition that the circulator personally witnessed the signatures on the petition and that the signatures were affixed to the petition by the persons whose anmes appear on the petition. Said petition shall bear at the top of each page thereof a type written title in substantially the following form: "The undersigned hereby request a waiver from the Building and Zoning Enforcment Division of Broward County, Florida, that shall permit the establishment and location of a(an) (state specifically which designated use is sought to be established)within five hundred (500) feet of my real property, residence or business." Building and Zoning Enforcement Division shall carefully investigate the petition and signatures on the petition to verify that the petitioners do in fact own real property, or reside or do business in a residentially zoned district within five hundred (500) feet of the proposed designated use. Measurement of the five hundred (500) feet shall be made in accordance with subsection 2.03 hereof.

2.03. For the purposes of this Ordinance, a designated use or proposed designated use shall be deemed to be within one thousand (1,000) feet or five hundred (500) feet of another designated use or church, school, real property, residence, business or residentially zoned district, respectively, as defined or described herein, if any part of the building in which, or plot of land upon which, a designated use is located or proposed to be located is within one thousand (1,000) feet or five hundred (500) feet, as the case may be, as measured by an actual or imaginary straight line upon the ground or in the air, of any part of the building in which, or plot of land upon which, another designated use or such church, school, real property, residence, business or residentially zoned district, respectively, is located.

Sec. 3. DESIGNATED USES

3.01. The following uses are declared to be "designated uses":

(a) Adult Book Store.
(b) Adult Motion Picture Theater.
(c) Adult Mini Motion Picture Theater.
(d) Group "D" Cabaret.
(e) Massage Establishment.
(f) Health Spa.
(g) Encounter Studio.

Sec. 4. APPLICATION TO NEW CHURCHES, SCHOOLS OR RESIDENTIALLY ZONED DISTRICTS

4.01. Where a designated use is located in conformity with the provisions of this Ordinance, the subsequent locating of a church or school within one thousand (1,000) feet, or a residentially zoned district within five hundred (500) feet, of such existing designated use shall not be construed to cause such designated use to be in violation of this Ordinance.

Sec. 5. ORDINANCE NOT RETROACTIVE

5.01. The provisions of this Ordinance shall not be construed to be retroactive, and any existing designated use which conformed to the regulations in effect when such designated use was established shall not be rendered illegal or in violation through the adoption of this Ordinance or amendments to this Ordinance, so long as the occupational license issued for such use remains in full force and effect and is renewed in a timely manner.

TABLE OF CONTENTS

		PAGE:
ARTICLE ONE	ZONING ORDINANCE:	1
	INTENT, PURPOSE AND METHOD	3
Sec. 39-1	Purpose; Division of County in Districts	3
39-2	Short Title: Scope	3
ARTICLE TWO	DEFINITIONS	5
Sec. 39-13	General Construction of Terms	5
39-14	Terms Defined	5
ARTICLE THREE	GENERAL PROVISIONS	21
Sec. 39-25	Conflicting Regulations	21
39-26	Scope	21
39-27	Building Under Construction	21
39-28	Outstanding Permits	21
39-29	Uncompleted Structures	22
39-30	Time Limit	22
39-31	Errors and Violations	22
39-32	Existing Platted Lots	22
39-33	Boats as Residences	23
39-34	Tents	23
39-35	No Reduction of Required Area	23
39-36	Replatted Lots	23
39-37	Double Frontage	23
39-38	Use of Premises Without Buildings	23
39-39	Group Housing	24
39-40	Yard Encroachments	24
39-41	Fences, Walls and Hedges	25
39-42	Accessory Uses and Structures	26
39-43	Exclusions from Height Limits	27
39-44	Boat Houses and Boat Slips	28
39-45	Docks and Wharves	29
39-46	Groins and Breakwaters	29
39-47	Transitional Uses in "R" Districts	29
39-48	Residential Uses in Non-Residential Dists.	30
39-49	District Boundary Line Plots	30
39-50	Use of Residentially-Zoned Property for Access	31
39-51	Elevation of Filled Land	31
39-52	Essential Services	31
39-53	County Uses	32
39-54	Nuisances	32
39-55	Accessory Dwellings	32
39-56	Sewage Disposal	32
39-57	Plots in Separate Ownership	33
39-58	Reduction of Plots Below Minimum Requirements	33
39-59	Storage on Residential Property	33
39-60	Cemeteries	33
39-61	Waterways	33
39-62	Same - Permits	34
39-63	Same - Applications for Permits	34
39-64	Same - Inspection	35

		PAGE:
ARTICLE THREE	GENERAL PROVISIONS (CONTINUED)	
Sec. 39-65	Trafficway Frontage Setbacks	35
39-66	Model Units and Sales Offices	38
39-67	Site Development Plan Requirements	39
39-68	Density	55
39-69	Functional Landscaping	56
39-70	Parking of Junk Vehicles	72
39-71	Special Regulations for Transformer Substations	72
ARTICLE FOUR	BASE BUILDING LINES	74
Sec. 39-79	Base Building Lines Established	74
ARTICLE FIVE	YARD SPACE DISTRICTS (Deleted)	
ARTICLE SIX	MINIMUM FLOOR AREA DISTRICTS (Deleted)	124
ARTICLE SEVEN	MINIMUM PLOT SIZE DISTRICTS (Deleted)	124
ARTICLE EIGHT	NON-CONFORMING USES AND STRUCTURES	125
Sec. 39-120	Existing Uses	125
39-121	Non-Conforming Use - Extensions	125
39-122	Non-Conforming Use - Repair, Alteration and Enlargement	125
39-123	Reconstruction After Catastrophe	125
39-124	Change of Non-Conforming Use	126
39-125	Discontinuance or Abandonment of a Non-Conforming Use	126
39-126	Continuance of Non-Conforming Uses and Structures	127
39-127	Unlawful Use Not Authorized	127
39-128	District or Regulation Change	127
39-129	Non-Conformity Other than Use	127
39-130	Illegal Use	127
ARTICLE NINE	OFFSTREET PARKING AND LOADING	128
Sec. 39-141	Offstreet Parking Required	128
39-142	Location, Character and Size	129
39-143	Amount of Off-Street Parking	130
39-144	Combined Off-Street Parking	133
39-145	Non-Conforming Uses	133
39-146	Use of Required Off-Street Parking by Another Building	133
39-147	Parking of Commercial Vehicles	133
39-148	Off-Street Loading	133
39-149	Alternative Parking Spaces	135
ARTICLE TEN	ZONING DISTRICTS	138
Sec. 39-160	Classes and Symbols	138
39-161	Zoning District Maps	139
39-162	Application of Zoning Regulations	139
39-163	Water Areas	139
39-164	Districting of Vacated Ways	140
39-165	Boundaries of Districts	140
39-166	District Group Classification	141
39-167	Railroad Rights-of-Way	141
39-168	Regulation of Unzoned Property	141

		PAGE:
ARTICLE ELEVEN	ESTATE E-1 DISTRICT	142
Sec. 39-179	Purpose of District	142
39-180	Uses Permitted	142
39-181	Size of Plot	143
39-182	Plot Coverage	143
39-183	Height	143
39-184	Front Yard	143
39-185	Side Yards	144
39-186	Rear Yards	144
39-187	Minimum Floor Area	144
39-188	Accessory Use Setbacks	144
ARTICLE TWELVE	LIMITED AGRICULTURAL A-1 AND GENERAL AGRICULTURAL A-2 DISTRICTS	145
Sec. 39-199	Purpose of District	145
39-200	Uses Permitted	145
39-201	Uses Prohibited	147
39-202	Height	147
39-203	Plot Size	148
39-204	Plot Coverage	148
39-205	Front Yard	148
39-206	Side Yards	148
39-207	Rear Yards	148
39-208	Yard Modifications	148
39-209	Limitations of Uses	149
39-210	Minimum Floor Area	150
ARTICLE THIRTEEN	AGRICULTURAL-UTILITY A-3 DISTRICTS	151
Sec. 39-221	Purpose of District	151
39-222	Uses Permitted	151
39-223	Uses Prohibited	151
39-224	Height	152
39-225	Plot Size	152
39-226	Coverage	152
39-227	Yards	152
39-238	Yard Modifications	153
ARTICLE FOURTEEN	AGRICULTURAL-AMUSEMENT A-4 DISTRICTS	154
Sec. 39-239	Purpose of District	154
39-240	Uses Permitted	154
39-241	Uses Prohibited	154
39-242	Height	155
39-243	Plot Size	155
39-244	Coverage	155
39-245	Yards	155
39-246	Yard Modifications	155
39-247	Limitations of Uses	156
ARTICLE FIFTEEN	AGRICULTURAL-EXCAVATION A-5 DISTRICTS	157
Sec. 39-258	Purpose of District	157
39-259	Uses Permitted	157
39-260	Uses Prohibited	157
39-261	Height	158
39-262	Plot Size	158
39-263	Yards	158
39-264	Limitations of Uses	158

		PAGE:
ARTICLE SIXTEEN	AGRICULTURAL-DISPOSAL A-6 DISTRICTS	159
Sec. 39-275	Purpose of District	159
39-276	Uses Permitted	159
39-277	Uses Prohibited	159
39-278	Height	160
39-279	Plot Size	160
39-280	Plot Coverage	160
39-281	Yards	160
39-282	Limitations of Uses	160
ARTICLE SEVENTEEN	AGRICULTURAL-RESTRICTED DISPOSAL A-7 DISTRICTS	162
Sec. 39-293	Purpose of District	162
39-294	Uses Permitted	162
39-295	Uses Prohibited	162
39-296	Height	163
39-297	Plot Size	163
39-298	Plot Coverage	163
39-299	Yards	163
39-300	Limitations of Uses	163
ARTICLE EIGHTEEN	AGRICULTURAL-SANITARY FILL A-8 DISTRICTS	164
Sec. 39-311	Purpose of District	164
39-312	Uses Permitted	164
39-313	Prohibited Uses	164
39-314	Height	165
39-315	Plot Size	165
39-316	Plot Coverage	165
39-317	Yards	165
39-318	Limitations of Uses	165
ARTICLE NINETEEN	CEMETERY DISTRICTS A-9	167
Sec. 39-319	Definitions	167
39-320	Purpose of District	167
39-321	Uses Permitted	167
39-322	Plot Size	167
39-323	Access	167
39-324	Off-Street Parking	167
39-325	Buffers	168
39-326	Location of Structures	168
39-327	Sight Distances	168
39-328	Health Standards	168
39-328.1	Plan Review	168
ARTICLE TWENTY	ONE FAMILY DWELLING R-1A to R-1C DISTRICTS	170
Sec. 39-329	Uses Permitted	170
39-330	Size of Plot	170
39-331	Plot Coverage	173
39-332	Height	173
39-333	Front Yard	173
39-334	Side Yards	174
39-335	Rear Yards	174
39-336	Minimum Floor Area	174

		PAGE:
ARTICLE TWENTY-ONE	ONE FAMILY DWELLING - PARKING R-1P DISTRICT	175
Sec. 39-347	Purpose of District	175
39-348	Uses Permitted	175
39-349	Location of R-1P District	175
39-350	Open Parking Lot Regulations	175
ARTICLE TWENTY-TWO	MOBILE HOME DWELLING R-1T DISTRICT	178
Sec. 39-361	Purpose of District	178
39-362	Uses Permitted	178
39-363	Limitations & Special Requirements	178
39-364	Height	179
39-365	Plot Size	179
39-366	Yards	179
39-367	Existing Mobile Home Developments	180
ARTICLE TWENTY-THREE	SPECIAL ONE-FAMILY D-1 DISTRICTS	
Sec. 39-378	Purpose of District	181
39-379	Uses Permitted	181
39-380	Size of Plot	181
39-381	Plot Coverage	181
39-382	Height	181
39-383	Yards	181
39-384	Minimum Floor Area	182
39-385	Separation of Buildings	182
39-386	Plot Area Per Unit	182
39-387	Definition of Plot	182
39-388	Limitations & Special Requirements	183
ARTICLE TWENTY-FOUR	TWO-FAMILY DWELLING R-2 DISTRICTS	
Sec. 39-399	Uses Permitted	185
39-400	Size of Plot	185
39-401	Plot Coverage	185
39-402	Height	186
39-403	Front Yard	186
39-404	Side Yards	186
39-405	Rear Yard	187
39-406	Minimum Floor Area	187
ARTICLE TWENTY-FIVE	TWO FAMILY DWELLING - PARKING R-2P DISTRICT	188
Sec. 39-417	Purpose of District	188
39-418	Uses Permitted	188
39-419	Location of R-2P Districts	188
ARTICLE TWENTY-SIX	TWO-FAMILY DWELLING R-2U DISTRICTS	
Sec. 39-430	Purpose of District	189
39-431	Uses Permitted	189
39-432	Size of Plot	189
39-433	Plot Coverage	189
39-434	Height	190
39-435	Front Yard	190
39-436	Side Yard	190
39-437	Rear Yard	190
39-438	Minimum Floor Area	191
39-439	Limitations & Special Requirements	Deleted

		PAGE:
ARTICLE TWENTY-SEVEN	LOW DENSITY MULTIPLE R-3 DISTRICT	
Sec. 39-450	Uses Permitted	192
39-451	Size of Plot	193
39-452	Plot Coverage	193
39-453	Height	193
39-454	Front Yard	193
39-455	Side Yards	193
39-456	Rear Yards	194
39-457	Plot Area Per Room	Deleted
39-458	Minimum Floor Area	194
39-459	Open Parking Lots	195
ARTICLE TWENTY-EIGHT	APARTMENTS R-4 DISTRICT	
Sec. 39-470	Uses Permitted	196
39-471	Size of Plot	196
39-472	Plot Coverage	196
39-473	Height	197
39-474	Front Yard	197
39-475	Side Yards	197
39-476	Rear Yard	198
39-477	Plot Area Per Room	Deleted
39-478	Minimum Floor Area	198
ARTICLE TWENTY-NINE	PLANNED APARTMENT R-4A DISTRICT	
Sec. 39-489	Uses Permitted	199
39-490	Size of Plot	199
39-491	Height	199
39-492	Plot Coverage	199
39-493	Street Yards	199
39-494	Side Yards	200
39-495	Rear Yard	200
39-496	Plot Area Per Room	Deleted
39-497	Minimum Floor Area	200
39-498	Special Yard	200
39-499	Site Development Plan	201
39-500	Maintenance	201
ARTICLE THIRTY	MOTEL R-5 DISTRICT	
Sec. 39-511	Uses Permitted	202
39-512	Special Accessory Uses	202
39-513	Size of Plot	203
39-514	Height	203
39-515	Plot Coverage	203
39-516	Plot Area Per Room	Deleted
39-517	Front Yard	204
39-518	Side Yards	204
39-519	Rear Yard	204
39-520	Minimum Floor Area	204

			PAGE:
ARTICLE THIRTY-ONE		HOTEL R-6 DISTRICT	
Sec.	39-531	Uses Permitted	205
	39-532	Size of Plot	205
	39-533	Height	205
	39-534	Plot Coverage	205
	39-535	Plot Area Per Room	Deleted
	39-536	Front Yard	206
	39-537	Side Yards	206
	39-538	Rear Yards	206
	39-539	Minimum Floor Area	207
ARTICLE THIRTY-TWO		TRAILER PARK T-1 DISTRICT	
Sec.	39-550	Purpose of District	208
	39-551	Uses Permitted	208
	39-552	Special Accessory Uses	208
	39-553	Prohibited Uses	209
	39-554	Plot Size	209
	39-555	Height	210
	39-556	Trailer Site Area	210
	39-557	Yards	210
	39-558	Separation of Trailers	210
	39-559	Access to Trailer Sites	211
	39-560	Porches and Additions	211
	39-561	Health and Sanitation	212
ARTICLE THIRTY-TWO(A)		MOBILE HOME PARK MH-1 DISTRICT	
Sec.	39-562	Purpose of District	213
	39-563	Uses Permitted	213
	39-564	Special Accessory Uses	213
	39-565	Prohibited Uses	213
	39-566	Plot Size	214
	39-567	Height	214
	39-568	Minimum Site Requirements	214
	39-569	Yards	214
	39-570	Separation	215
	39-571	Access to Site	215
	39-571.1	Porches and Additions	215
	39-571.2	Health and Sanitation	216
ARTICLE THIRTY-THREE		ROW HOUSE R-3U DISTRICT	
Sec.	39-572	Purpose of District	217
	39-573	Uses Permitted	217
	39-574	Size of Plot	217
	39-575	Plot Coverage	218
	39-576	Height	218
	39-577	Front Yard	218
	39-578	Side Yards	218
	39-579	Rear Yards	219
	39-580	Minimum Floor Area	219
	39-581	Limitations & Special Requirements	219
ARTICLE THIRTY-FOUR		RECREATIONAL S-1 DISTRICT	
Sec.	39-592	Purpose of District	220
	39-593	Uses Permitted	220
	39-594	Uses Prohibited	221
	39-595	Site Development Plan	221
	39-596	Landscaping	221
	39-597	Height	221

PAGE:

ARTICLE THIRTY-FOUR RECREATIONAL S-1 DISTRICT (CONTINUED)
Sec. 39-598 Plot Size 222
39-599 Yards 222
39-600 Fences 222
39-601 Requirements for Tent Camps 222

ARTICLE THIRTY-FIVE OPEN SPACE S-2 DISTRICT
Sec. 39-612 Purpose of District 225
39-613 Uses Permitted 225
39-614 Uses Prohibited 225
39-615 Height 225
39-616 Plot Coverage 226
39-617 Plot Size 226

ARTICLE THIRTY-SIX NEIGHBORHOOD BUSINESS B-1 DISTRICT
Sec. 39-628 Purpose of District 227
39-629 Uses Permitted 227
39-630 Uses Prohibited 229
39-631 Limitations on Uses 230
39-632 Height 230
39-633 Plot Size 230
39-634 Yards 230

ARTICLE THIRTY-SEVEN COMMUNITY BUSINESS B-2 DISTRICT
Sec. 39-645 Purpose of District 231
39-646 Uses Permitted 231
39-647 Uses Prohibited 233
39-648 Limitations on Uses 234
39-649 Height 234
39-650 Plot Size 234
39-651 Yards 234

ARTICLE THIRTY-EIGHT PLANNED BUSINESS CENTER B-2A DISTRICT
Sec. 39-662 Purpose of District 235
39-663 Uses Permitted 235
39-664 Uses Prohibited 235
39-665 Limitations on Uses 235
39-666 Site Development Plan 236
39-667 Height 236
39-668 Plot Size 236
39-669 Yards and Setbacks 236
39-670 Maintenance 237

ARTICLE THIRTY-NINE SPECIAL BUSINESS B-2B DISTRICT
Sec. 39-681 Purpose of District 238
39-682 Uses Permitted 239
39-683 Uses Prohibited 238
39-684 Limitations on Uses 239
39-685 Height 239
39-686 Plot Size 239
39-687 Yards 239

ARTICLE FORTY GENERAL BUSINESS B-3 DISTRICT
Sec. 39-698 Purpose of District 240
39-699 Uses Permitted 240
39-700 Uses Prohibited 241
39-701 Limitations on Uses 241
39-702 Height 241

			PAGE:
ARTICLE FORTY		GENERAL BUSINESS B-3 DISTRICT (CONTINUED)	
Sec.	39-703	Plot Size	241
	39-704	Yards	242
	39-705	Minimum Floor Area	242
ARTICLE FORTY-ONE		RESERVED	-
ARTICLE FORTY-TWO		COMMERCIAL C-1 DISTRICT	
Sec.	39-726	Purpose of District	243
	39-727	Uses Permitted	243
	39-728	Uses Prohibited	245
	39-729	Height	246
	39-730	Plot Size	246
	39-731	Yards	246
ARTICLE FORTY-THREE		LIGHT INDUSTRIAL M-1 DISTRICT	
Sec.	39-742	Purpose of District	247
	39-743	Uses Permitted	247
	39-744	Uses Prohibited	249
	39-745	Height	250
	39-746	Plot Size	250
	39-747	Yards	250
ARTICLE FORTY-FOUR		MEDIUM INDUSTRIAL M-2 DISTRICT	
Sec.	39-758	Purpose of District	251
	39-759	Uses Permitted	251
	39-760	Uses Prohibited	253
	39-761	Height	253
	39-762	Plot Size	253
	39-763	Yards	253
ARTICLE FORTY-FIVE		GENERAL INDUSTRIAL M-3 DISTRICT	
Sec.	39-774	Purpose of District	254
	39-775	Uses Permitted	254
	39-776	Uses Prohibited	255
	39-777	Height	255
	39-778	Plot Size	255
	39-779	Yards	255
ARTICLE FORTY-SIX		LIMITED HEAVY INDUSTRIAL M-4 DISTRICT	
Sec.	39-790	Purpose of District	256
	39-791	Uses Permitted	256
	39-792	Uses Prohibited	257
	39-793	Height	257
	39-794	Plot Size	257
	39-795	Yards and Separation	257
ARTICLE FORTY-SEVEN		HEAVY INDUSTRIAL M-5 DISTRICT	
Sec.	39-806	Purpose of District	258
	39-807	Uses Permitted	258
	39-808	Uses Prohibited	259
	39-809	Height	259
	39-810	Plot Size	259
	39-811	Yards and Separation	260
ARTICLE FORTY-EIGHT		SPECIAL DISTRICT REGULATIONS	
Sec.	39-822	Commercial Vehicle Parking	261
	39-823	Commercial Business in Private Garage	263

		PAGE:
ARTICLE FORTY-EIGHT SPECIAL DISTRICT REGULATIONS(CONTINUED)		
Sec. 39-824	Junk Yards	263
39-825	House Trailers, Mobile Homes, Travel Trailers and Other Mobile Units	264
39-826	Moving of Buildings	265
39-827	Vehicular Driveways	265
39-828	Grade of Buildings	265
39-829	Recreational Vehicles	265
ARTICLE FORTY-NINE	SERVICE STATIONS	
Sec. 39-840	Size of Plot	267
39-841	Location of Service Stations	267
39-842	Clearances Required	267
39-843	Protective Wall	267
39-844	Driveways	268
39-845	Lighting	268
39-846	Storage of Flammable Liquids	268
39-847	Accessory Uses	268
ARTICLE FIFTY	ALCOHOLIC BEVERAGE ESTABLISHMENTS	
Sec. 39-859	Separation Requirements	270
39-860	Limitations & Qualifications	271
39-861	Definitions	271
39-862	Application to New Churches & Schools	272
39-863	Beer & Wine Package Stores	272
39-864	Existing Establishments	272
ARTICLE FIFTY-ONE	SIGN REGULATIONS	
Sec. 39-875	Scope	273
39-876	Prohibited Uses	273
39-877	Political Signs	273
39-878	Clean Sign Matter Required	274
39-879	Advertising Signs Prohibited	274
39-880	Signs in Agricultural Districts	274
39-881	Signs in R-1,D-1 and E-1 Districts	274
39-882	Signs in R-2,R-2U and R-2P Districts	275
39-883	Signs in R-3 and R-3U Districts	275
39-884	Signs in R-4 and R-4A Districts	275
39-885	Signs in R-5 and R-6 Districts	276
39-886	Signs in T-1 Districts	276
39-887	Signs in B-1 Districts	277
39-888	Signs in B-2 Districts	277
39-889	Signs in B-2A and B-2B Districts	278
39-890	Signs in B-3 Districts	278
39-891	Signs in C-1 Districts	278
39-892	Signs in M-1,M-2,M-3,M-4 & M-5 Districts	278
39-893	Advertising Sign Regulations	279
39-894	Strip Lighting	280
39-895	Illumination of Signs	280
39-896	Bus Benches	280
39-897	Non-Conforming Signs	280
39-898	Temporary Construction Signs	280
39-899	Signs in S-1 Districts	281
39-900	Signs Prohibited	281
39-901	Special Service Station Sign Height Limit	281

		PAGE:
ARTICLE FIFTY-TWO	EXCAVATION REGULATIONS	
Sec. 39-912	Definition	283
39-913	Permits	283
39-914	Plans and Surveys	284
39-915	Performance Bond	284
39-916	Zoning Limitations	285
39-917	Location	285
39-918	Protection	286
39-919	Conduct of Operations	286
39-920	Cleaning Up and Rehabilitation	287
39-921	Filling of Excavations	287
ARTICLE FIFTY-THREE	RESERVED.	
ARTICLE FIFTY-FOUR	ADMINISTRATION	
Sec. 39-942	Enforcement	289
39-943	Permits Not to be Issued	289
39-944	Plot Plan	289
39-945	Permits for New Use of Land	289
39-946	Permits for New Use of Buildings	289
39-947	Permits Required	290
39-948	Certificates Required	290
39-949	Certificates for Existing Uses	290
39-950	Temporary Certificates	290
39-951	Record of Certificates	290
39-952	Certificates for Dwelling Accessory To Building	291
39-953	Record of Non-Conforming Uses	291
39-954	Certificate for Non-Conforming Uses	291
39-955	Procedure on Violations	291
39-956	Duties of Enforcers	291
39-957	Right of Entry	291
ARTICLE FIFTY-FIVE	ZONING BOARD	
Sec. 39-968	Rules of Procedure	292
39-969	Meetings	292
39-970	Advisory Service	292
39-971	Amendments	292
ARTICLE FIFTY-SIX	BOARD OF ADJUSTMENT	
Sec. 39-982	Notification for Variances	293
39-983	Notification of Errors	293
39-984	Notifications	293
39-985	Publication of Agenda	293
39-986	Requirements for Variances	293
39-987	Conditions and Limitations	294
39-988	Time Limit	294
39-989	District Uses Not Listed	294
39-990	Notification for Special Exceptions	294
39-991	Temporary Offices and Signs	294

		PAGE:
ARTICLE FIFTY-SEVEN	AMENDMENTS	
Sec. 39-1002	General	296
39-1003	Area for Rezoning	296
39-1004	Board Initiation	296
39-1005	Basis for Recommendations	296
39-1005.1	Authority to Withhold Permits and Licenses - Zoning in Progress	297
39-1006	Conditional Rezoning	297
39-1007	Minimum Size of Parcel	297
39-1008	Limit of Petitions	297
39-1008.1	Protest	298
39-1009	Procedure for Amendments	298
39-1010	Hearings Before Zoning Board	299
ARTICLE FIFTY-EIGHT	LEGAL PROVISIONS	
Sec. 39-1021	Interoretation, Purpose and Conflict	300
39-1022	Validity	300
39-1023	Saving Clause	300
39-1024	Repeal	300
39-1025	Violations and Penalties	301
ARTICLE FIFTY-NINE	FLOOD CONTROL F-1 DISTRICT	
Sec. 39-1037	Purpose of District	302
39-1038	Uses Permitted	302
39-1039	Uses Prohibited	303
ARTICLE SIXTY	INSTITUTIONAL-EDUCATIONAL I-1 DISTRICT	
Sec. 39-1050	Purpose	304
39-1051	Uses Permitted	304
39-1052	Uses Prohibited	304
39-1053	Yards	305
39-1054	Height	305
39-1055	Special Provisions Relating to Housing for the Elderly	305
ARTICLE SIXTY-ONE	INDUSTRIAL PARL M-1A DISTRICT	
Sec. 39-1067	Purpose of District	308
39-1068	Uses Permitted	308
39-1069	Uses Prohibited	309
39-1070	Height	310
39-1071	Plot Size	311
39-1072	Setbacks	311
39-1073	Fences	311
39-1074	Lighting	311
39-1075	Loading and Unloading	311
39-1076	Storage	312
39-1077	Signs	312
39-1078	Coverage	312
39-1079	Development Standards	312
ARTICLE SIXTY-TWO	PLANNED APARTMENT R-4B DISTRICT	
Sec. 39-1090	Uses Permitted	314
39-1091	Uses Prohibited	314
39-1092	Size of Plot	314
39-1093	Height	314
39-1094	Plot Coverage	314

			PAGE:
ARTICLE SIXTY-TWO		PLANNED APARTMENT R-4B DISTRICT	
Sec.	39-1095	Street Yards	315
	39-1096	Setbacks	315
	39-1097	Plot Area Per Room	315
	39-1098	Minimum Floor Area	315
	39-1099	Special Yard Requirements	316
	39-1100	Building Separation	316
	39-1101	Offstreet Parking	316
	39-1102	Site Development Plan	316
	39-1103	Maintenance	316
ARTICLE SIXTY-THREE		RECREATIONAL VEHICLE RV-1 DISTRICT	
Sec.	39-1114	Purpose of District	317
	39-1115	Definitions	317
	39-1116	Uses Permitted	317
	39-1117	Special Accessory Uses	317
	39-1118	Uses Prohibited	318
	39-1118.1	Plot Size	318
	39-1119	Site Size	318
	39-1120	Site Access	318
	39-1121	Height	318
	39-1122	Perimeter Strip	318
	39-1123	Separation and Setback	318
	39-1124	Utilities	319
	39-1125	Occupancy Limitations	319
	39-1126	Platting	319
	39-1127	Recreational Area Required	319
	39-1128	Animals	320
	39-1129	Special Requirements for Rental Campgrounds	320
	39-1130	Special Requirements for Rental Condominimum Campground	320
	39-1131	Special and Distinct Entities	321
ARTICLE SIXTY-FOUR		AGRICULTURAL ESTATE E-2 DISTRICT	
Sec.	39-1140	Purpose of District	322
	39-1141	Uses Permitted	322
	39-1142	Size of Plot	323
	39-1143	Plot Coverage	323
	39-1144	Height	323
	39-1145	Front Yard	323
	39-1146	Side Yard	324
	39-1147	Rear Yards	324
	39-1148	Minimum Floor Area	324
	39-1149	Accessory Use Setbacks	324
ARTICLE SIXTY-FIVE		MOBILE HOME PARK T-1A,T-1B,&T-1C DISTRICT	
Sec.	39-1160	Purpose of District	325
	39-1161	Uses Permitted	325
	39-1162	Prohibited Uses	326
	39-1163	Plot Size	326
	39-1164	Height	326
	39-1165	Minimum Lot Requirement	327
	39-1166	Yards	327
	39-1167	Access to Lots	327
	39-1168	Porches & Additions	327
	39-1169	Utilities Requirements	327
	39-1170	Limitations & Special Requirements	327

PAGE:

ARTICLE SIXTY-FIVE - MOBILE HOME PARK T-1A,T-1B,T-1C,
Sec. 39-1171 Density Limits 328
39-1172 Recreation Facilities 328

ARTICLE SIXTY-SIX PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
Sec. 39-1183 Objectives 329
39-1184 Definitions 329
39-1185 Land-Use Standards 331
39-1186 Permitted Uses 332
39-1187 Common Open Space 334
39-1188 Land Use Regulations 335
39-1189 Platting 338
39-1190 Procedure for Rezoning to a Planned Unit Development District 338
39-1191 Conformance to Approved Plan 340
39-1192 Failure to Begin Planned Unit Development 340
39-1193 Building Permit 341
39-1194 Codification 341
39-1195 Severability 341

ARTICLE SIXTY-SEVEN BROWARD COUNTY AIRPORT ORDINANCE
Sec. 39-1196 Purpose & Declaration of Legislative Intent 344
39-1197 Definitions 344
39-1198 Airport Zones & Airspace Height Limitations 346
39-1199 Airport Land Use Restrictions 350
39-2000 Applicability 351
39-2001 Non-Conforming Uses 351
39-2002 Permits & Variances 351
39-2003 Administration & Enforcement 353
39-2004 Board of Adjustment 353
39-2005 Appeals to Board of Adjustment 354
39-2006 Judicial Review 354
39-2007 Penality & Enforcement 354
39-2008 Conflicting Regulations 355

ESTABLISHMENT OF NEW ZONING DISTRICTS:
ARTICLE SIXTY-EIGHT SINGLE-FAMILY DETACHED DWELLINGS: RS-3 TO RS-5
Sec. 39-2009 General Provisions 356
2010(1) Purpose of Districts 356
2010(2) Uses Permitted 356
2010(3) Size of Plot 361
2010(4) Density Limits 361
2010(5) Plot Coverage 361
2010(6) Height 361
2010(7) Front Yard 362
2010(8) Side Yards 362
2010(9) Rear Yard 362
2010(10) Minimum Floor Area 363
2010(11) Regulations for Zero Lot Line Development 363

			PAGE:
ARTICLE SIXTY-FIVE - MOBILE HOME PARK T-1A,T-1B,T-1C(CONTINUED)			
Sec.	39-1171	Density Limits	328
	39-1172	Recreation Facilities	328
ARTICLE SIXTY-SIX		PLANNED UNIT DEVELOPMENT (PUD) DISTRICT	
Sec.	39-1183	Objectives	329
	39-1184	Definitions	329
	39-1185	Land-Use Standards	331
	39-1186	Permitted Uses	332
	39-1187	Common Open Space	334
	39-1188	Land Use Regulations	335
	39-1189	Platting	338
	39-1190	Procedure for Rezoning to a Planned Development District	338
	39-1191	Conformance to Approved Plan	340
	39-1192	Failure to Begin Planned Unit Development	340
	39-1193	Building Permit	341
	39-1194	Codification	341
	39-1195	Severability	341
ARTICLE SIXTY-SEVEN		BROWARD COUNTY AIRPORT ORDINANCE	
Sec.	39-1196	Purpose & Declaration of Legislative Intent	344
	39-1197	Definitions	344
	39-1198	Airport Zones & Airspace Height Limitations	346
	39-1199	Airport Land Use Restrictions	350
	39-2000	Applicability	351
	39-2001	Non-Conforming Uses	351
	39-2002	Permits & Variances	351
	39-2003	Administration & Enforcement	353
	39-2004	Board of Adjustment	353
	39-2005	Appeals to Board of Adjustment	354
	39-2006	Judicial Review	354
	39-2007	Penalty & Enforcement	354
	39-2008	Conflicting Regulations	355

VOIDED

ARTICLE SIXTY-EIGHT (CONTINUED): PAGE:

Sec. 39-2011 RESIDENTIAL-DUPLEX DWELLING DISTRICTS: RD-2 TO RD-10 DISTRICTS 363
2011(1) Purpose of District 363
2011(2) Uses Permitted 363
2011(3) Size of Plot 367
2011(4) Density Limits 368
2011(5) Plot Coverage 368
2011(6) Height 368
2011(7) Front Yard 368
2011(8) Side Yards 368
2011(9) Rear Yard 369
2011(10) Minimum Floor Area 369
2011(11) Special Regulations for Zero Lot Line 369

Sec. 39-2012 RESIDENTIAL-MULTIPLE FAMILY DWELLING RM-3 TO RM-10 DISTRICTS 370
2012(1) Purpose of District 370
2012(2) Uses Permitted 370
2012(3) Size of Plot 374
2012(4) Density Limits 374
2012(5) Plot Coverage 374
2012(6) Height 374
2012(7) Front Yard 374
2012(8) Side Yards 375
2012(9) Rear Yard 375
2012(10) Location of Dwelling on Same Lot or Parcel 376
2012(11) Minimum Floor Area 376
2012(12) Special Regulations for Zero Lot Line Development 376

Sec. 39-2013 RESIDENTIAL-MULTIPLE-FAMILY DWELLING RM-11 TO RM-16 DISTRICTS 376
2013(1) Purposes of District 376
2013(2) Uses Permitted 376
2013(3) Size of Plot 381
2013(4) Density Limits 381
2013(5) Plot Coverage 382
2013(6) Height 382
2013(7) Front Yard 382
2013(8) Side Yard 382
2013(9) Rear Yard 383
2013(10) Location of Dwelling on Same Lot or Parcel 383
2013(11) Minimum Floor Area 383
2013(12) Special Regulations for Zero Lot Line Development 383
2013(13) Open Parking Areas 384

Sec. 39-2014 RESIDENTIAL MULTIPLE-FAMILY DWELLING RM-17 TO RM-25 DISTRICTS 385
2014(1) Purpose of Districts 385
2014(2) Uses Permitted 385
2014(3) Size of Plot 390
2014(4) Density Limits 390
2014(5) Plot Coverage 390
2014(6) Height 390

ARTICLE SIXTY-EIGHT (CONTINUED) PAGE:

Sec. 39-2014(7) Front Yard 390
2014(8) Side Yards 391
2014(9) Rear Yard 391
2014(10) Location of Dwellings on Same Lot or Parcel 392
2014(11) Minimum Floor Area 392
2014(12) Special Regulations for Zero Lot Line Development 392

ARTICLE SIXTY-NINE REGULATIONS FOR THE USE AND CONTROL OF RESIDENTIAL CLUSTER DEVELOPMENT 393

Sec. 39-2015(1) General Purpose 393
2015(2) Applicability 393
2015(3) Processing 393
2015(4) Limitations on Allowable Minimum Lot Size for Cluster Developments 394
2015(5) Open Space Requirements 394

ARTICLE SEVENTY RESIDENTIAL, SINGLE-FAMILY DETACHED AND OFFICE DISTRICT: RSO DISTRICTS:

Sec. 39-2016(1) Purpose of District 396
(2) Applicability 396
(3) Uses Permitted 396
(4) Uses Prohibited 397
(5) Size of Plot 397
(6) Plot Coverage & Open Space 397
(7) Height 397
(8) Front Yard 397
(9) Side Yards 398
(10) Corner Plot 398
(11) Rear Yard 398
(12) Location of Structures on Same Lot or Parcel 398
(13) Minimum Floor Area 398
(14) Hedge, Fence, or Wall Requirements 398
(15) Existing Buildings 398
(16) Limitations on Permitted Uses 399
(17) Building Size Limitations 399

ARTICLE SEVENTY-ONE RESIDENTIAL-MULTIPLE-FAMILY-OFFICE DISTRICT: RMO DISTRICTS:

Sec. 39-2017(1) Purpose of District 400
(2) Applicability 400
(3) Uses Permitted 400
(4) Uses Prohibited 401
(5) Size of Plot 401
(6) Density Limits 401
(7) Plot Coverage 402
(8) Height 402
(9) Front Yard 402
(10) Side Yards 402
(11) Corner Plot 402
(12) Rear Yard 402
(13) Location of Structures on the Same lot or Parcel 402

ARTICLE SEVENTY-ONE (CONTINUED): PAGE:

(14) Minimum Floor Area 403
(15) Fence, Hedge & Wall Requirements 403
(16) Existing Buildings 403
(17) Limitation on Permitted Uses 403

ZONING ORDINANCE

BROWARD COUNTY, FLORIDA

An Ordinance 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 ordinances in conflict herewith; and to prescribe penalties for the violation of the provisions of this ordinance.

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

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

WHEREAS, the Board of County Commissioners of Broward County, Florida, did hold a public hearing on the final report of the Zoning Board, notice of which public hearing was published in a newspaper of general circulation published in Broward County more than 15 days prior to the date of said public hearing, at which hearing any and all citizens, property owners or any other persons or party of interest did have an opportunity to be heard in relation to the said report, its regulations, restrictions, maps, districts and boundaries, and

WHEREAS, the Board of County Commissioners of Broward County, Florida, deems it necessary in order to lessen congestion on 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 ONE - INTENT, PURPOSE, AND METHODS.

SECTION 39-1. PURPOSE; DIVISION OF COUNTY INTO DISTRICTS.

(a) The comprehensive plan of this ordinance 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.

(b) In order to more effectively protect and promote the general welfare and to accomplish the aims and purposes of this comprehensive plan, the County is divided into districts of such number, shape, and area, and of such common unity of purpose, adaptability or use, that are deemed most suitable to provide for the best general civic use, protect the common rights and interests of all, and to promote improved wholesome, sightly, harmonious and economic results in civic service, activities and operations; and by further regulations to limit the location, uses and occupancy of buildings, structures and land to be used for trade, industry, residence or other purposes, and also the location, height, bulk, occupancy and uses of buildings and other structures, including the percentage of plot occupancy and coverage, street setback lines, sizes of yards, and other open spaces.
(Amend. Zoning Regs., 2.1)

SECTION 39-2. SHORT TITLE; SCOPE.

This Chapter shall be known and cited as the Zoning Ordinance. An Ordinance 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 ordinances in conflict herewith; and to prescribe penalties for the violation of the provisions of this Resolution.

SECTIONS 39-3 - 39-12. RESERVED.

ARTICLE TWO - DEFINITIONS

SECTION 39-13. GENERAL CONSTRUCTION OF TERMS.

For the purpose of the Zoning Ordinance 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 39-14. TERMS DEFINED.

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

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

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

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

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

APARTMENT, HOTEL: A multiple dwelling under resident supervision, which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish dining room service.

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

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

AUTOMOBILE REPAIR, MINOR: Incidental body or fender work, other minor repairs, painting and upholstering, replacement of parts and motor service to passenger cars and trucks not exceeding one and one-half tons capacity, but not including any operations listed under "Automobile Repair, Major" or any other operation similar thereto.

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

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 P.M.

*CLUSTER DEVELOPMENT: Cluster development shall consist of two or more dwelling structures, each containing one or more dwelling units, grouped to form a unified development, with useable open area in either common or individual ownership, and fronting on a public or approved private street. Each development is based upon gross dwelling unit density within a given zoning district, whereby lot sizes are permitted to vary, provided the gross density is not exceeded.

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

*effective 8-27-79

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

COMPLETELY ENCLOSED BUILDING: A building separated on all sides from adjacent open space, or from other buildings or other structures, 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 severi to require hospitalization, or for persons requiring further institutional care after being discharged from a hospital other than a mental hospital

COVERAGE: The percentage of the plot area covered or occupied by buildings or roofed structures or portions thereof. 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 thereo apply under the provisions of this Chapter.

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 restrictive 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, ATTACHED: A residential structure on a lot, a portion of a lot, or lots held in common ownership, consisting of three or more dwelling units, having at least two party-walls with adjacent dwelling units, except for end or corner units.

*DWELLING, DETACHED: A single dwelling unit physically detached from other buildings, dwelling units or structures.

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

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

* DWELLING, SEMI-DETACHED: A residential structure having no more than two dwelling units attached by a party-wall, such as a duplex.

*EFFECTIVE 8-27-79

DWELLING, MULTIPLE: A dwelling occupied by three or more familie

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

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

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

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.

*Effective 9-12-75

FLOOR AREA: Where a specified minimum floor area is required in the Zoning Code 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 PROPERTY: Shall mean the plot line which abuts a street or separates the plot from a street.

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

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.

*HOMEOWNERS ASSOCIATION: An incorporated, non-profit organization operating in a residential cluster, townhouse cluster, or Planned Unit Development (PUD) under recorded agreements through which each lot owner is automatically a member; each occupied dwelling unit is automatically subject to a charge for a proportionate share of the expenses for the organization's activities and maintenance, such as maintaining property and including any maintenance costs levied against the Association by the County; each owner or tenant has the right to use the common property.

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

*EFFECTIVE 8-27-79

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 ordinance.

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

JUNK YARD: Place, structure or lot where junk, waste, discarded salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, housewrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase, or storage of usable secondhand 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.

*Effective 7-26-74

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 sungle 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 Ordinance, 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 Chapter for a new, and/or use which does not conform to all the regulations applicable to the district in which it is located.

NON-CONFORMING USES: The use of a structure or premises, existing at the effective date of this Ordinance, 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.

*OPEN AREA: A portion of the total site, lot or parcel, not including the area covered by buildings and structures.

*OPEN SPACE: A portion of the open area, not including parking, drives, private or public streets, service areas, structures, buildings, tennis courts and recreational buildings. The open space may be used for preservation of natural areas, landscaping, drainage areas, and available for limited recreational activities. Such open space shall be designed and maintained for the exclusive use of residents of the project, and may be dispersed throughout the development. Water areas, regardless of size, shall not account for more than seventy-five percent (75%) of the required open space.

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 vehicles 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 than specified above. "Parking" as defined herein shall only apply to open-air storage of automobiles.

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 Chapter. 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 traingular 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 vehicle, 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 partitions, columns, exterior walls, stairways, roofs, or other structural elements of a building or a structure.

***RESIDENCE: for the purpose of determining whether or not a person is living aboard a floating home, shall mean a person's usual place of dwelling in the State of Florida. A person sleeping aboard, or eating one or more meals a day aboard a moored, anchored or docked floating home or vessel at any place other than at a commercial marina or commercial yacht club shall be rebuttably assumed to be in residence aboard such floating home or vessel.

*RESIDENTIALLY ZONED PROPERTY: Shall mean any land or water area whose zoning district claddification 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 uses 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 uses for retail sale and dispensing of automobile fuels and oils. A service station may furnish supplies, equipment, and minor repair services, including used tires, to private passenger vehicles incidental to sale and dispensing of automobile fuels or 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

*Effective 7-26-74
**Effective 10-9-78
***Effective 12/4/78

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 insignia 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 the ground by a sign structure which meets all requirements of sign construction as oer the South Florida Building Code. Guy wires, braces, or angle irons may only be used as a means of secondary support.

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

SIGN, ILLUMINATION: 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 PENNANT: A sign composed of cloth, paper, plastic, or fabric of any kind, with or without a frame, not having characters letters, symbols or illustrations.

SIGN, PROJECTING: A sign attached to and supported by a building or other structure and which extends ar 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 an 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

* Effective 4-23-76

** Effective 11-16-76

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 permanently 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 which has 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 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 silk, cotton, canvas, fabric or light material.

*REVISED 11-16-76

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, 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 Ordinance, 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 Ordinance which is authorized and approved by the Board of Adjustment after it finds that the literal application of the provisions of the Ordinance would cause unnecessary hardship or practical difficulty in the use or development of a specific plot or building.

*VESSEL: Shall mean every kind, type and description of boat, ship, watercraft, or airboat, used or capable of being used as a means of transportation on water, other than seaplanes.

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 Ordinance. 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 Ordinance. 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.

EFFECTIVE 12/4/78

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 this Chapter and for the purpose of carrying out and enforcing its provisions.
(Amend. Zoning Regs. 2.2, 7-17-73)

SECTIONS 39-15 - 39-24. RESERVED.

ARTICLE THREE - GENERAL PROVISIONS

SECTION 39-25. 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 Chapter shall govern. (Amend. Zoning Regs. 3.1, 7-17-73)

SECTION 39-26. 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 Chapter. (Amend. Zoning Regs. 3.2, 7-17-73)

SECTION 39-27. 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 Chapter, 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 Chapter.
(Amend. Zoning Regs. 3.3, 7-17-73)

SECTION 39-28. OUTSTANDING PERMITS

(a) Where, at the effective date of this Chapter, 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 Chapter, such permits shall be void unless actual construction work, excluding grading or excavating is underway within 60 days of the effective date of this Chapter.

(b) Where, at the effective date of this Chapter, 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 Chapter, such permit shall be void unless the use is actually in operation on that date.
(Amend. Zoning Regs. 3.4, 7-17-73)

SECTION 39-29. 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. (Amend Zoning Regs. 3.5, 7-17-73)

SECTION 39-30. TIME LIMIT

Where the Board of Adjustment has approved or granted a special exception or variance pursuant to the terms of the Zoning Ordinance, 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.
(Amend Zoning Regs. 3.6, 7-17-73)

SECTION 39-31. ERRORS AND VIOLATIONS

(a) 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 Chapter. No permit presuming to give the authority to violate or cancel the provisions of this Chapter shall be valid except insofar as the work or use which it authorizes is lawful.

(b) 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 Chapter, or any regulations of Broward County.
(Amend. Zoning Regs. 3.7, 7-17-73)

SECTION 39-32. 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 Chapter.
(Amend Zoning Regs. 3.8, 7-17-73)

*SECTION 39-33. BOATS AS RESIDENCES

a. 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-propelled machinery in good operating condition.

b. Residence on floating homes or vessels shall be permitted at any moorage, except those moorages located on or immediately adjacent to properties zoned R-1A, R-1B, R-1C, D-1, E-1, or E-2, and except where such floating home or vessel shall cause the density limitation applicable to the land site to which the moorage is appurtenant to be exceeded.

c. Temporary habitation aboard a floating home moored in the public waterways of Broward County for a total of not to exceed fourteen (14) days in any calendar year, shall be permitted, provided wither the owner or operator or occupant of such floating home shall register the anticipated length of any such habitation over five (5) days with the enforceing official, as defined herein.

SECTION 39-34 TENTS

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

SECTION 39-35. 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 Chapter, and if already less than the minimum required by this Chapter, for a new building 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 Chapter, shall be included as part of a yard, setback, clearance, parking area or other space required under this Chapter, for another building, structure or use, unless specifically permitted under this Chapter.

SECTION 39-36. 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 that the minimum plot required in the District within which such land is located.

SECTION 39-37 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 39-38 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 Chapter, 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.

*Effective 12/4/78

SECTION 39-39. 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 this Chapter. 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.
(Amend. Zoning Regs. 3.16, 7-17-73)

SECTION 39-40. 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 this Chapter.

1. Sills or belt courses may project not over 12 inches into a required yard.

2. Cornices, eaves or gutters may project not over 1/3 of the required yard with a maximum of 5 feet, provided that where the yard is less than 5 feet in width such projections shall not exceed ½ the width of the yard.

3. Chimneys, fireplaces or pilasters may project not over two feet into a required yard.

4. Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than one foot to any plot line.

5. Fire escapes, stairways and balconies which are unroofed and unenclosed may project not over 5 feet into a required rear yard, or not over 3 feet 8 inches into a required side yard of a multiple dwelling, hotel or motel.

6. Meter rooms not over 7 feet in height may project not over 5 feet into a required yard.

7. Unenclosed and unroofed porches or terraces extending above the ground not higher than the first floor level except for railings may extend not over 5 feet into a required front yard, not over 3 feet into a required side yard, and not over 10 feet into a required rear yard.

8. Hoods, canopies or marquees may project not over 1/3 of the required yard, with a maximum of 5 feet, but shall not extend nearer than one foot to any plot line.

9. Fences, walls and hedges shall be permitted in required yards as specified in Section 39-41 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. (Amend. Zoning Regs. 3.17, 7-17-73)

*SECTION 39-41. FENCES, WALLS AND HEDGES

(a) 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 (6-½) feet above the finished grade of the abutting lot, except as follows:

(1) 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.

(2) 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.

(3) 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 a height exceeding eight (8) feet.

(4) 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.

*Effective 2-14-75

(5) 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 39-42. ACCESSORY USES AND STRUCTURES

(a) 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 39-40 Paragraph 11.

(b) 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 im height may be located not less than 5 feet from a rear or inside plot line.

(c) 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.

(d) 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.

(e) Accessory buildings shall not occupy more than 35 per cent of a required rear yard area.

(f) Areas or appurtenances not covered by a roof and enclosed only by screens shall not be subject to the limitations of this Section.

(g) In Residential Districts, the location of accessory swimming pools shall be subject to the following regulations:

(1) 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.

(2) 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.

ADMINISTRATIVE DECISIONS

SEC. 39.42 PAR. 5 POOL FENCING

EACH RESIDENTIAL POOL SHALL HAVE ITS OWN FENCING, EVEN THOUGH THE NEIGHBORING LOT(S) ARE PROPERLY FENCED. THIS WILL CREATE DOUBLE FENCING ON SOME PLOT LINES.

Ref TO ORD: 80-43
FENCING IN A-1, E-1, E-2 NOT REQ.
FOR POOL

(3) 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.

(4) 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 enclosed pool.

*(5) No public or residential swimming pool shall be erected or constructed unless same be enclosed by a type of fence as follows:

a. 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.

b. 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 polt line (s) bounded by water.

c. These regulations shall not apply to swimming pools operated in connection with any hotel, motel or other commercial ventures.

d. Fences surrounding swimming pools shall not exceed those requirements established in Section 39-41 in these regulations.

e. Any person, firm, or corporation desiring to erect such a pool and fence must first obtain a permit from the Building and Zoning Division before commencing construction.

SECTION 39-43. EXCLUSIONS FROM HEIGHT LIMITS

Penthouses, scenery lofts, towers, cupolas, steeples, and domes.

*Effective 2-14-75

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.
(Amend Zoning Regs. 3.20, 7-17-73)

SECTION 39-44. 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 house 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.
   (Amend Zoning Regs. 3.21, 7-17-73)

SECTION 39-45. DOCKS AND WHARVES

(a) 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.

(b) 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.
(Amend Zoning Regs. 3.22, 7-17-73)

SECTION 39-46. GROINS AND BREAKWATERS

(a) 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 39-45 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.

(b) 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.

(c) Seawalls shall be of a sloping, high energy-absorbing type, or of a vertical type with high energy-absorbing, rubble mound on the ocean side 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.
(Amend. Zoning Regs. 3.23, 7-17-73)

SECTION 39-47. 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.
(Amend. Zoning Regs. 3.24, 7-17-73)

*SECTION 39-48. RESIDENTIAL USES IN NON-RESIDENTIAL DISTRICTS

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) per cent 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 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.

**4. Hotels and Motels are exempt from the provisions of Section 3.25.
(Amend. Zoning Regs. 3.25, 7-17-73)

SECTION 39-49. DISTRICT BOUNDARY LINE PLOTS

(a) 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.

*EFFECTIVE 3-14-75
**EFFECTIVE 4-23-76

ADMINISTRATIVE DECISIONS

PG. 30

39-48 PAR 4. USE R-6 YARD SET BACKS

39-49 N.B. LANDSCAPING PG. 61, 62

(b) 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.

(c) 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.

(d) 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.

(e) 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.
(Amend. Zoning Regs. 3.26, 7-17-73)

SECTION 39-50. 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.
(Amend. Zoning Regs. 3.27, 7-17-73)

SECTION 39-51. 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.
(Amend. Zoning Regs. 3.28, 7-17-73)

*SECTION 39-52. ESSENTIAL SERVICES

Essential services shall be permitted as authorized and regulated by law and ordinances of Broward County, it being the intention hereof to exempt such essential services from the application of this Ordinance except as follows:

EFFECTIVE 8-27-79

**Water and wasterwater treatment plants and pumping and storage plants, may be permitted in all residentiall-zoned districts by Special Exception Approval only. Minimum landscaping and setback requirements for such uses shall be required as per Section 39-71 of this Code. A site plan showing the location of equipment and building, landscaping, parking areas, etc. as well as side view of decorative walls, must be submitted with Special Exception Application. Additional landscaping, other reasonable conditions or safeguards may be recommended by the Zoning Board and adopted by the Broward County Commission for all new utility uses. The Commission may also adopt such reasonable conditions as it deems advisable, even if they were not recommended by the Zoning Board.

SECTION 39-53. COUNTY USES

The provisions of this Ordinance 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 39-54. NUISANCES

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

SECTION 39-55. 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 yards which are required in R-6 Districts for such use except as modified by Section 39-48.

SECTION 39-56. SEWAGE DISPOSAL

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

*EFFECTIVE 8-27-79
**EFFECTIVE 9-18-79 (Typographical error)

SECTION 39-57. 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.
(Amend. Zoning Regs. 3.34, 7-17-73)

SECTION 39-58. 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.
(Amend. Zoning Regs. 3.35, 7-17-73)

SECTION 39-59. 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.
(Amend Zoning Regs. 3.36, 7-17-73)

*SECTION 39-60. CEMETERIES (Deleted)
(Amend Zoning Regs. 3.37, 7-17-73)

SECTION 39-61. WATERWAYS

(a) DEFINITIONS

(1) 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.

(2) 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.

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

*Effective 7-26-74

(b) LOCATION OF WATERWAYS

(1) No portion of a waterway shall be created within a public road right-of-way or within reservations dedicated for roadway purposes.

(2) 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.

(3) 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.

SECTION 39-62. SAME-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 serve less than 640 acres, used for the conveyance of irrigation to or drainage from agricultural lands to other waterways leading to major discharge points, and those waterways controlled and maintained by the Central and Southern Florida Flood Control District.

b. No permit shall be issued by the Engineering Department for a waterway unless the Department finds such proposed waterway to be in conformity with all of the requirements of these Regulations, and the application therefore 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.
(Amend. Zoning Regs. 3.38, 7-17-73)

SECTION 39-63. SAME-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 four 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.
(Amend. Zoning Regs. 3.38, 7-17-73)

SECTION 39-64. SAME-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 100 feet, or as often as may be necessary to determine the change in cross-section area.
(Amend. Zoning Regs. 3.38, 7-17-73)

SECTION 39-65. TRAFFICWAY FRONTAGE SETBACKS

*(a) 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.

(b) 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;

*Effective 10-10-69

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 (SW¼) of said Section 6;

Thence run Northerly along the East boundary of the West one-half (W½) 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 (NW¼) 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 (NW¼) 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.

(c) 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 39-160. of the Zoning Ordinance.

(d) 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:

(1) Awnings, or marquees projecting not over 5 feet into setback-area
(2) Benches
(3) Below grade, underground: structures, tanks or storage
(4) Driveways and walkways
(5) Landscaping
(6) Ornamental statuary
(7) Parking
(8) Planting bins
(9) Service signs
(10) Telephone Booth
(11) Utility poles, light standards, ornamental lighting
(12) Advertising signs located not less than 25 feet from any street line
(13) Fuel pumps or pump islands on a plot used for a service station

(e) 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:

(1) Buildings
(2) Exhibits or displays
(3) Plant nursery
(4) Roofed structures except awnings or marquees permitted in Paragraph 4 of this section
(5) Sales, display, storage or service of boats, trailers, machines
(6) Walls or fences

(f) TRAFFICWAYS DEFINED

For the purpose 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 Planning Council. (Amend Zoning Regs. 3.39, 7-17-73)

SECTION 39-66. MODEL UNITS AND SALES OFFICES.

Irrespective of other limitations and requirements in the Zoning Ordinance, 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 temproary model units and sales offices shall be removed upon the completion and closing out of such projects.
(Amend. Zoning Regs. 3.40, 7-17-73)

SECTION 39-67. SITE DEVELOPMENT PLAN REQUIREMENTS

(a) PREAMBLE

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

(2) 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;

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

(4) 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;

(5) 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,

(6) 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 ------- Building and Zoning Division 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.

(b) DEFINITIONS

(1) 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.

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

(3) BASE BUILDING LINE: Section 39-79, Zoning Ordinance.

(4) BICYCLE PATH: A path primarily intended for bicycle traffic.

(5) 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.

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

(7) COMMISSION: shall mean the Board of County Commissioners of Broward County.

(8) COMMITTEE: shall mean the Plat and Site Plan Review Committee of Broward County.

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

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

(11) DRIVEWAY: a vehicular facility connecting a parking aisle to another street of equal or higher functional classification.

(12) EASEMENT: a right-of-way granted on private property for specified public or private use.

(13) 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.

(14) 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.

(15) FUNCTIONAL CLASSIFICATION: The grouping or roadways into a system which describes the predominant character of trip service.

(16) 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.

(17) 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 area.

(18) 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).

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

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

(21) LOT DEPTH: the mean horizontal distance between the front and rear lines of a lot.

(22) 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.

(23) 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.

(24) MULTIPLE DWELLING: a building which provides three or more separate living units.

(25) PARKING AISLE: a roadway giving direct access to parking spaces.

(26) 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.

(27) 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 (1½) 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.

(28) PLAT AND SITE PLAN REVIEW COMMITTEE: a group of representatives of each of Broward County agencies having direct interest in new plats and site plans, including the Air and Water Pollution Control Board, Planning Council Broward County Transportation Authority, Board of Public Instruction, Engineering Department, Parks and Beaches 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.

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

(30) RIGHT-OF-WAY: land reserved or used for a street, alley, walkway, drainage facility or other public purposes.

(31) SIDEWALK: a pedestrian walkway within the public road right-of-way or easement.

(32) SETBACK: the distance required to obtain minimum front, side or rear yard open space.

(33) *SITE DEVELOPMENT PLAN: Delete Section 39-67 (b) Definition of Site Development Plan.

(34) 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.

(35) SITE DEVELOPMENT PLAN, PRELIMINARY: a tentative development plan, to scale and dimension, which may be submitted prior to submission of final plans.

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

(37) 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.

(38) STREET: a facility used for vehicular traffic.

(39) 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.

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

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

(42) 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.

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

*Effective 11-16-73

(44) STREET, MINOR ARTERIAL: a street whose prinicpal function is to carry and distribute traffic of moderate trip length.

(45) STREET, PRINICPAL ARTERIAL: a street whose principal function is to carry through traffic over considerable distances, having reasonably unimpaired traffic flow.

(46) SUBDIVIDER: See Developer.

(47) SUBDIVISION: The division or development of land.

(48) 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.

(49) TRAFFICWAY: an arterial street as identified on the County Trafficways plan.

(50) VEHICULAR CIRCULATION SYSTEM: the total system of streets which collects and conveys vehicular traffic for a development.

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

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

(e) PREPARATION AND FILING OF SITE DEVELOPMENT PLANS:

(1) 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 open space (roadways, aisles, parking)
   d. Recreational open space (improved open areas)
   e. Passive open space (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 family, name of development, proposed ownership and control) anticipated traffic generations and name of utility company to service the 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.

(2) 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.

(f) PRELIMINARY SITE DEVELOPMENT PLANS

(1) Submission

a. The Preliminary Site Development Plan may be submitted by the developer for review by the Plat and Site Review Committee or Plan Review Section of 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: - $\frac{\text{Floor Area}}{\text{Land Area}}$ = F.A.R.

(2) 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. Discussion will involve the site plan's conformance to standards hereinafter stated.

(g) FINAL SITE DEVELOPMENT PLAN

(1) Submission

a. A Final Site Development Plan shall 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. 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 39-68 of the Broward County Zoning Ordinances.
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.

(2) 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.

(h) DESIGN CRITERIA

(1) General Design

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

(2) 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's Engineer's Secondary Road program, and BCTA Rights-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 heirarchy as dictated by proximity to and availability of existing County facilities.

(3) Design Parking Areas

(a) 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 Article 9 , Offstreet Parking and Loading, of the Zoning Ordinance.

(b) Limitations on Parking Aisles

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

1. All parking aisles shall terminate at a driveway.
2. Width of parking aisles shall conform to Appendix A.

(4) 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.

(5) 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	7500-10000
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
CLASSIFICATION	Driveway			Local	

# OF TRIPS	10000-20000	15000-25000	20000-30000	30000
R/W	60'	70'	80'	106'
SWALE PAVEMENT	18*24**18*	17*36**17*	16*48**16*	17*72**17*
LANES	2	3	4	6
CLASSIFICATION	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.

(i) LOCATION OF STRUCTURES ON SITE

(1) Setbacks from Private Streets

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

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

(j) LANDSCAPE REQUIREMENTS

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

(k) 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.

(l) LOCATION GRAPHICS

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

(m) NON-VEHICULAR 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
.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

PG. 51

$$\frac{\text{FLOOR AREA}}{\text{LAND AREA}} = \text{F.A.R.}$$

(46)

I.E. .200 2.6

NOSR x FLOOR AREA = OPEN SPACE SQ FT.

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.

(n) 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.

(o) 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.

(p) DRAINAGE REQUIREMENTS

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

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

(q) GENERAL ENGINEERING STANDARDS

(1) All land improvements to be subject to Broward County Engineering standards.

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

(r) TIME LIMIT

Following review and approval, there shall be one (1) year limit in which the developer shall take out a building permit

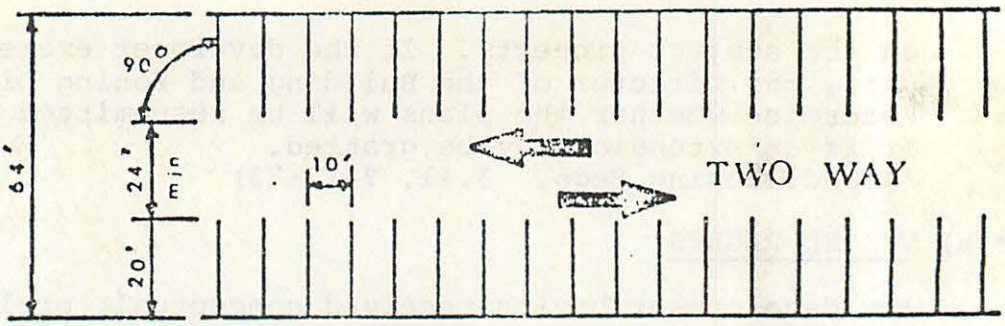
on the subject property. If the developer exceeds one (1) year, the Director of the Building and Zoning Division shall determine whether the plans will be resubmitted for evaluation or if an extension may be granted.
(Amend. Zoning Regs. 3.41, 7-17-73)

*(s) VESTED RIGHTS

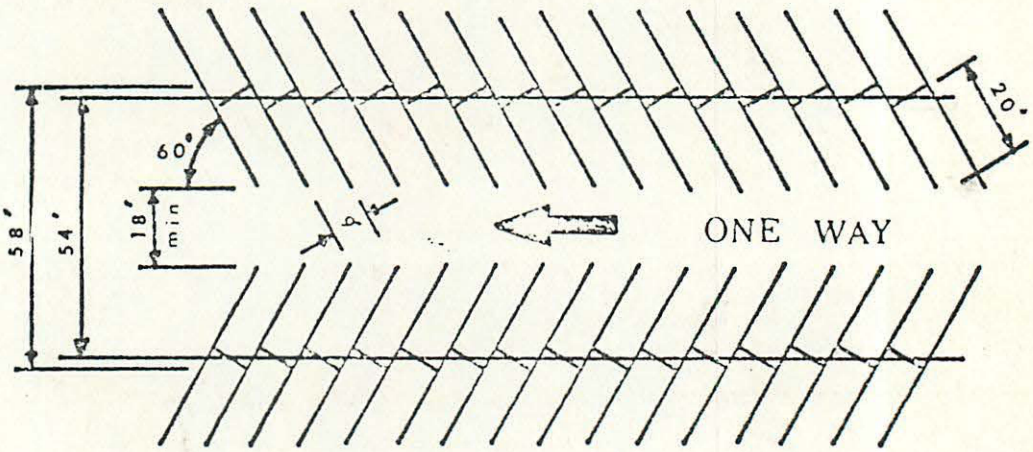
Any development having received conceptual, preliminary or final site plan approval on or before May 18, 1973 is recognized as having Vested Rights and is not required to conform to Section 39-67, Site Plan Development Plan Requirements.

*Effective 3-26-74

90 DEGREE

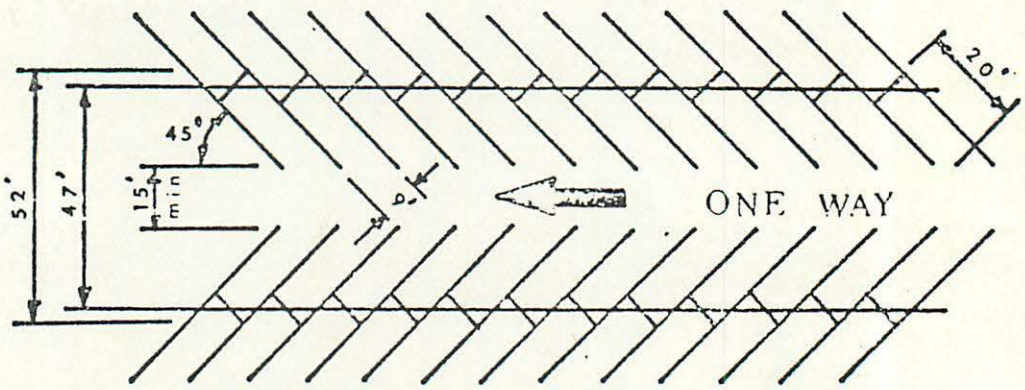


60 DEGREE



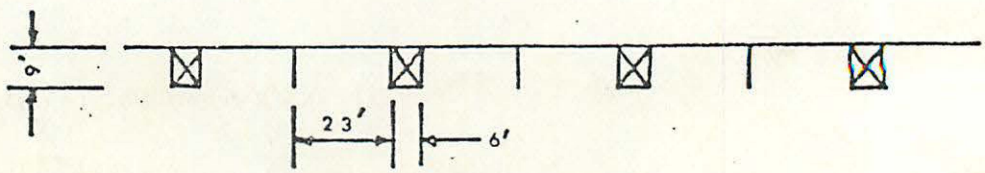
OVERLAPPING DIMENSION

45 DEGREE



OVERLAPPING DIMENSION (INCLUDING HERRINGBONE PATTERN)

PARALLEL



Appendix "A"

PARKING LAYOUTS

*SECTION 39- 68 DENSITY:

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

**(b) Acre shall mean a plot having 43,560 square feet.

(c) Gross area shall be all the contigious territory included in the Site Development Plan to which title is held by the developer.

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

ZONING DISTRICT:	RESIDENTIAL DENSITY RANGE TITLE	PERMITTED DWELLING UNITS PER ACRE OF GROSS AREA:
E-1	Estate	1
*RS-1E, Residential Single-family Estate	Estate	1
E-2	Agricultural-Estate	0.54
*RS-1A, Residential Agricultural-Estate	Estate	0.54
R-1A, One-family Dwelling	Low 3	3 (Except that a one-family dwelling shall be permitted on a platted lot of record).
*RS-3, Residential Single-family Dwelling	Low 3	3
R-1B, One-family Dwelling	Low 4	4 (except that a one-family dwelling shall be permitted on a platted lot of record
*RS-4, Residential Single-family Dwelling	Low 4	4
R-1C, One-family Dwelling	Low 5	5 (Except that a one-family dwelling shall be permitted on lot of record

** Effective 3/26/79
*Effective 2/27/79

ZONING DISTRICT	RESIDENTIAL DENSITY RANGE TITLE	PERMITTED DWELLING UNITS PER ACRE OF GROSS AREA
*RS-5, Residential **Single-Family Dwelling	Low 5	5
R-1P, One-family Dwelling-Parking	Low 5	5 (Except that a one-family dwelling shall be permitted on a platted lot of record).
*RS-1P, One-family Dwelling-Parking	Low 5	5
D-1, Special One-family District	Low-Medium	7
*RS-7D, Residential Special Single-Family	Low-Medium	7
R-2, Two-family Dwelling	Low-Medium	10 (except that a plot consisting of a single lot of record not less than feet in width, and held in separate ownership, shall be utilized for a Two-family Dwelling).
*RD-2 to RD-10 Residential-Duplex	Low-Medium	2-10
R-2P, Two-family Dwelling-Parking	Low-Medium	10 (Except that a plot consisting of a single lot of record, not less than 50' in width, and held in separate ownership, shall be utilized for a Two-family Dwelling).
*RD-10P, Residential Duplex-Parking	Low-Medium	10

*Effective 2/27/79

ZONING DISTRICT:	RESIDENTIAL DENSITY RANGE TITLE:	PERMITTED DWELLING UNITS PER ACRE OF GROSS AREA:
R-2U, Two-family Dwelling (Unit Owned)	Low-Medium	10 (Except that a Two-family dwelling shall be permitted on a plot of record (60) feet in width & 6,000 Sq. Ft. in area, each unit individually owned).
*RD-10U, Residential-Duplex (Unit Owned)	Low-Medium	10
*RM-3 to RM-10 Residential-Multiple Family Dwelling	Low-Medium	3 to 10
R-3, Low Density Multiple Family	Medium	15
*RM-11 to RM-16 Residential-Multiple Family	Medium	11 to 16
R-3U, Row House	Medium	15
*RRH-16, Residential-Rowhouse	Medium	16
R-4, Apartment	Medium-High	25
R-4A, Planned Apt.	Medium-High	25
R-4B, Planned Apt.	Medium-High	20
*RM-17 to RM-25 Residential-Multi-Family Dwelling	Medium-High	17 to 25
T-1A, Mobile Home	Low-Medium	6
*RP-6, Residential Mobile Home Park	Low-Medium	6

*Effective 2/27/79

ZONING DISTRICT:	RESIDENTIAL DENSITY RANGE TITLE:	PERMITTED DWELLING UNITS PER ACRE OF GROSS AREA
T-1B, Mobile Home Park	Low-Medium	8
*RP-8, Residential Mobile Home Park	Low-Medium	8
T-1C, Mobile Home Park	Low-Medium	10
*RP-10, Residential Mobile Home Park	Low-Medium	10
PUD, Planned Unit Development		Subject to Site Plan approval &District Regu;ations
*PRD, Planned Residential Development		Subject to Site Plan approval & District Regulations.
R-5, Motel		50 Motel units per acre of gross area
R-6, Hotel		50 Hotel units per acre of gross area.

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

*(f) The maximum number of hotel or motel units permitted on any parcel of land zoned to allow such uses, is double the maximum number of dwelling units permitted in each residential district by Section 39-68(d) of these Regulations.

*(g) All zoning districts listed with asteriks in Subsection (d) of Section 39-68 denotes all new residential zoning districts.

*Effective 2/27/79

*SECTION 39-69. FUNCTIONAL LANDSCAPING

(a) Purpose and Intent

It is the purpose of this Ordinance to establish certain regulations pertaining to the establishment of a functional landscape in 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 Ordinance 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.

(b) Enforcement

This Ordinance 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 Building and Zoning Division or his designee.

(c) Plan Approval

* 1. Submission

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 Building and Zoning Division. The Division shall review such plans and shall, within ten (10) days after submission approve same if the plans are in accordance with the criteria hereinafter set forth. If such plans are not in accordance with the criteria of these regulations, the same shall be disapproved and shall be accompanied by a statment setting forth the changes necessary for compliance.

2. Content

a. Landscaping plans shall be rendered by a landscape 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

*Amended 8-17-77

*Effective 9-14-73

(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.

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

3. 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.

(d) Definitions

In addition to the definitions of Article Two of the Zoning Regulations of Broward County and 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 or 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 (4½) feet above grade.

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

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, e.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, perenniel, evergreen plants smaller than a tree and usually branching from or near the ground.

TREE: Any self-supporting woody perenniel plant which normally attains at maturity a trunk diameter or at least three (3) inches measured four and one-half (4½) 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.

(e) 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. No certificate of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided.

(f) 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 Building and Zoning Division 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 ordinance .

(g) Plant Material

1. 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 1, 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.

2. 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 twenty (20) 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) per cent 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 Building and Zoning Division ---------- 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 Building and Zoning Division for the guidance of the public.

3. 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.

4. Vines

Vines shall be a minimum of thirty (3) inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.

5. Ground Cover

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 (6) months after planting.

6. 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 areas subject to erosion.

(h) 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 Building and Zoning Division, a two-tree credit for the preserved tree may be granted. Exceptional quality shall be judged on the basis of such factors as extrodinary 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.

(i) Landscaping Requirements for Certain Yard and Off-Street Parking and other Vehicular Use Areas

1. 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.

2. 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 use 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:

a. 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 forty (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 (3½) 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 (10) 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.

b. 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.

c. 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.

(3) Perimenter 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 (3½) 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 (1) 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 39.68 (h)

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

a. 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.

b. 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.

4. Parking Area Interior Landscaping

An area or a combination of areas, equal to ten (10) per cent of the total vehicular use area exclusive of perimeter landscape buffers required under Section 39.68 (i) of this resolution, shall be devoted to interior landscaping. Any perimeter landscaping provided in excess of that required by Section 39.68 (i) 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 requirements 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 of overhand through appropriate wheel stops and curbs, located a minimum of two and one-half (2½) feet from the above.

5. 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 and 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:

a. 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 (2) 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.

b. The area of property located at a corner formed by the intersection of two or more public rights-of-way with two (2) 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 sides.

6. Landscaping Requirements for Non-Vehicular Open Space

* a. Applicability

All open spaces on any developed non-residential site shall conform to the minimum landscaping requirements herein provided, unless stricter requirements are specified elsewhere. Non-vehicular open space shall include all such space as required by Section 39-67 Site Development Plan Regulations, except water areas, where landscaping is appropriate and feasible.

*Amended 8-17-77

*b. General Landscape Treatment

Grass, ground cover, shrubs, and other decorative landscape materials, shall be used to cover all open ground within twenty (20) feet of any building or paving, or other use such as storage. Open ground disturbed by construction, or by any other means, must be landscaped to conform to the above minimum requirements.
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:

%of Site in Non-Vehicular Open Space (N.O.S.	Tree Requirements
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.

7. Buffers between Residential and Non-Residential Property

a. Where any district zoned Business, Commercial and Industrial 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 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

*EFFECTIVE 8-17-77

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.

8. 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 alteration, except developed as 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.

c. 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 Building and Zoning Division. 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 (2) copies of a legible site plan drawn to the largest practicable scale indicating the following:

(1) Location of all existing or proposed structures, improvements and site uses, property dimensioned and referenced to property lines, setback and yard requirements and special relationships.

(2) Existing and proposed site elevations, grades, and major contours.

(3) Location of existing or proposed utility services.

(4) The location of all trees on the site designating the trees to be retained, removed, relocated or replaced.

(5) 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.

(6) 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.

d. Application Review

Upon receipt of a proper application the Planning, and/or Building and Zoning Division 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.

e. Issuance

(1) Removal

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

(a) 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 unreasonably 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.

(b) The tree is diseased, injured, in danger of falling, too close to existing or proposed structures so as to endanger such structures, interfere with utility service, creates unsafe vision clearance or conflicts with other ordinances or regulations.

(c) The tree unreasonably restricts bonafide agricultural use of the property.

(2) 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.

(3) 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.

(4) 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 clearing 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.

(5) 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 Division, ----------, 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 ordinance 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 a 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.

(9) Landscape Manual

The Broward County Planning Division 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.

(10) Exemption:

This Ordinance shall not apply to any development which has received Final Site Development Plan Approval as required in Section 39-67 prior to the effective date of this Ordinance.

*(10A) Landscaping Requirements for Single-Family and Two-Family Dwellings:

a. Applicability

All single-family and two-family dwellings shall conform to the following minimum landscaping requirements.

b. General Landscaping Treatment:

Trees, grass, ground cover, shrubs and decorative landscape materials shall be used to cover all ground not covered by building and paving.

c. Trees Required

A minimum of three (3) trees shall be planted per lot. For all lots larger than eight thousand (8000) square feet in area, additional trees shall be provided at the rate of one tree per three thousand (3000) square feet of lot area, however, there shall be no more than ten (10) trees required per lot.
The Broward County Building and Zoning Division shall maintain a list of trees which shall not be used to fulfill this requirement.
The trees shall be planted so that a minimum of two (2) trees shall be planted in the front yard.

*SECTION 39-70. PARKING OF JUNK VEHICLES

A vehicle which is not in running condition and not having a current state licenseplate 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 39-71. SPECIAL REGULATIONS FOR TRANSFORMER SUBSTATIONS

(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 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.

(b) Required landscaping shall consist of the following:

1. 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.

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

   a. 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.

   b. 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.

   c. 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.

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

4. A sprinkler system shall be provided for all planting areas.

*Effective 10-19-73
**Effective 9-12-75

*(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 a three (3) foot spread. Palms shall count as one-half (½) a tree, and shall be grouped in clusters. The remaining open space shall be planted with grass, ground cover, shrubs or trees.

A sprinkler system shall be provided for all planting areas.

(g) 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. All landscaping shall conform to all other applicable landscape and other regulations.

(h) All machinery, equipment and mechanical or electrical facilities shall be so designed and operated as to minimize noise effect upon the surrounding residential properties.

(i) Plots shall not be used for business, storage or service purposes for a franchised area.

(j) The minimum building height shall be no greater than that of the zoning district in which the subject property is located.

(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.

*EFFECTIVE 8-27-79

ARTICLE FOUR - BASE BUILDING LINES

SECTION 39-79. 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 Chapter 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 yards are to be measured:

	Street	Distance in feet from Centerline to Base Building Line
(1)	Through Section line Roads	53
(2)	Non-through Section line Roads	40
(3)	Andrews Avenue	53
(4)	North Andrews Avenue - from the S½ of S½ of Section 27-48-42 to North boundary of said Section 27	53

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

Commencing at the Northewest corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 27, Township 48 South, Range 42 East, thence run Easterly along the North

line of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) 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°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 curcular curve to the left, having a radius of 2864.90 feet and an interior angle of 9°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 curcular curve to the right, having a radius of 1909.85 feet and an interior angle of 12°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.

(5) Atlantic Boulevard Extension 60

(6) Broward Boulevard (from SW 24th Ave. West to Flamingo Road Extension) 60

Said Broward Boulevard centerline is described as follows:

(a) Beginning at the intersection of the centerline of SW 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 COMPANY SUBDIVISION NO. 1, 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 COMPANY SUBDIVISION NO. 1, 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.

(7) Cypress Creek Road (NE 62nd Street) 53
From U.S. No. 1 West to North Andrews Ave.

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°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 NE 62nd Street, as shown in the plat of IMPERIAL POINT SECTION ONE, as recorded in Plat Book 53, at 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.

(8) Cypress Road (NW 62nd Street) 53
from North Andrews Avenue West to
State Road No. 7 (U.S. 441)

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. 3 as recorded in Plat Book 2, Pages 53 and 54, of the 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 No. 7.

(9)	Davie Road	40
(10)	Deerfield (S.R.810)	50
(11)	Hammondville (S.R. 814)	50
(12)	Hollywood Boulevard	60
(13)	Oakland Park Ocean Boulevard	50
(14)	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.

(15) Old Dixie Highway 40

(16) Pembroke Road 50

(17) Powerline Road 50

(18) Powerline Road - from Prospect Field Road North to North boundary of the SE¼ of the SE¼ 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: a interior angle of 6°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°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 (SE¼) of the Southeast Quarter (SE¼) of Section 9, Township 49 South, Range 42 East.

(19) Powerline Road - from Prospect Field Road North to intersection with that portion described in Paragraph 18. 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 (SE¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 16, Township 49 South, Range 42 East.

(20) 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 Section 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.

(21) Prospect Field Road 50

(22) 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;

(23) Race Track Road - from West boundary of Section 3-49-42 to West boundary of Section 4-49-42 40

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

(a) 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.

(24) Sheridan 53

(25) 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.

(26) State Road No. 7 53

(27) Stirling Road - from East line of Section 4-51-42 West to Sunshine 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 (NE¼) 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 (NE¼);

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 1579 feet, more or less, East of the Northwest corner of said section.

(28) 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 (NE¼) 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°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°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.

(29) 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.

(30) Hallandale Beach Boulevard — 50

(31) University Drive - from North New River Canal to North 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°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°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°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;

(32) University Drive - from North 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 1,960.80 feet Westerly of the Southeast corner of said Section 28 as measured along the South boundary of said Section 28;

Thence run Northerly, parallel to and 1,960.80 feet West of the East boundary of said Section 28, through said Section 28, and parallel to and 1,960.80 feet West of the East boundary of Section 21, Township 49 South, Range 41 East, a distance of 1500.00 feet to a point of curvature of a circular curve to the right, having for its elements: an interior angle of 45°00'00" and a radius of 1,909.86 feet;

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

Thence run Northeasterly along the tangent of the aforesaid curve, produced, a distance of 1,190.78 feet, more or less, to a Point of Curvature of a circular curve to the left, having for its elements: an interior angle of 45°00'00" and a radius of 1,909.86 feet;

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

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

Beginning at the Southeast corner of Section 9, Township 49 South, Range 41 East, run Northerly along the East line of said Section 9 and the East line of Section 4, Township 49 South, Range 41 East to the Northeast corner of the aforesaid Section 4, said corner also being 1,088.35 feet more or less, West of the Southeast corner of Section 33, Township 48 South, Range 41 East; thence run Northerly parallel to and 1,088.35 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 1,088.35 feet West of the East line of Section 28, Township 48 South, Range 41 East, a distance of 2,498.55 feet, more or less, to a Point of Curvature of a circular curve to the right, having an interior angle of 33°45'12" and a radius of 1,909.86 feet; thence Northerly along the arc of said curve, a distance of

1,125.10 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°45'12" and a radius of 1,909.86 feet; thence Northerly along the arc of said curve, a distance of 1,125.10 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.

(33) Davie Boulevard - Peters Road (SW 12th Street) Interchange (from St. Rd. 7 West to junction with Peters Road near SW 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 N 01°36'43" W according to the Broward County Survey of 1928, run Westerly along a line bearing S 88°23' 17" W 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°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 S 72°32'25" W, 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°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 N 74°48'13" W 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°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 N 46°09'20" W 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.

(34) West Atlantic Boulevard (Lyons Boulevard) 53
from Pompano City Limits to Annapu Road
(excepting portion in the City of Margate)

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

(a) Beginning at the Southeast corner of the SW ¼ of Section 34, Township 48 South, Range 42 East, run Northerly along the East line of said SW ¼ 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"W, a distance of 11.24 feet to a point; thence continue in a Westerly direction on a line with a bearing of S 88°53'52"W 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 S 88°53'52" W a distance of 652 feet, more or less, to a point; thence continue in a Westerly direction along a line with a bearing of N 88°21'08"W a distance of 1,770 feet, more or less, to a point; thence continue in a Westerly direction on a line with a bearing of S 88°53'52" W a distance of 1,958 feet, more or less, to a point; thence continue in a Westerly direction on a line bearing of S 88°17'50" W 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 S 88°53'52" W a distance of 169.93 feet to a point; thence continue in a Westerly direction on a line with a bearing of S 88°49'12" W a distance of 2,487.59 feet, more or less, to an intersection with the East line of the SW ¼ 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°28'48", a radius of 1,250 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 N 56°42'00" W a distance of 2,028 feet, more or less, to a point; thence continue along a circular curve to the left having an interior angle of 33°30'03", a radius of 1,250 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 1,718.48 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 S 86°45'00" E 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 N 82°29'00" E 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 N 85°38'52" E 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 S 83°35'08" E 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.

(35) West Atlantic Boulevard (Lyons Road) 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 Easterly 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 (S½) 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 5,729.58 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 aforesiad 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 5,729.58 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 1,086.59 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.

(36) Sample Road (U.S. No. 1) to East Right-of-way line of I-95 — 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 Sections 13 and 14, Township 48 South, Range 42 East to the East right-of-way line of I-95.

(37) a. Sample Road - From the West right-of-way line of I-95 to Annapu Road — 53

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

Beginning at the Westerly right-of-way line of I-95, 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 N 89°28' 17" W a distance of 1,053 feet to the Point of Curvature of a circular curve to the left having an interior angle of 30°00'00", a radius of 1,200 feet and an arc distance of 654.50 feet;

Thence run Southwesterly along a line tangent to said curve, on a bearing of S 60°31'43"W, a distance of 1,125 feet, more or less, to the Point of Curvature of a curcular curve to the right having an interior angle of 29°55'17", a radius of 1,250 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 S 88°39' 55"E 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 S 85°43' 25"W 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 N 85°36' 42"E 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 N 88°33' 07"W to a point, said point lying 53 feet South of the North line of said Section 20.

(38) 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
(39) 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 SW 45th Ter.	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 2,479.85 feet West of said Northeast corner.

	Distance in Feet from Centerline to Base Building Line
(b) SW 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 2,479.85 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 1,000 feet to a point of curvature of a circular curve to the right having a radius of 2,640 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 1,500 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 2,255 feet, more or less;

(4) Thence run Northerly along the arc of the last aforesaid curve a distance of 2,965 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 1,198.06 feet and an interior angle of 30°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 1,679.56 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 1,145.92 feet and an interior angle of 30°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.

(40) Sunrise Boulevard (from NW 70th Avenue West to Oakland Park Boulevard, 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;

(b) Thence run Westerly along a projection of the aforesaid centerline to a point lying 100 feet West of the West right-of-way line of C&SFFCD Canal C-42 in Section 25, Township 49 South, Range 40 East, said point being the point of Curvature of a circular curve to the left having a radius of 1,637.02 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 1,637.02 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 (SE¼) 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.

(41) NE and NW 44th Street (east portion of Prospect Field Road from Old Dixie Highway to Twin Lakes) 50

The centerline of this portion of NW and NE 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.

(42) NE 50th Street (Old Prospect Road) from F.E.C. Railroad to Old Dixie Highway 50

The centerline of this portion of NE 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;

(43) NE-NW 50th Street (Old Prospect Road) from Old Dixie Highway West to Ft. Lauderdale Executive Airport 40

The centerline of this portion of NE-NW 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 1,310.0 feet, more or less, to a point on the East boundary of the Ft. Lauderdale Executive Airport (Prospect Field).

(44) Hillsboro Boulevard (from S.R. #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 S 89°57'53" W, a distance of 1,039.22 feet to a point of curvature of a circular curve to the left, having an interior angle of 44°29'43" and a radius of 2,219.72 feet;

(c) Thence run Southwesterly along the arc of the aforesaid curve a distance of 1,723.81 feet to a point of tangency;

(d) Thence run Southwesterly along the tangent of the aforesaid curve produced a distance of 2,322.26 feet, more or less, to a point of curvature of a circular curve to the right having an interior angle of 45°00'00" and a radius of 1,041.74 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 1,320.00 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.

(45) Margate Boulevard (from NW 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 (S½) of the South One-half (S½) 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.

(46) Ibec Boulevard - from NW 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 1,535.53 feet Southerly of the Northeast corner of said Section 26, run Westerly along a line bearing North 88°29'05"W, a distance of 260.00 feet to a point of curvature of a circular curve to the right having an interior angle of 22°37'00" and a radius of 2,291.83 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 3,085.53 feet to a point of curvature of a circular curve to the left, having an interior angle of 22°34'06", more or less, and a radius of 2,291.83 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.

(47) Wiles Road - from State Road No. 7 to CSFFCD Dike — 50

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

(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 Flood Control District Levee L-36.

(48) 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 fo the said Section 1, to West Quarter-Section corner thereof.

(49) Rock Island Road - from Oakland Park Boulevard 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 S 89°29'41" W, said point lying 1,080.17 feet Westerly of the Southeast corner of said Section 23; thence run Northerly along a line bearing N 0°30' 31" W 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°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°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 N 1°26'41" W and being 50.00 feet West of and parallel to the West right-of-way line of the Sunshine State Parkway, a distance of 1,927.28 feet to a Point of Curvature of a circular curve to the right having a radius of 7,839.44 feet and an interior angle of 14°03'52"; thence run Northeasterly along the arc of the last aforesaid curve a distance of 1,924.35 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 cruve to the left; having a radius of 3,113.27 feet and an interior angle of 14°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 Sections 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 1,095.12 feet West of the Southeast corner of Section 35, Township 48 South, Range 41 East;

(f) Thence run Northerly, parallel to and 1,095.12 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 1,095.12 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 1,925.72 feet and an interior angle of 29°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 1,240.81 feet, more or less, to a point of Curvature of a circular curve to the left having a radius of 1,762.95 feet and an interior angle of 29°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.

(50) Hillsboro Boulevard - from State Road No. 7 to the N-S¼ Section line of Sec. 2-48-42 (excepting portions in the City of Deerfield Beach and City of Lakeview) 53

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

(a) Beginning at the Northwest corner of Section 6, Township 48 South, Range 42 East, thence run S 0°32'34" W along the West line of said Section 6 a distance of 874.07 feet to the point of Beginning; thence run N 88°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 N 88°51'58" E a distance of 899.21 feet to a Point of Curvature of a circular curve to the left having a radius of 5,729.58 feet and a central angle of 1°26'30"; thence run Northeasterly along the arc of said curve a distance of 144.17 feet to a Point of Tangency; thence run N 87°25'28" a distance of 2,412.68 feet to the Point of Curvature of a circular curve to the right having a radius of 5,729.58 feet and a central angle of 00°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 N 88°16'55" E a distance of 1,826.08 feet to a point on the North-South Quarter-Section line of Section 4, Township 48 South, Range 42 East;

(c) Thence run N 88°29'11" E a distance of 2,700.15 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 N 88°36'59" E a distance of 2,227.68 feet to a Point of Curvature of a circular curve to the right having a radius of 5,729.58 feet and a central angle of 00° 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 N 89°17'03" E a distance of 2,807.56 feet to a Point of Curvature of a circular curve to the left having a radius of 5,729.58 feet and a central angle of 00°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 N 88°24' 05" E 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 N 88°24'05" E a distance of 2,678.00 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.

(51) Commercial Boulevard - from State Road No. 7 to CSFFCD Levee L-36 — 53

The centerline of this portion of Commercial Boulevard is described as follows;

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, at 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 a 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 1,935.10 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 Northwest corner thereof; thence continue Westerly along the North line of Sections 14, 15, 16, 17 and 18, all of Township 49 South, Range 41 East, to the Northwest 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.

(52) McNab Road - from CSFFCD 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 (5) feet South of the North line of Section 12, Township 49 South, Range 42 East, run Westerly a distance of 894.44 feet to the Northwest corner of said Section 12;

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 (5) feet South of the North boundary of Section 11, Township 49 South, Range 42 East.

(53) McNab Road - from Old Dixie Highway to the SW corner of Sec. 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 Sections 3, 4 and 5, Township 49 South, Range 42 East, to the Southwest corner of said Section 5.

(54) McNab Road - from SW corner of Sec. 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
(55) Flamingo Road - from point on South R/W line of S.R.#84 North to R/W of CSFFCD Levee L-36	
(a) State Road No. 84 to Oakland Park Boulevard in Sec. 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 State Road No. 84 distance of 480.00 feet to a Point of Curvature of a circular curve to the left having a radius of 1,909.86 feet and an interior angle of 14°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 South, 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 4,092.95 feet, more or less, to a Point of Curvature of a circular curve to the left having a radius of 1,909.86 feet and an interior angle of 16°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 1,909.86 feet and an interior angle of 16°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 Sec. 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.

STREET	Distance in Feet from Centerline to Base Building Line
(56) Lyons Road - from N R/W line of Sunshine State Pkwy. N to W. Atlantic Blvd., excepting 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 3,323.90 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 1,909.86 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 1,909.86 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 C-14 Canal.

	Distance in Feet from Centerline to Base Building Line
(57) Lyons Road - from W. Atlantic Blvd. to S.R. #810, excepting 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°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°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 1,222.22 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°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 1,510.00 feet and an interior angle of 6°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 2,083.86 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 50-foot road separating blocks 93 and 92 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 5,729.58 feet and an interior angle of 1°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 5,729.58 feet and an interior angle of 1°30'00" a distance of 150.00 feet to a Point of Tangency lying on the centerline of the 50-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 50-foot road separating Blocks 92 and 93, 90 and 91, 88 and 89, 86 and 87, and 84 and 85, all shown on the plat of PALM BEACH FARMS as recorded in Plat Book 2, at Page 54 and 53, of the Public Records of Palm Beach County, Florida, to a Point of Intersection with Hillsboro Boulevard (State Road No. 810).

(58) North County Line Road - from NE corner of Sec. 34-47-41 to East R/W line of CSFFCD Levee L-36, less portion in Palm Beach County — 50

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

(a) Beginning at the Northeast corner of Section 34, Township 47 South, Range 41 East, run Westerly along the North boundary of said Section 34, and Sections 33, 32, and 31, all in Township 47 South, Range 41 East, and the North boundary of Section 25, Township 47 South, Range 40 East to a Point of Intersection with the CSFFCD Levee L-36.

(59) SW and NW 31st Avenue (Wingate Road) McArthur Dairy Farm Road from Davie Blvd. North to Sunshine State Pkwy, excepting portions within any legally constituted municipality — 40

The centerline of this portion of SW and NW 31st Avenue is described as follows:

(a) Davie Boulevard to West Quarter corner of Sec. 5-50-42

(1) Beginning at the Southwest 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 (S½) of Section 5, Township 50 South, Range 42 East.

(b) West Quarter corner of Sec. 5-50-42 to N R/W line of CSFFCD 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&SFFCD Canal C-12 to S R/W line of Sunrise Boulevard

The East Base Building Line of this portion of NW 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 NW 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&SFFCD Canal C-12;

(2) Thence run Northwesterly along the arc of a circular curve to the left having a radius of 2,201.73 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 2,201.73 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 1,859.86 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 Sec. 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) NW corner of Sec. 29-49-42 to NW corner of Sec. 8-49-42 — 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 Quarter corner of said Section 17;

(2) Thence run Northeasterly along the arc of a circular curve to the right having a radius of 1,909.86 feet and an interior angle of 2°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 1,909.86 feet and an interior angle of 2°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 1,195.96 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 1,909.86 feet and an interior angle of 2°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

to the right having a radius of 1,909.86 feet and an interior angle of 2°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) NW corner of Sec. 8-49-42 to Sunshine State Parkway — 40

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

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

STREET	Distance in Feet from Centerline to Base Building Line

(60) Southgate Boulevard - from S.R. #7 to East R/W line of C&SFFCD Levee L-36

(a) From S.R. #7 to NE corner of Sec. 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.

	Distance in Feet from Centerline to Base Building Line
(b) From the NW corner of Sec. 1-49-41 to E R/W line of C&SFFCE 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 Northwes 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 5,729.58 feet and an internal angle of 1°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 an 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.

	STREET	Distance in Feet from Centerline to Base Building Line
(61)	NW 27th Avenue - from W. Broward Blvd. to W. Sunrise Boulevard	40

The centerline of this portion of NW 27th Avenue is described as follows:

(a) Beginning at the Southwest corner of the Southeast Quarter (SE¼) of Section 5, Township 50 South, Range 42 East, thence run Northerly along the West boundary of the East Half (E½) of said Section 5, to the Northwest corner of the Northeast Quarter (NE¼) of said Section 5, Township 50 South, Range 42 East.

(62)	SW 10th Street (Deerfield Beach naming System) from Powerline Rd. to Westerly city limits of Deerfield Beach, less portion in the City of Deerfield Beach	50

The centerline of this portion of SW 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 1,261.21 feet to a Point of Curvature;

(b) Thence run Southeasterly along the arc of a circular curve to the right having a radius of 1,281.98 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 1,281.98 feet and an interior angle of 14°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 18 South, Range 42 East to a Point lying 2,251.70 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 right having a radius of 1,909.86 feet and an interior angle of 4°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.

(63) NE Third Avenue (Pompano Street Naming System), SW 12th Avenue (Deerfield Beach Street Naming System) from NE 24th Street (Pompano Street Naming System) to Southern City Limits of Deerfield Beach — 40

STREET	Distance in Feet from Centerline to Base Building Line
(a) NE 24th Street (Pompano Beach Street Naming System) to Sample Rd.	

The centerline of this portion of (NE Third Avenue - SW 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 NE Third Avenue - SW 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 Line
(64)	NW Ninth Avenue (Pompano Beach Street Naming System), SW 24th Avenue (Deerfield Beach Street Naming System) from Sample Road to the North boundary of Broward County, less portion in City of Deerfield Beach	50

The centerline of this portion of NW Ninth Avenue - SW 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 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.

(65) NW 24th Street - from the West R/W line of the Florida East Coast Railroad to Blount Road — 40

The centerline of this portion of NW 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.

STREET	Distance in Feet from Centerline to Base Building Line
(66) NW 21st Avenue (Decker Road) from NW 19th Street to the South R/W line of Prospect Field Road (excepting portion lying within any legally constituted municipality)	
(a) From the SW corner of Section 28-49-42, to the NW corner of Section 21-49-42	40

The centerline of this portion of NW 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 NW 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 feet to a Point of Curvature of a circular curve to the right having a radius of 2,814.79 feet and a central angle of 2°0'00"; 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 left, having a radius of 2,914.79 feet and a central angle of 2°0'00"; thence on the arc of the last aforesaid curve, run Northerly 10.75 feet to a Point of Tangency; thence on said tangent 50 feet Easterly of and parallel to said West boundary run Northerly to the South right-of-way line of Prospect Field Road;

(2) The West Base Building Line of this portion of NW 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 2,814.79 feet and a central angle of 2° 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 2,914.79 feet, and a central angle of 2°00'00"; thence on the arc of the last aforesaid curve, run Northerly 10.75 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.

(67) NW 21st Avenue (Decker Road) from Cypress Creek Road northerly to West Atlantic Blvd. (excepting portion lying within any legally constituted municipality 40

The centerline of this portion of NW 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.

(68) SW Sixth Street (Airport Road) from Pompano Beach City Limits to Andrews Ave. 40

The centerline of this portion of SW Sixth 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 of Andrews Avenue.

(69) SW 31st Avenue (Gregory Road) from Griffin Road to Stirling Road 40

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

Beginning at the Northeast corner of the Northeast Quarter (NE¼) of Section 31, Township 50 South, Range 42 East, thence Southerly along the East line of aforesaid Section 31, a distance of 1,552.62 feet to a Point of Curvature of a circular curve to the right, having for its elements an interior angle of 27°17'05" and a radius of 1,909.86 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°27' 06" and a radius of 1,909.86 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 1,394.27 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.

(70) NW 15th Street - from NW 15th Avenue (Pompano Beach City Limits) to Sunshine State Parkway 50

The centerline of this portion of NW 15th Street is described as follows:

Beginning at the Southeast corner of the Southwest Quarter (SW¼) of Section 27, Township 48 South, Range 42 East; thence run S 88°52'25" W, a distance of 2,675.12 feet to the Southwest corner of the Southwest Quarter (SW¼) of said Section 27; thence run S 88°28'14" W a distance of 2,640.64 feet, more or less, to a point, said point being 7.80 feet South of the Southwest corner of the Southeast Quarter (SE¼) of Section 28, Township 48 South, Range 42 East; thence run S 88°36'54" W to a point on the East right-of-way line of the Sunshine State Parkway.

(71) A-1A 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 N 5°28'51" E a distance of 1,299.60 feet to a point; thence on a line N 11°04'11" E; run a distance of 365.40 feet to a Point of Beginning: thence continue on aforesaid bearing N 11°04'11" E to the South City Limits of Pompano Beach.

STREET	Distance in Feet from Centerline to Base Building Line
(72) SW 36th Street - from Davie Road East to Reese Road	30

The centerline of this portion of SW 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.

(73) Reese Road - from SW 36th Street Northerly to S.R. #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 4,115.97 feet, more or less, to a point of curvature of a circular curve to the left having a radius of 1,304.36 feet and an interior angle of 17°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.

	STREET	Distance in Feet from Centerline to base Building Line
(74)	North 29th Avenue - from Stirling Road Southerly to S. line of N½ of Government Lot 4 in Sec. 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 S 0°07'32" W 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 South line of the North One-half (N½) of Government Lot 4 of said Section 4.

(75)	East/West Green Road - NE/NW 48th St.	
(a)	From Old Dixie Hwy. W. to W. boundary of Pompano Beach Highlands 7th Section	40

The centerline of this portion of East/West Green Road - NE/NW 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 Sections 13 and 14, Township 48 South, Range 42 East, to a point 1,135.02 feet West of the Northeast corner of said Section 14.

(b) From West boundary of Pompano Beach Highlands 7th Sec. West to Powerline Road — 50

The centerline of this portion of East/West Green Road - NE/NW 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 1,135.02 feet West of the Southeast corner of said Section 11; thence Westerly along the South boundary of said Section 11, a distance of 1,399.29 feet, to a Point of Curvature of a circular curve to the right, having a radius of 1,909.86 feet, a central angle of 20°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 1,209.10 feet to a Point of Curvature of a circular curve to the left, having a radius of 1,909.86 feet, and a central angle of 20°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 Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section 11;

Thence Westerly along the North line of the South One-half (S½) of the South One-half (S½) of the South One-half (S½) of Section 10, Township 48 South, Range 42 East to the East right-of-way line of Powerline Road.

(76) NW Seventh Terrace - from S. line of Liberty Park Estates Sec. 2, to N. line of SW¼ of SW¼ of Sec. 26-48-42 — 25

The centerline of this portion of NW Seventh Terrace is described as follows:

Commencing at the Southwest corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 26, Township 48 South, Range 42 East; thence run Easterly along the South boundary of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼), 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 Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section 26.

(77) State Road No. 84 - from Western City City Limits of City of Davie to S.R.25 (U.S.#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).

(78) Pine Island Road - from North New River Canal to N. boundary of Sec. 32-49-41 53

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

Beginning on the Northerly right-of-way line of the North New River Canal at a point 243.43 feet Easterly from the West boundary of Section 16, Township 50 South, Range 41 East, as measured along said Northerly right-of-way line, said point of Beginning being on the center line of a strip of land 106 feet in width lying 53 feet on either side of the following described centerline; thence run N 15°11'32" E 509.27 feet along a line perpendicular to said Northerly right-of-way line of the North New River Canal, (said line being co-incident with the centerline of Pine Island Road, as described in Official Record Book 4253, at Page 538, of the Public Records of Broward County, Florida), to a Point of Curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 2,000 feet and a central angle of 26°10'39", run Northeasterly 913.77 feet, to a Point of Tangency; thence run N 41°22'11" E 700

feet along the tangent extended, to a Point of Curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 2,000 feet and a central angle of 83°30'00", run Northeasterly and Northwesterly 2,914.70 feet, to a Point of Tangency; thence run N 42°07'49" W 410.05 feet along the tangent extended, to a Point of Curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 2,026.44 feet and a central angle of 42°07'49", run Northwesterly 1,490.07 feet, to an intersection with the North line of Section 9, Township 50 South, Range 41 East, at a point 620 feet East of the Northwest corner of said Section 9; thence run due North 185.92 feet along the tangent extended, to a Point of Curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 1,150 feet and a central angle of 23°29'20", run Northeasterly 471.45 feet, to a Point of Tangency; thence run N 23°29'20" E 793.87 feet along the tangent extended, to a Point of Curvature to the left; thence along the arc of said curve to the left, having a radius 2,000 feet and a central angle of 68°01'37", run Northeasterly and Northwesterly 2,374.59 feet, to a Point of Tangency; thence run N 44°32'17" W 2,189.96 feet along the tangent extended, to a Point of Curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 2,400 feet and a central angle of 69°19'25" run Northwesterly and Northeasterly 2,903.82 feet, to a Point of Tangency; thence run N 24°47'08" E 1392.12 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 3,600 feet and a central angle of 24°51'00", run Northeasterly 1,561.37 feet, to an intersection with the North boundary of Section 32, Township 49 South, Range 41 East, at a point 216.73 feet West of the Northeast corner of said Section 32, as measured along the North line of said Section 32, and the terminus of said center line.

Said lands situate in Broward County, Florida, excepting therefrom that portion thereof lying within the right-of-way of Broward Boulevard.
(Amend. Zoning Regs. 4.1, 7-17-73)

SECTIONS 39-80 - 39-89. RESERVED.

ARTICLE FIVE - YARD SPACE DISTRICTS (Deleted)

SECTIONS 39-90 - 39-99. RESERVED.

ARTICLE SIX - MINIMUM FLOOR AREA DISTRICTS (Deleted)

SECTIONS 39-100 - 39-109. RESERVED.

ARTICLE SEVEN - MINIMUM PLOT SIZE DISTRICTS (Deleted)

SECTIONS 39-110 - 39-119. RESERVED.

ARTICLE EIGHT - NON-CONFORMING USES AND STRUCTURES

SECTION 39-120. EXISTING USES

Any lawful use of land or structure existing at the effective date of this Chapter, and which by its terms has become a non-conforming use, is hereby declared not to be in violation at this Chapter'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 39-121. 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 Chapter. 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 Chapter. The non-conforming use of land shall not be extended to any additional land not so used at the effective date of this Chapter, except as provided under Article 52 , Excavation Regulations.

SECTION 39-122. 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 Chapter. 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 39-123. 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 39-124. CHANGE OF NON-CONFORMING USE

(a) In any Residential District, any change of a non-conforming use in conforming building shall be to a conforming use.

(b) 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.

(c) There may be a 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 Chapter.

(d) *Deleted

(e) *Any change of a non-conforming use of land shall be to a conforming use.

(f) **All non-conforming junkyards in R-1A, R-1B,R-1C, R-1P, R-1T, R-2, R-2P, R-2U, R-3, R-3U, R-4, R-4A, R-4B, R-5, R-6, T-1, T-1A, T-1B, T-1C, PUD, A-1, E-1 and E-2 districts shall be removed and discontinued within five (5) years of the effective date of this ordinance.

SECTION 39-125. DISCONTINUANCE OR ABANDONMENT OF A NON-CONFORMING USE:

(a) 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 52, Excavation Regulations.

(b) 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.

(c) 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.

(d) Any part of a building, structure or land occupied by a non-conforming use which is changed to or occupied by a conforming use shall not thereafter be used or occupied by a non-conforming use.

* Effective 8-22-75
** Effective 11-28-77

SECTION 39-126. CONTINUANCE OF NON-CONFORMING USES AND STRUCTURES

Any legal non-conforming use or structure may be continued, except as provided in subsection (f) of Section 39-124.

SECTION 39-127 UNLAWFUL USE NOT AUTHORIZED

Nothing in this Chapter shall be interpreted as authorization for, or approval of the continuation of the use of structure of premises in violation of any Ordinance in effect at the effective date of this Chapter.
(Amend. Zoning Reg. 8.9, 7-17-73)

SECTION 39-128 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.
(Amend. Zoning Reg. 8.10, 7-17-73)

SECTION 39-129 NON-CONFORMITY OTHER THAN USE

The foregoing provisions if 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 Ordinance which do not meet the regulations of this Ordinance 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 compky with all applicable provisions of this Chapter.

SECTION 39-130 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.
(Amend. Zoning Reg. 8.12, 7-17-73).

SECTIONS 39-131 - 39-140. RESERVED.

* Effective 11-28-77

* ARTICLE NINE OFF-STREET PARKING AND LOADING:

SECTION 39-141 OFF-STREET PARKING REQUIRED:

(a) Every building, use or structure, instituted or erected after the effective date of this Article shall be provided with off-street parking facilities in accordance with the provisions of this Article for the use of occupants, employees, visitors or patrons.

(b) Such off-stret parking facilities shall be maintained and continued as an accessory use as long as the main use is continued.

(c) When any building is modernized, altered or repaired, and provided there is no increase in floor area, capacity, or change of occupancy, no additional parking space shall be required.

(d) Where a building or use, which existed at the effective date of this Ordinance, is enlarged in floor area, capacity, or space occupied, off-street parking facilities, as specified herein, shall be provided for the additional floor area, capacity, or space so created or occupied

(e) Where a building or use which existed at the effective date of this Article is changed in use or occupancy, the new use or occupancy shall provide the minimum amount of off-street parking spaces required by this Ordinance for the new use or occupancy. The new use or occupancy shall not be required to conform to aisle width and landscaping requirements when the total off-street parking requirements for the existing and new use is part of an existing off-street parking facility having received previous site plan approval by the Building and Zoning Enforcement Division.

For the purpose of this Section, a change of use or occupancy shall mean a change from one category of off-street parking requirements to another such category under Section 39-143.

(f) 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 or structure without providing the off-street parking facilities to meet the requirements of, and be in compliance with, this Article.

SECTION 39-142. LOCATION, CHARACTER AND SIZE:

(a) The off-street parking facilities required by this Article shall be located on the same plot or parcel of land such facilities ar intended to serve, or upon a plot of land, the nearest property line of which is located within Seven Hundred (700) feet, airline measurement, of the nearest property line of the premises it is intended to serve. All off-street parking facilities required under this Article shall be located on property whereon such off-street parking is a permissable use, and shall be designed

developed, and maintained in accordance with all applicable provisions of this Article.
When the required off-street parking is to be provided upon an additional plot of land, as hereinbefore provided, the owner of such additional plot of land to be used for off-street parking facilities, and the owner of the land intended to be served by such off-street parking facilities located upon the additional plot, shall enter into an agreement with the County, whereby the land providing the additional parking area shall never be sold or disposed of except in conjunction with the sale of the building or the use which the additional parking area serves, so long as such parking facilities are required, and said agreement shall be approved by the Broward County's Office of General Counsel, and recorded in the public records of Broward County, Florida, at the expense of the owner, and shall be considered to be a restriction running with the land, and shall bind the heirs, successors, and assigns of said owner; provided, however, that another additional plot or plots, complying with the provisions of the Zoning Ordinance, and subject to a recorded agreement as above specified may be substituted for the additional plot of land. In case of a new or substitute agreement for the use of a plot of additional land to meet off-street parking requirements, the orginal or preceding agreement shall be voided by the execution and recording of the new agreement.

(b) Each parking space and aisle width required and provided pursuant to the provisions of this Article, shall not be less than the parking dimension standards set forth in Section 39-142(g)(h)(i) of these Regulations. All required parking spaces shall be directly accessible from a public or private street, alley, or easement. All off-street parking areas shall be designed to permit convenient maneuvering of vehicles, and each space shall be accessible without driving over or through any other parking space. No parking space shall be designed to permit backout parking on public right-of-way, nor shall parking spaces be located so as to require backing into a sidewalk, pedestrian crosswalk, or other area of high pedestrial concentration except for parking spaces required for single-family and two-family dwellings. Backout parking shall not be permitted on any street or highway designated on the Broward County Trafficways Plan, and on any County collector road having a functional classification designated by the County Engineering Division.

(c) The required off-street parking facilities shall be clearly delineated by four (4) inch visible, painted stripping, except for single-family, two-family, and townhouse dwellings. Parking stalls, which abut landscaped areas, sidewalks, structures, or property lines, shall be designed with bumper guards, wheel stops, or contiguous curbing. The required bumper guards, wheel stops, or contiguous curbing shall be located a minimum of two and one-half (2½) feet from any landscaped area, sidewalk, structure, or property line. When surfaced with grass or lawn, the area between the bumpers, wheel stops, or contiguous curbing, shall receive credit towards the computation of previous area, but shall not apply towards the amount of required landscaping. The required off-street parking areas and driveways shall be constructed of at least a six (6) inch course of native limerock, surfaced with asphaltic concrete or portland concrete material of a type approved by the Director of the Building and Zoning Enforcement Division.

The permitted paving surface shall be maintained in a smooth and well-graded condition. The Director of Building and Zoning Enforcement Division may approve other types of paving in specific cases where he finds such other types to be equivalent in appearance, durability, and imperviousness, to the type of paving hereinbefore specified.
Off-street parking areas shall be designed to insure safe and efficient traffic circulation. The parking facilities shall be of sufficient size to allow necessary functions for loading, unloading, and parking maneuvers to be carried out on private property, and completely off the street right-of-way.

(d) All off-street parking facilities required by this Article shall be drained so as not to cause any nuisance on adjacent or public property, and shall be in accordance with the requirements of the appropriate enforcing agency. 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.

(e) A plan shall be submitted with every application for a building permit for any use of structure required to provide off-street parking under this Article, which plan shall clearly and accurately designate the required parking spaces, access aisles, and driveways, and relations to the uses or structures these off-street parking facilities are intended to serve.

(f) No point of any parking space, driveway, or aisle shall be closer than three (3) feet to any building or structure entranceway, thus preventing any outside door from encroaching in any parking space, driveway, or aisle space.

(g) Each parking space required and provided pursuant to the provisions of this Article, shall not be less than (9) feet in width, and (18) feet in length, except for spaces utilized for parallel parking. The parallel parking spaces shall not be less than (9) feet in width and (23) feet in length.

(h) Off-street parking facilities required by this Article shall be arranged or designed in the same manner as depicted in Table I, Minimum Space Requirements at Various Parking Angles for Self-Parking Facilities.

(i) If an internal traffic circulation plan requires emergency vehicles, garbage trucks or trucks moving to or from a loading area, to use a parking aisle, that parking aisle shall be at least (24) feet wide.

(j) Every building, use or structure, which complies with the off-street parking requirements may provide additional parking spaces not required by this Article. Such parking spaces may be designed as tandem or attendant parking spaces.

(k) All gasoline service station driveways shall comply with the following requirements for adequate accessibility. Driveways leading to and from gasoline pumps or pump islands, shall provide a minimum driveway width of (12) feet for one-way entrance and exit. All driveways, which lead to two (2) gasoline pump islands, shall provide a minimum of (24) feet from curb to curb, between pumps or pump islands.

(l) All drive-in bank facilities shall provide a minimum ten (10) feet wide vehicular service position between each drive-in teller facility.

(m) All off-street parking facilities shall conform to Functional Landscaping Requirements, Sign, Drainage, Engineering Requirements, and all other applicable County Regulations.

(n) All outside storage or parking of vehicles, boats, trucks, heavy equipment or motor driven equipment located in a business or industrial zoned district shall be surfaced with asphalt or concrete material. The storage or parking area shall be drained so as not to cause any nuisances on adjacent or public property.

SECTION 39-143 AMOUNT OF OFF-STREET PARKING:

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

ADMINISTRATIVE DECISIONS

PG. 131 PARKING

BOARDING KENNEL 6 SPACES

(20) "BUT NOT INCLUDING SUNDAY SCHOOL (CHURCH) CLASS RMS PER GG 12/4/79

ADMINISTRATIVE DECISIONS

PG. 132 (22) DAY CARE CENTER, USED CAR LOT
AUTO GARAGE -

(24) WATER SLIDE, RAQUET CLUB, TENNIS
W/O AUDIENCE

NO.	TYPES OF BUILDINGS AND USES	MIN NUMBER OF PARKING SPACES REQUIRED PER INDICATED UNIT	UNIT OF MEASURE
1	Single-Family Dwelling	2.0	Per each dwelling unit, spaces may be tandum
2	Two-Family Dwelling	2.0	Per each dwelling unit, located on single lot of record platted less than (60) ft. in Width
3.	Two-Family Dwelling	2.5	Per each dwelling unit, located on single lot of record platted not less than (60) feet in width
4	Multiple-Family Dwelling, Town house or Row House	1.5	Per each efficiency or one (1) bedroom apartment unit;
		2.0	Per each Two (2) bedroom apartment unit;
		2.5	Per each three (3) or more bedroom apartment unit;
	In Addition	1.0	Per each (10) dwelling units shall be provided and made available free for Guests and Employees
5	Rooming Houses, Lodging Houses, Boarding Houses	1.0	Per each rental sleeping room
6	Dormitories, Fraternities	1.0	Per each (150) square feet of floor area used for sleeping facilities.
7.	Hotels, including Clubs, Plus other uses operated in conjunction with and/or part of Hotel	3.0	Per each 4 sleeping rooms.
	PLUS		If in addition to sleeping rooms, there are other uses operated in conjunction with and/or as part of the hotel, additional off-street parking space shall be provided for such other uses as would be required by this Section, if such uses were separated from the hotel, to the extent of 65% of the off-street parking specified in this Article for retail stores, offices, service establishments, bars, restaurants, dining rooms, night club, cabarets, ballrooms, banquet halls, meeting rooms and auditoriums.
8	Motels, Tourist Homes, Guest Cabins, Villas, House Courts	1.0	Per each guest room, cabin or rental unit.
	PLUS	1.0	Per every 250 Sq. Ft. of GROSS floor area utilized as office use.
9	Trailer Court, Camps, Parks, or Mobile Home Parks	2.0	Per each mobile or trailer space. Spaces may be tandem.
10	Recreational Vehicle Park	1.0	Per each recreational vehicle or tent site.
11	Hospitals	1.0	Per each patient bed.
	PLUS	1.0	Per each 1000 Sq. Ft. of GROSS floor area.

NO	TYPES OF BUILDINGS AND USES	MIN NUMBER OF PARKING SPACES REQUIRED PER INDICATED UNIT	UNIT OF MEASURE
12	Sanitariums, Convalescent Homes, Nursing Homes for Aged or Infirm	1.0	Per each Two (2) beds.
13	Asylums, Orphanages	1.0	Per each Five (5) beds.
14	Theatres and other places of assembly having fixed seats	1.0	Per every Four (4) seats.
15	Places of assembly, including Exhibition Halls,(except as included in Paragraphs 12 & 13) Convention halls, Dance Halls, Skating rinks, Community Ctrs.	1.0	Per each 200 square feet of GROSS floor area occupied by guests, customers, patrons, members or other occupants.
16	Private clubs, Lodges, Fraternal Organization, Union hall	1.0	Per each (200) square feet of GROSS floor area occupied by guests, customers, patrons, members or other occupants.
17	Museums and Libraries	1.0	Per each (200) Sq. Ft. of GROSS floor area.
18	Skate Board Park	1.0	Per each (200) Sq. Ft. of the total square footage of the entire length of ramp area.
	PLUS	1.0	Per each 250 Sq. Ft. utilized for retail and/or other amusement uses.
19	Outdoor Waterbogger PLUS	25.0 10.0	Per first flume (slide) Spaces for every flume thereafter
20	Tennis Courts, Racquet Ball, and Handball Courts & Clubs, or other Sport Courts (except for any athletic courts which are accessory to any permitted multiple-family development & Memberships consists only of Residents of the multiple-family development).	2.0	Per each Court Additional parking spaces as required for other uses accessory to this use.
21	Golf Course	4.0	Per each golf green.
	PLUS	1.0	Per every 250 Sq. Ft. of GROSS floor area of club house
	PLUS		Additional spaces as required for other accessory uses
22	Golf driving range, Archery range, and other type Target ranges.	1.5	Per every target position
	PLUS	2.0	Required for employee parking.
	PLUS		Additional spaces as required for other accessory uses.
23	Miniature Golf Course	2.0	Per each golf green.
	PLUS	4.0	Required for employee parking
	PLUS		Additional parking spaces as required for other accessory uses.

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NO	TYPES OF BUILDINGS AND USES	MIN NUMBER OF PARKING SPACES REQUIRED PER INDICATED UNIT	UNIT OF MEASURE
24	Churches	1.0	Per each (60) Sq. Ft. of auditorium & Chapel area, not including Sunday school classrooms.
	PLUS		Additional spaces as required for other uses such as nursery, kindergarten or primary or secondary schools.
25	Stadiums, Racetracks, Sports Arenas, Fron Ton	1.0	Per each (4) seats . The final parking requirements for each use shall be determined by the Plat & Site Plan Review Committee during Site Development Plan process.
26	Outdoor Swap shop, Fairgrounds, Circus grounds	1.0	Per each (500) Sq. Ft. of total area utilized for such use (not including parking areas).
27	Bowling Alley	6.0	Per each alley plus additional spaces required for other uses on the same premises.
28	Mortuaries	1.0	Per each (4) seats in Chapel area and/or rooms for services.
	PLUS	1.0	Per each (600) Sq. Ft. of GROSS floor area of the 1st floor of permitted structure.
29	Medical, dental, chiropractic, clinics (comprising of 2 or more doctors, dentist or chiropractor)	1.0	Per every (200) Sq. Ft. of GROSS floor area.
30	Veterinary clinic or office	1.0	Per every (250) Sq. Ft. of GROSS floor area. Parking requirements shall not be calculated on square footage of floor area of any interior or exterior dog kennels or runs.
31	Financial institutions, commercial banks, professional and governmental offices and business offices, offices for individual doctor, dentist or chiropractor.	1.0	Per each (250) Sq. Ft. of GROSS floor area.
32	Restaurant or Dinner Theatre (See definitions in Sec. 39-14 of the Zoning Code)	1.0	Per each (40) Sq. Ft. of customer service area.
33	Drive-in Restaurant (includes sit-down & take-out food service), carry-out restaurant (Take-out food service only)	1.0	Per each (50) Sq. Ft. of GROSS floor area.

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NO	TYPES OF BUILDINGS AND USES	MIN NUMBER OF PARKING SPACES REQUIRED PER INDICATED UNIT	UNIT OF MEASURE
34	Bars, night club, lounges, & bottle club PLUS	1.0 1.0	Per each (30) Sq. Ft. of customer service area. Per every (250) Sq. Ft. of GROSS floor area in rooms or floor areas not used for customer service area.
35	Game rooms, amusement arcades, pool halls, billiard parlors.	1.0	Per every (200) Sq. Ft. of GROSS floor area.
36	Health & Body Clubs	1.0	Per each (250) Sq. Ft. of GROSS floor area occupied by guests, customers, patrons or members.
37	Elementary & Middle schools (Junior High), public or parochial, or private.	1.0	Per each classroom PLUS one-half of the additional parking spaces for rooms used for public assembly, as otherwise required by this Section.
38	Senior high school & colleges Public, Private or Parochial	1.0	Per 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 in this Sec.; WHICHEVER MAY BE GREATER.
39	Child care center, day nursery, Kindergarten	1.0	Per each (400) Sq. Ft. of GROSS floor area.
40	Retail stores, personal service shops, household repairs or equipment shops, interior decoration shops.	1.0	Per each (250) Sq. Ft. of GROSS floor area.
41	Manufacturing & Industrial uses, Research & Testing laboratories bottling establishments, printing & Engraving shops, wholesale stores, laundries, auto repair garage, paint & body shop, gasoline service station.	1.0	Per each (400) Sq. Ft. of GROSS floor area.
42	Storage warehouse & storage buildings.	1.0	Per each (600) Sq. Ft. of GROSS floor area (See category #50).
43	Terminal facilities, including airport, railroad passenger and freight station, bus depot and truck terminals.	1.0	Per each two employees

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NO	TYPES OF BUILDINGS AND USES	MIN NUMBER OF PARKING SPACES REQUIRED PER INDICATED UNIT	UNIT OF MEASURE
43	CONTINUED: PLUS	1.0	Per each (4) persons of the normal capacity of use, customers, patrons and visitors. The final parking requirement for each of these uses shall be determined by the Plat & Site Plan Review Committee during Site Development Plan process.
44.	Commercial bathing beaches and swimming pools	1.0	(SAME AS ABOVE)
45	Yacht club, Boat Marinas	1.0	Per each boat slip PLUS additional spaces as required for other accessory uses.
46	Charter, sight-seeing or fishing boat docks PLUS	1.0 1.0	Per boat slip. Per each (4) persons of the normal capacity of use as customers & visitors PLUS additional spaces as required for other accessory uses
47	Dance, art, music school, art gallery	1.0	Per each (250) Sq. Ft. GROSS floor area.
48	New or used automobile sales, boat sales or other outdoor sales.	1.0	For each (200) Sq. Ft. of office and principal showroom space, PLUS 1 space for each additional (1000) Sq. Ft. of outdoor display area.
49	Commercial riding stable, boarding stable, livery stable and dude ranch. PLUS	1.0 1.0	Per every (2) stalls. Per owner or operator.

50 The category of warehouse or storage building shall apply only when the gross floor area of the proposed structure will be used solely for storage facility on a short or long term basis, or where merchandise, products, or materials are stored or held primarily for safe keeping until later disposed of or distributed. No structure shall be designated as a warehouse or storage building if it is to be utilized for wholesale, retail sales, office use. If it is determined, by the Building and Zoning Enforcement Division, that the principal use is not warehouse or storage use, parking requirements will then be based on the use determined as the principal use by the Building and Zoning Enforcement Division.

51. USES NOT SPECIFICALLY MENTIONED:

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

52. FRACTIONAL MEASUREMENTS:

When units or measurements determining number of off-street parking spaces result in requirement of fractional space, any such fraction equal or greater than one-half (½) shall require a full off-street parking space.

53. MIXED USES:

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

54. MEASUREMENT:

For the purpose of this Article, floor area shall mean the gross floor area inside the exterior walls. 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 off-street parking requirements.

SECTION 39-144 COMBINED OFF-STREET PARKING:

Nothing in this Article shall be construed to prevent collective provisions for, or joint use of, off-street parking facilities for two or more buildings or used by two or more owners or operators, 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 39-145 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, no building permit and/or Certificate of Occupancy shall be issued, unless or until the off-street 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 39-146 USE OF REQUIRED OFF-STREET PARKING BY ANOTHER BUILDING:

No part of an off-street area required for any building or use by the Article, shall be included as a part of an off-street parking area sinilarily required for another building or use, unless the type of uses indicates that the periods of usage will not overlap or be con-current with each other, as determined by the Board of Adjustment.

SECTION 39-147 PARKING OF COMMERCIAL VEHICLES:

Off-street 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 39-148 OFF-STREET LOADING:

(a) On the same plot of 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 encroachment on or interferring with the public use of street and alleys by pedestrians or vehicles.

(b) Where any structure is enlarged or any use extended so that the size of the resulting occupancy comes within the scope of this Section, the full amount of off-street 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 off-street loading space under this Section, the full amount of off-street loading space shall be supplied and maintained to comply with this Section.

(c) For the purposes of this Section, an off-street loading space shall be an area at the grade level of at least (10) feet wide by (25) feet long with (14) foot vertical clearance. Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other off-street loading space, and arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

(d) Off-street loading spaces shall be provided amd maintained in accordance with the followinf schedule:

(1) For each retail complex, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, market, restaurant, laundry, office building, dry cleaning establishment or sinilar use which has an aggregate gross floor area of:

Over 10,000 Square Feet, but not over 25,000 Sq. Ft. - 1 S
Over 25,000 Square Feet, but not over 60,000 Sq. Ft. - 2 S s
Over 60,000 Square Feet, but not over 120,000 Sq. Ft. - 3 Spaces
Over 120,00 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 Sq. Ft. or major fraction thereof - 1 Space

(2) For each multiple dwelling or apartment hotel having at least (50) dwelling units, but not over (100) dwelling units: One (1) Space.

(3) For each multiple dwelling having over (100) dwelling units; One (1) space PLUS one (1) space for each additional (100) dwelling units or major fraction thereof.

(4) For each auditorium, convention hall, exhibition hall, museum, hotel, office building, sports areas, 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

(5) For any use not specifically mentioned in this Section, the requirements for off-street parking for a use which is so mentioned, and to which the unmentioned use is similar, shall apply.

(e) Off-street loading facilities supplied to meet the needs of one use, shall not be considered as meeting the street loading needs of another use.

(f) No area or facility supplied to meet the required off-street parking facilities for a use, shall be utilized for or deemed to meet the requirements of this Article for off-street loading facilities.

(g) Nothing in this Section shall prevent the collective, joint, or combined provisions of off-street loading facilities for two or more buildings or uses, provided that such off-street 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.

(h) Plans for buildings or uses requiring off-street loading facilities under the provisions of this Section, shall clearly indicate the location, dimensions, clearances, and access of all such required off-street loading facilities.

SECTION 39-149 ALTERNATIVE PARKING SURFACES:

The modifications to parking requirements allowed in this Section are intended to permit and encourage the reduction of hard surface 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 Plat & Site Plan Committee may allow the use of these modifications in any instance where such a modification appears appropriate, even though the specfic site use may not be cited in the following Sections.

(1) PARKING RIBBONS:

The use of hard surfaced parking ribbons shall be permitted in situations where the required parking is directly associated with an individual dwelling unit. Such ribbons shall not be less than (2) feet in width, separated at no greater distance than (3) feet, and constructed to the specifications of the County Engineering Division. 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.

The use of hard surfaced parking ribbons for the above mentioned land uses shall be exempt from plat and site plan review.

(2) REDUCTION OF HARDSURFACE ALLOWED:

For certain site uses, it shall be allowed for up to (25) percent of the required parking to be reserved in a grassed area. Such reserved area shall be identified on the site plan, and shall include space for all associated accessways, drives, aisles, and landscaping. The reserve area may be used for temporary or over-flow parking or may exclude all parking. Parking use of the reserved area shall require compliance with County specifications for grass parking surfaces as required in Section 39-149(3), Grass Parking Surfaces.

All reserved areas for temporary or over-flow parking shall be designated on the plot it is to serve with a small permanent-type sign. A reserved area used for temporary or over-flow parking, shall meet all landscaping requirements for vehicular use area except that the (10) percent interior landscaping requirements for parking areas may also be used for parking, provided all required trees shall be located within an area of at least (50) square feet for protection from vehicular intrusion. Conversion of a reserved area to hard-surface 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 hard-surface parking is primarily intended to be allowed for parking associated with the following uses:

Multiple-family dwellings
Dormitories
Fraternities
Hospitals
Sanitariums
Churches
Stadiums
Sports Arena
Theater of the Performing Arts

(3) GRASS PARKING SURFACES:

The use of a grass parking surface shall be permitted on certain site uses where parking is on an irregular, intermittent or part-time basis.
The Plat & Site Plan Review Committee may allow these modifications of the parking requirements when such modifications appears appropriate, and as long as the use of grass parking surface does not adversely affect the appearance or condition of the site use. Such grass surfaces shall conform to County specifications, which include at least a (6) inch course of natural limerock, surfaced with the species of grass. All requirements for landscaping vehicular use areas shall be met, and all required interior landscaping requirements for parking areas may be used for parking, provided all required trees shall be planted in an area of at least (50) square feet, for protection from vehicular intrusion. Such grass parking surfaces are primarily intended to be allowe for parking associated with places of public assembly, theater of the performing arts, private clubs, dormitories, fraternity buildings, churches, auditoriums, stadiums, race tracks, fairgrounds, schools, mortuaries, and similar uses.

(4) MAINTENANCE:

The owner or his 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 uses too heavy to allow a healthy grass surface, the Director of the Building and Zoning Enforcement Division may require the restoration of the grass surface or the hard surfacing of the area.

For the purpose of this Ordinance, a rolled, rock-based, covered with sand-seal finish, does not comply as a hard surface for required off-street parking facilities.

SECTION 39-150. PARKING REQUIREMENTS FOR DISABLED AND HANDICAPPED PERSONS:

Off-street parking ramps, spaces, and accessibility to buildings for the disabled or handicapped, shall comply with the requirements set forth in Chapter 553, Part 5, of the Florida Statutes, and Chapter 515 of the South Florida Building Code.

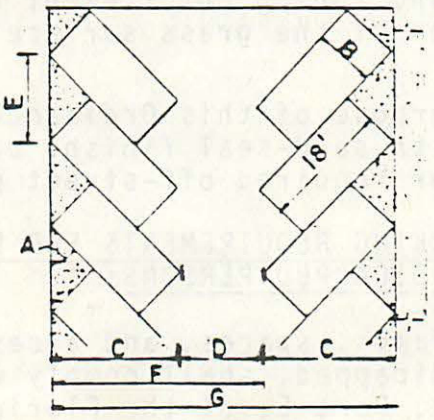
SECTIONS 39-151 - 39-159 RESERVED

TABLE I

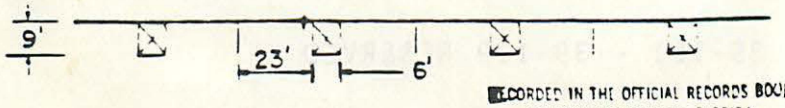
MINIMUM SPACE REQUIREMENTS AT VARIOUS PARKING ANGLES FOR SELF-PARKING FACILITIES

A	B	C	*D	E	F	G
PARKING ANGLE	STALL WIDTH	STALL DEPTH	AISLE WIDTH	CURB LENGTH	HALF BAY	FULL BAY
*0°	9.0'	9.0'	12.0'	23.0'	21.0'	30.0'
20°	9.0'	14.6'	11.0'	26.3'	25.6'	40.2'
22.5°	9.0'	15.2'	11.0'	23.5'	26.2'	41.4'
30°	9.0'	16.8'	12.0'	18.0'	28.8'	45.6'
40°	9.0'	18.5'	12.0'	14.0'	30.5'	49.0'
45°	9.0'	19.1'	15.0'	12.7'	34.1'	53.2'
50°	9.0'	19.6'	15.0'	11.7'	34.6'	54.2'
60°	9.0'	20.1'	18.0'	10.4'	38.1'	58.2'
70°	9.0'	20.0'	19.0'	9.6'	39.0'	59.0'
75°	9.0'	19.7'	22.0'	9.3'	41.7'	61.4'
80°	9.0'	19.3'	24.0'	9.1'	43.3'	62.6'
90°	9.0'	18.0'	24.0'	9.0'	42.0'	60.0'

NOTE: *D - Dimensions are for one-way direction movement. Two-way direction movement requires a minimum of 24 feet wide regardless of parking angle and dimensions given in Table I of the above.



*C' - Parallel parking shall be designed according to the following Diagram:



RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

111 88692 PAGE 695

ARTICLE TEN - ZONING DISTRICTS

*SECTION 39-160. CLASSES AND SYMBOLS

For the purpose of this Chapter 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

A-1 Limited Agricultural	Eff. 5-5-61
A-2 General Agricultural	Eff. 5-5-61
A-3 Agricultural - Utility	Eff. 5-5-61
A-4 Agricultural - Amusement	Eff. 5-5-61
A-5 Agricultural - Excavation	Eff. 5-5-61
A-6 Agricultural - Disposal	Eff. 5-5-61
A-7 Agricultural - Restricted Disposal	Eff. 11-10-61
A-8 Agricultural - Sanitary Fill	Eff. 6-11-65
A-9 Agricultural - Cemetery	Eff. 4-19-74

RESIDENTIAL DISTRICTS

D-1 Special One-family District	Eff. 6-10-66 Amd. 5-16-67
E-1 Estate	Eff. 5-11-62
E-2 Estate	Eff. 11-12-71
R-1A thru R-1C One-family Dwelling	
R-1P One-family Dwelling - Parking	Eff. 9-15-61
R-1T Mobile Home Dwelling	
R-2 Two-family Dwelling	
R-2P Two-family Dwelling - Parking	Eff. 9-15-61
R-2U Two-family Dwelling	Eff. 9-14-62
R-3 Low-density Multiple Dwelling	
R-3U Row House	Eff. 7-19-63
R-4 Apartment	
R-4A Planned Apartment	
R-4B Planned Apartment	Eff. 2-16-68
R-5 Motel	
R-6 Hotel	
T-1 Trailer Park	
T-1A thru T-1C Mobile Home Park	Eff. 7-14-72
PUD Planned Unit Development	Eff. 6-12-73

RECREATIONAL DISTRICTS

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

*Effective 7-26-74

BUSINESS DISTRICTS

B-1	Neighborhood Business	
B-2	Community Business	
B-2A	Planned Business Center	
B-2B	Special Business	Eff. 1-17-64
B-3	General Business	
C-1	Commercial	

INDUSTRIAL DISTRICTS

M-1	Light Industrial	
M-1A	Industrial Park	Eff. 12-15-67
M-2	Medium Industrial	
M-3	General Industrial	
M-4	Limited Heavy Industrial	Eff. 9-15-61
M-5	Heavy Industrial	Eff. 9-13-63

(Amend Zoning Regs. 10.1, 7-17-73)

INSTITUTIONAL-EDUCATIONAL DISTRICT

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

SECTION 39-161. ZONING DISTRICT MAPS

(a) 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 Chapter, 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 Chapter 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 Chapter and its effective date.

(b) Each district shall be subject to the regulations stipulated in this Chapter.
(Amend. Zoning Regs. 10.2, 7-17-73)

SECTION 39-162. 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.
(Amend. Zoning Regs. 10.3, 7-17-73)

SECTION 39-163. WATER AREAS

(a) 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.

(b) 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.
(Amend. Zoning Regs. 10.4, 7-17-73)

SECTION 39-164. 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.
(Amend Zoning Regs. 10.5, 7-17-73)

SECTION 39-165. BOUNDARIES OF DISTRICTS

(a) 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 Chapter 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.

(b) 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 this Chapter.
(Amend Zoning Regs. 10.6, 7-17-73)

SECTION 39-166. DISTRICT GROUP CLASSIFICATION

For the purposes of this Chapter, 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, B02, 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.
(Amend Zoning REgs. 10.7, 7-17-73)

SECTION 39-167. RAILROAD RIGHTS-OF-WAY

Where not otherwise indicated on Zoning District Maps or specified in this Chapter, 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.
(Amend Zoning Regs. 10.8, 7-17-73)

SECTION 39-168. 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-1-A District, it being the intent of this Chapter to regulate and control the use and development of all land and water in the unincorporated portions of Broward County.
(Amend. Zoning Regs. 10.9, 7-17-73)

SECTIONS 39-169 - 39-178. RESERVED

ARTICLE ELEVEN - ESTATE E-1 DISTRICT

SECTION 39-179. 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 dwelling.
(Amend. Zoning Regs. 11.1, 7-17-73)

SECTION 39-180. USES PERMITTED

*(a) 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 39-329. Foster Homes (80-92-SRes)

(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 (4) in total number for a plot of minimum permitted size. Where the plot exceeds 35,000 square feet in area, one (1) 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 12/4/78

a. Grove, produce farm, truck garden, horticultural farming, botanical garden, floraculture, plant nusery, sod farm, crop raising, hydoponic garden, green house, 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.

*(b) Residences on floating homes or vessels shall not be premitted at moorages located on or immediately adjacent to property zoned E-1.

SECTION 39-181 SIZE OF PLOT

Every plot shall not be 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 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 39-182 PLOT COVERAGE

The combined area occupied by all buildings or roofed structures shall not exceed (20) percent of the area of the plot.

SECTION 39-183 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 39-184 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.

*Effective 12/4/78

SECTION 39-185. SIDE YARDS

Every plot shall have a side yard on each side, each of which shall be not less than (25) feet in width, provided that the required side yard shall be increased by one foot for each foot in height of structure exceeding (40) feet.
(Amend. Zoning Regs. 11.7, 7-17-73)

SECTION 39-186. REAR YARD

Every plot shall have a rear yard not less than (25) feet in depth.
(Amend. Zoning Regs. 11.8, 7-17-73)

SECTION 39-187. MINIMUM FLOOR AREA

A one-family dwelling as a principal use shall have a minimum floor area of 1,500 square feet.
(Amend. Zoning Regs. 11.9, 7-17-73)

SECTION 39-188. ACCESSORY USE SETBACKS

Accessory use structures shall observe the same setbacks (side, front and rear) as the principal uses.
(Amend. Zoning Regs. 11.10, 7-17-73)

SECTIONS 39-189 - 39-198. RESERVED

ARTICLE TWELVE - LIMITED AGRICULTRUAL A-1 AND GENERAL AGRICULTURAL A-2 DISTRICTS

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

SECTION 39-199 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 resonable 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. (Amend. Zoning Reg. 12.1, 7-17-73)

SECTION 39-200 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) In an A-1 Limited Agricultural District:

a. 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.
Foster Homes (8) (OR 80-92)

b. 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.
Board of Adjustment Ruled Real estate Broker only ok.

c. Hospital, convalescent home, nursery home, not including insanity, feeble-mindedness, epileptics, drug addicts, alcoholics, penal or correctional institutions.

d. Church, convent, monastery, parish house.

e. Library, museum and similar institution of non-commercial nature.

*Effective 2-15-74

f. Publicly-owned or operated building and uses, including community buildings, public parks, playgrounds, beaches, but excluding dumps, sanitary fill or incinerators.

g. 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.

h. Grove, produce farm, truck garden horticultural farming, botanical garden, floriculture, nursery, sod farm, crop raising, hydroponic garden, greenhouse, slat house, forestry, bee keeping with use or keeping of animals only as incidential and accessory thereto.

i. Cattle or stock grazing, dairy farm, not including hog raising, dude ranch, riding stable, livery stable, boarding stable.

j. Raising of fish. Raising of poultry on property, part of which was used for poultry raising prior to June 1, 1962.

k. Non-commercial boat pier or slip or boat house for docking of private water craft.

l. Railroad right-of-way and tracks, passenger and freight terminal, team tracks, but not including yards, shops or round houses.

m. 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.

n. Wayside stands for display or sale of farm products produced on the premises.

*o. Existing cemetery, crematory, columbarium or mausoleum, or the expansion of existing cemeteries an of November 15, 1974.

p. Eleemosynary or philanthropic institution.

q. Offstreet parking of private passenger vehicles accessory to a use not located on the same premisses or which is located outside of the A-1 District.

*Effective 11-15-74

r. Driveway or acess road to property in a zoning district other than A-1.

s. Accessory uses and structures.

*t. Raising of furbearing animals shall be permitted as a Special Exception use.

**u. Special excavation operations shall be permitted as a Special Exception use.

***v. Residence on floating homes and vessels.

****w. Veterinary and veterinary clinics, not including outside kennels or animal runs.

(2) In an A-2, General Agricultural District:

a. Any use permitted in an A-1 District.

b. Animal hospital, veterinary clinic, animal boarding place, dog kennel, fur farm. EXOTIC BIRDS -

c. Raising of poultry, hogs, sheep, goats, poultry slaughtering and dressing.

d. Accessory uses and structures.

SECTION 39-201 USES PROHIBITED

The permissable uses enumerated in Section 39-200 above, shall not be construed to include, as a principle or accessory uses, any of the following:

(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, except as permitted in a wayside stand.

SECTION 39-202 HEIGHT

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

* Effective 4/23/76
** Effective 7/14/78
*** Effective 12/4/78
**** EFFECTIVE 8-27-79

SECTION 39-203. PLOT SIZE

Plots for any permitted use shall have a minimum area of (35,000) square feet and a minimum 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 Ordinance, may be utilized for a single-family dwelling.
(Amend. Zoning Regs. 12.5, 7-17-73)

SECTION 39-204. 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.
(Amend. Zoning Regs. 12.6, 7-17-73)

SECTION 39-205. FRONT YARD

Every plot shall have a front yard not less than (25) feet in depth.
(Amend. Zoning Regs. 12.7, 7-17-73)

SECTION 39-206. SIDE YARD

(a) 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 39-209 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 subsection (b) below.

(b) Upon corner plots there shall be afront 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.
(Amend. Zoning Regs. 12.8, 7-17-73)

SECTION 39-207. REAR YARD

Every plot shall have a rear yard not less than (25) feet in depth.
(Amend. Zoning Regs. 12.9, 7-17-73)

SECTION 39-208. YARD MODIFICATIONS

The yard requirements specified in Sections 39-205, 39-206 and 39-207 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 39-209 following. (Amend. Zoning Regs. 12.5, 7-17-73)

SECTION 39-209. 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 Ordinance 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.
(Amend. Zoning Regs. 12.11, 7-17-73)

SECTION 39-210. 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.
(Amend. Zoning Regs. 12.11, 7-17-73)

SECTIONS 39-211 - 39-220. RESERVED

ARTICLE THIRTEEN - AGRICULTURAL-UTILITY A-3 DISTRICT

SECTION 39-221. 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.
(Amend. Zoning Regs. 13.1, 7-17-73)

SECTION 39-222. 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.
(Amend. Zoning Regs. 13.2, 7-17-73)

SECTION 39-223. USES PROHIBITED

The permissible uses enumerated in Section 39-222 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.

ADMINISTRATIVE DECISIONS

PG. 151 (6) Worm FARM

(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.
(Amend. Zoning Regs. 13.3, 7-17-73)

SECTION 39-224. HEIGHT

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

SECTION 39-225. 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 (7,500) square feet in area.
(Amend. Zoning Regs. 13.5, 7-17-73)

SECTION 39-226. COVERAGE

The combined area occupied by all buildings and structures shall not exceed (20) per cent of the plot area.
(Amend. Zoning Regs. 13.6, 7-17-73)

SECTION 39-227. YARDS

(a) Every plot shall be provided with yards not less than (50) feet in depth or width, except as hereinafter specified for lift stations.

(b) 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.

(c) 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.
(Amend. Zoning Regs. 13.7, 7-17-73)

SECTIONS 39-228 ~ 39-237. RESERVED

SECTION 39-238. 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.
(Amend. Zoning Regs. 13.8, 7-17-73)

ARTICLE FOURTEEN - AGRICULTURAL-AMUSEMENT A-4 DISTRICT

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

SECTION 39-239. 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. (Amend. Zoning Reg. 14.01 7-17-73)

SECTION 39-240. 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.
(Amend.Zoning Regs. 14.2, 7-17-73)

SECTION 39-241. USES PROHIBITED

The permissible uses enumerated in Section 39-240 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 39-242. HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding (100) feet.
(Amend. Zoning Regs. 14.4, 7-17-73)

SECTION 39-243. PLOT SIZE

Every plot shall be not less than (150) feet in width and shall be at least one acre in area.
(Amend. Zoning Regs. 14.5, 7-17-73)

SECTION 39-244. COVERAGE

The combined area occupied by all buildings and structures shall not exceed (20) per cent of the plot area.
(Amend. Zoning Regs. 14.6, 7-17-73)

SECTION 39-245. 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 buildings 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 39-246. 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

(Amend.Zoning Regs. 14.8, 7-17-73)

SECTION 39-247. LIMITATIONS OF USES

(a) 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.

(b) 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.

(Amend. Zoning Regs. 14.9, 7-17-73)

ARTICLE FIFTEEN - AGRICULTURAL-EXCAVATION A-5 DISTRICT

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

SECTION 39-258. 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. (Amend. Zoning Regs. 15.1, 7-17-73)

SECTION 39-259. 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.
(Amend. Zoning Regs. 15.2, 7-17-73)

SECTION 39-260. USES PROHIBITED

The permissible uses enumerated in Section 39-259 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.
(Amend. Zoning Regs. 15.3, 7-17-73)

SECTION 39-261. HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding (100) feet.
(Amend. Zoning Regs. 15.4, 7-17-73)

SECTION 39-262. PLOT SIZE

Every plot shall be not less than (5) acres in area.
(Amend. Zoning Regs. 15.5, 7-17-73)

SECTION 39-263. YARDS

Every plot shall conform to all of the provisions of Article 52, Excavation Regulations.
(Amend. Zoning Regs. 15.6, 7-17-73)

SECTION 39-264. LIMITATIONS OF USES

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

(b) 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.
(Amend. Zoning Regs. 15.7, 7-17-73)

SECTIONS 39-265 - 39-274. RESERVED

ARTICLE SIXTEEN - AGRICULTURAL-DISPOSAL A-6 DISTRICT

SECTION 39-275. 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.
(Amend. Zoning Regs. 15.7, 7-17-73)

SECTION 39-276. 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.
(Amend. Zoning Regs. 16.2, 7-17-73)

SECTION 39-277. 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.
(Amend. Zoning Regs. 16.3, 7-17-73)

SECTION 39-278. HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding (150) feet.
(Amend. Zoning Regs. 16.4, 7-17-73)

SECTION 39-279. PLOT SIZE

(a) A plot used for disposal of refuse, not including garbage or animal refuse, shall be not less than (5) acres in area.

(b) A plot used for disposal of refuse including garbage or animal refuse, shall be not less than (20) acres in area.

(c) A plot used for an incinerator shall be not less than (40) acres in area.

SECTION 39-280. PLOT COVERAGE

The combined area occupied by all main and accessory buildings and uses shall not exceed (10) per cent of the plot area.
(Amend. Zoning Regs. 16.6, 7-17-73)

SECTION 39-281. YARDS

(a) 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.

(b) 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.

(c) No part of any incinerator or its appurtenant attached building or structures shall be located within (500) feet of any plot line.
(Amend. Zoning Regs. 16.7, 7-17-73)

SECTION 39-282. 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.
(Amend. Zoning Regs. 16.8, 7-17-73)

SECTIONS 39-283 - 39-292. RESERVED.

ARTICLE SEVENTEEN - AGRICULTURAL-RESTRICTED DISPOSAL A-7 DISTRICT

SECTION 39-293. 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. (Amend. Zoning Regs. 17.1, 7-17-73)

SECTION 39-294. 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.
(Amend. Zoning Regs. 17.2, 7-17-73)

SECTION 39-295. USES PROHIBITED

The permissible uses enumerated in Section 39-294 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.
(Amend. Zoning Regs. 17.3, 7-17-73)

SECTION 39-296. HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding (150) feet.
(Amend. Zoning Regs. 17.4, 7-17-73)

SECTION 39-297. PLOT SIZE

(a) A plot used for disposal of refuse, not including garbage or animal refuse, shall be not less than (5) acres in area.

(b) A plot used for disposal of refuse including garbage or animal refuse, shall not be less than (20) acres in area.
(Amend. Zoning Regs. 17.5, 7-17-73)

SECTION 39-298. PLOT COVERAGE

The combined area occupied by all main accessory buildings and uses shall not exceed (10) per cent of the plot area.
(Amend. Zoning Regs. 17.6, 7-17-73)

SECTION 39-299. YARDS

(a) 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.

(b) 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.
(Amend. Zoning Regs. 17.7, 7-17-73)

SECTION 39-300. 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.
(Amend. Zoning Regs. 17.8, 7-17-73)

SECTIONS 39-301 - 39-310. RESERVED.

ARTICLE EIGHTEEN - AGRICULTURAL-SANITARY FILL A-8 DISTRICT

SECTION 39-311. 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. (Amend. Zoning Regs. 17.1A, 7-17-73)

SECTION 39-312. 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.
(Amend. Zoning Regs. 17.2A, 7-17-73)

SECTION 39-313. PROHIBITED USES

The permissible uses enumerated in Section 39-312 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.
(Amend. Zoning Regs. 17.3A, 7-17-73)

SECTION 39-314. HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding (15) feet.
(Amend. Zoning Regs. 17.4A, 7-17-73)

SECTION 39-315. PLOT SIZE

A plot for a use first permitted in an A-8 District shall not be less than (5) acres in size.
(Amend. Zoning Regs. 17.5A, 7-17-73)

SECTION 39-316. PLOT COVERAGE

The combined are occupied by all main and accessory buildings and structures shall not exceed one per cent of the plot area.
(Amend. Zoning Regs. 17.6A, 7-17-73)

SECTION 39-317. YARDS

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

(b) 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.
(Amend. Zoning Regs. 17.7A, 7-17-73)

SECTION 39-318. 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.
(Amend. Zoning Regs. 17.8A, 7-17-73)

SECTIONS 39-319 - 39-328. RESERVED.

*ARTICLE NINETEEN - CEMETERY DISTRICT A-9

SECTION 39-319. 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 placed 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 39-320. 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 39-321. 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 39-322. PLOT SIZE

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

SECTION 39-323. ACCESS

Access to the cemetery shall be from a dedicated public street, and all driveways and internal streets shall conform to Section 39-67, and any and all other County regulations regarding access, driveways and internal streets.

SECTION 39-324. 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.

*Effective 4-19-74

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 39-149 for alternative parking surfaces.

SECTION 39-325. 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 39-69 (7)).

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 39-326. 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 39-327. SIGHT DISTANCES

All ornamental walls, fences, hedges and gates shall conform to the sight distance requirements of Section 39-69, Broward County Zoning Regulations.

SECTION 39-328. 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 39-328.1. 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 39-67. 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 TWENTY - 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 39-329. USES PERMITTED

*(a) 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. (FOSTER Homes (OR 80-92) S Res.

(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 structure.

(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 buildings or roofed structure on a plot utilized for such use shall be located at least (50) feet from any other residentially-zoned property. No parking area shall be located within (20) feet of any plot line.

(7) Golf course, not including miniature golf course or practice driving tee, providing plot comprises at least (100) acres of land in one parcel and any accessory parking area, building or structure is located at least (100) feet from any other residentially-zoned property.

(8) Church, and church or parochial school incidental to a church on the same premises. Such use shall be located on a plot having at least (40,000) square feet of plot area and having at least (200) feet of street frontage. The coverage of all roofed structures shall not exceed (25) per cent of the plot area. No building or roofed structure shall be located within (40) feet of any other residentially zoned property. No parking area shall be located within (10) feet of any plot line.

*Effective 12/4/78

(9) Sewerage 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 as large as necessary to provide required setback area.

b. No building or structure shall be located nearer to any other residentially-zoned property or to any street line than a distance equal to the height of such building or structure.

c. No unenclosed sewage treatment facility shall be located nearer to any street line than (125) feet nor nearer to any other residentially-zoned property than (175) feet.

d. 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.

e. 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.

f. All machinery, equipment and mechanical or electrical facilities shall be so designed and operated as to minimize noise effects upon surrounding residential properties.

g. 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 39-330, 39-333, 39-334 and 39-335.

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, property 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.

*(b) Residence on floating homes or vessels shall not be permitted at moorages located on or immediately adjacent to property zoned R-1A, R-1B, or R-1C.

SECTION 39-330 SIZE OF PLOT

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

*Effective 12/4/78

(1) R-1A Districts: Plot width of (100) feet and plot area of (10,000) square feet.

(2) R-1B Districts: Plot width of (75) feet and plot area of (7,500) square feet.

(3) R-1C Districts: Plot width of (60) feet and plot area of (6,000) square feet.

(b) Provided, however, that in areas subdivided prior to the effective date of Zoning Ordinance, a plot consisting of a lot of record may be utilized for a one-family dwelling.

(c) 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.
(Amend. Zoning Regs. 18.2, 7-17-73)

SECTION 39-331. PLOT COVERAGE

The combined area occupied by all principal and accessory buildings shall not exceed (40) per cent of the area of the plot.
(Amend. Zoning Regs. 18.3, 7-17-73)

SECTION 39-332. 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.
(Amend. Zoning Regs. 18.4, 7-17-73)

SECTION 39-333. FRONT YARD

(a) 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 District.

(b) 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.
(Amend. Zoning Regs. 18.5, 7-17-73).

ADMINISTRATIVE DECISIONS

PG 173 39.333 (b) EXCEPT CHURCHES.

SECTION 39-334. SIDE YARDS

(a) RESIDENTIAL USES

Every plot used for a one-family dwelling shall have a side yard on each side, each of which shall be at least (10) feet wide in an R-1A and at least (7½) feet wide in R-1B or R-1C District, except that where a plot is less than (60) feet in width, each side yard shall be at least (5) feet in width.

(b) 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.

(c) 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 39-335. REAR YARD

(a) RESIDENTIAL USES

Every plot used for a one-family dwelling shall have a rear yard not less than (15) feet in depth.

(b) 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. (Amend. Zoning Regs. 18.7, 7-17-73)

SECTION 39-336. 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. (Amend. Zoning Regs. 18.8, 7-17-73)

SECTIONS 39-337 - 39-346. RESERVED.

ADMINISTRATIVE DECISIONS

PG. 174 39.334 (C) SEE DEFINITIONS

39.335 (A) See DEFINITIONS, PG 26
ACC'Y YARD

ARTICLE TWENTY-ONE - ONE-FAMILY DWELLING - PARKING R-1P DISTRICTS

SECTION 39-347 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. (Amend. Zoning Regs. 19.1, 7-17-73).

SECTION 39-348 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 39-350. Open Parking Lot Regulations.(Amend. Zoning Regs. 19.2, 7-17-73).

*3. Residence on floating homes and vessels.

SECTION 39-349 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 39-350 OPEN PARKING LOT REGULATIONS

(a) LIMITATION OF USE

(1) Parking area shall be used only for the parking of private passenger vehicles, in good running order of customers, clients, partons, 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.

(2) No structures other than those specifically permitted or required shall be erected on the premises.

*Effective 12/4/78

(3) 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 twenty (20) square feet in area, not to extend to a greater height than six (6) feet above the ground, and shall be erected within the parking area.

(b) 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 twenty (20) feet of residentially-zoned property adjacent to business zoning may be used for access.

(c) PROTECTIVE WALL

The parking area shall be provided with a continuous unpierced masonry wall five (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.

(d) SIDE YARDS

Where the parking plot is contiguous to side plot lines of residentially-zoned property, a side yard of at least ten (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 of at least five (5) feet in width shall be provided.

(e) 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 twenty-five (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 twenty-five (25) feet in depth then the deeper of these existing front yards shall apply unless a greater depth is requir under Article FIVE, Yard Space Districts.

(f) 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 five (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.

(g) 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.

(h) 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. (Amend. Zoning Regs. 19.4 7-17 73).

SECTIONS 39-351 - 39-360. Reserved.

ARTICLE TWENTY-TWO MOBILE HOME DWELLING R-1T DISTRICT:

SECTION 39-361 PURPOSE OF DISTRICT

The R-1T, Mobile Home Dwelling District is intended to apply to areas to be used for the parking and 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 39-362 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-IT District, and conforming to the provision of Section 39-329(9) of the Zoning Ordinance.

(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 of Section 39-329(10) of the Zoning Ordinance.

(5) Transformer substations, subject to the requirements specified in Section 39-329(11) of the Zoning Ordinance.

**(6) Residence on floating homes and vessels.

*SECTION 39-363 LIMITATIONS AND SPECIAL REQUIREMENTS:

(a) Each unit of a mobile home originally moved onto the site as a separate house trailer, shall be currently licensed each year as provided under Section 320.081, Florida Statutes.

(b) Attached appurtenant and accessory buildings and structures shall meet all County Building Code Requirements.

(c) Plumbing fixtures and electrical connections associated with cooking facilities shall not be permitted in any building or structure other than the mobile home itself.

*EFFECTIVE 1-6-78
**Effective 12/4/78

*(d) Each plot shall abut on a public street at least fifty (50) feet in width, have a pavement width of at least twenty-two (22) feet, and shall be supplied with a driveway extending from the right-of-way pavement to the parking space required by Section 39-143(7). Surfacing requirements for such driveways and parking spaces are subject to the provisions of Section 39-149 of these regulations.

*(e) Any R-1T district shall be at least five (5) acres in gross area.

(f) Each plot shall be supplied with water and sewer facilities meeting the standards of the County Health Department and approved by that Department.

SECTION 39-364 HEIGHT:

No building or structure, or part thereof, shall be erected to a height exceeding twelve (12) feet, provided that this limitation shall not apply to radio and television antennae.

SECTION 39-365 PLOT SIZE:

Each plot shall not be less than forty (40) feet in width and not less than eighty (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 dwelling prior to January 1, 1962, and which has been zoned in R-1T District after January 1, 1962.

SECTION 39-366 YARDS:

(a) 1. SIDE YARDS

Every plot shall be provided with side yards not less than (4) feet in width, except that a roofed carport, without enclosure or side walls, may be located not closer than (2) feet to any interior side plot line. The side of an open carport erected as an addition to a mobile home shall not be deemed to be enclosed by an exterior wall of the mobile home, or by an exterior wall of a storage room.

*EFFECTIVE 1-16-76

(b) FRONT YARDS

Every plot shall be provided with a front yard not less than six (6) feet in depth.

(c) REAR YARDS

Every plot shall be provided with a rear yard not less than eight (8) feet in depth.

(d) ENCROACHMENTS

No enclosed or roofed structure shall be located in any required yard or setback area, except as specified in subsection (a) above.

(e) 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 Subsections (a) (b) and (c) above, but the following setback requirements shall apply therein:

Roofed or enclosed structures shall not be located less than five (5) feet from a front plot line, less than eight (8) feet from a rear plot line, nor less than four (4) feet from a side plot line, except that a roofed carport without enclosure or side walls may be located not less than two (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
(Amend. Zoning Regs. 20.6, 7-17-73.)

SECTION 39-367 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 was zoned in an R-1T District after January 1, 1962, shall not be subject to the requirements of Section 39-363 (d) and (e).

SECTION 39-368 - 39-377. Reserved.

ARTICLE TWENTY-THREE SPECIAL ONE-FAMILY D-1 DISTRICT

SECTION 39-378 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. (Amend. Zoning Regs. 20.1A, 7-17-73).

SECTION 39-379 USES PERMITTED

*(a) 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.

*(b) Residence on floating homes or vessels shall not be permitted at moorages located on or immediately adjacent to property zoned D-1.

SECTION 39-380 SIZE OF PLOT

No plot shall be less than one acre area.(Amend Zoning Regs. 20.3A, 7-17-73).

SECTION 39-381 PLOT COVERAGE

The combined area occupied by all building and roofed structures shall not exceed thirty-five (35%) per cent of the area of the plot. (Amend. Zoning Regs. 20.5A, 7-17-73).

SECTION 39-382 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two stories or thirty (30) feet. (Amend. Zoning Regs. 20.5A, 7-17-73).

SECTION 39-383 YARDS

(a) No Dwelling shall be located less than twenty-five (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 twenty-five (25) feet from only one of such intersecting streets and in these cases, the twenty-five (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

*Effective 12/4/78

street shall not be less than fifteen (15) feet. The aforesaid twenty-five (25) foot requirement shall be reduced to a fifteen (15) foot setback requirement for sites fronting on NW First Terrace and NW 44th Street in the subdivision of Spring Lake 2nd Section, as recorded in Plat Book 63, at Page16, of the Public Records of Broward County, Florida, because this project has already been fully planned and partially completed.

(b) Every plot shall have a yard not less than twenty-five (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.

(c) Every plot shall have a yard not less than fifteen (15) feet in depth adjacent to any other property, adjacent to an alley or adjacent to a waterway, canal or Body of water, providing that this requirement shall not apply where such other property is zoned in a D-1 District.
(Amend. Zoning Regs. 20.6A, 7-17-73)

SECTION 39-384 MINIMUM FLOOR AREA

The minimum floor area of a one-family dwelling shall be six hundred (600) square feet. (Amend. Zoning Regs. 20.7A, 7-17-73.)

SECTION 39-385 SEPARATION OF BUILDINGS

(a) There shall be not less than ten (10) feet minimum clearance between the outer walls of any two building each of which is one story in height.

(b) There shall be not less than fifteen (15) feet minimum clearance between the outer walls of any two buildings where one of these two buildings is two stories in height.

(c) There shall be not less than twenty (2) feet minimum clearance between the outer walls of any two buildings each of which is two stories in height. (Amend. Zoning Regs. 20.8A, 7-17-73.)

SECTION 39-386 PLOT AREA PER UNIT

Every plot shall have a gross area sufficient to provide not less than five thousand (5,000) square feet per one-family dwelling.
(Amend, Zoning Regs. 20.9A, 7-17-73.)

SECTION 39-387 DEFINITION OF PLOT

For the purpose 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.
(Amend. Zoning Regs. 20.10A, 7-17-73.)

SECTION 39-388 LIMITATIONS AND SPECIAL REQUIREMENTS

*(a) Deleted

(b) All private streets and drives serving two or more sites shall be not less than thirty-four (34) feet in width and shall be paved to a width of at least twenty-two (22) feet. An easement for underground utilities and access for emergency venicles shall be dedicated over all private streets.

(c) No private street or drive shall exceed one thousand three hundred twenty (1,320) 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 seventy (70) feet in diameter, and not over four hundred (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.

(d) 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 two hundred (200) square feet of area for each dwelling unit in the project. No space less than ten thousand (10,000) square feet in area or less than fifty (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.

(e) 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 twenty-five (25) feet from any public or private street, except as provided in Section 39-383(a) for setbacks at the intersection of two streets, and each such area shall be separated by at least ten (10) feet from any other such area.

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(f) 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 or bounds description.

(g) No building permit shall be issued for the building 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 Distirct, 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.

(h) 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 forty-nine (49) years in favor of the site owners of the association created for the purposes of operating and maintaining the D-1 project.

(i) The provisions of Subsections (d), (g), and (h) shall not apply to the D-1 District project which has been fully planned and partially completed prior to the effective date of this Amendment. (Amend. Zoning Regs. 20.11A, 7-17-73).

SECTIONS 39-389 - 39-398. Reserved.

ARTICLE TWENTY-FOUR TWO FAMILY DWELLING R-2 DISTRICT

Section 39-399 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. Foster Homes on (80-92) 8

(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.

*(6) Residence on floating homes or vessels.

SECTION 39-400 SIZE OF PLOT

(a) DWELLINGS

Every plot upon which a residential structure is erected shall be not less than sixty (60) feet in width and six thousand (6,000) square feet in area, except that a plot, consisting of a single lot of record not less than fifty (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.

(b) 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 one hundred (100) feet in width and ten thousand (10,000) feet in area. (Amend. Zoning Regs. 21.2, 7-17-73).

SECTION 39-401 PLOT COVERAGE

The combined area occupied by all main and accessory buildings shall not exceed forty (40%) per cent of the area of the plot. (Amend Zoning Regs. 21.3, 7-17-73).

*Effective 12/4/78

SECTION 39-402 HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding either two stories or thirty-five (35) feet, except that a steeple or tower on a church may extend to a height of fifty (50) feet. (Amend. Zoning Regs. 21.4 7-17-73).

SECTION 39-403 FRONT YARD

(a) RESIDENTIAL USES

Every plot for dwelling purposes shall have a front yard not less than twenty-five (25) feet in depth.

(b) NON-RESIDENTIAL USES

Every plot whose principal use is non-residential shall have a front yard not less than thirty (30) feet in depth. (Amend. Zoning Regs. 21.5, 7-17-73).

SECTION 39-404 SIDE YARDS

(a) RESIDENTIAL USES

Every plot used for dwelling purposes shall have a side yard on each side, each of which shall be at least seven and one half (7½) feet in width, except that where a plot is less than sixty (60) feet in width, each side yard shall be at least five (5) feet in width.

(b) 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 twenty (20) feet in width, with an increase of one foot in width of each side yard for each two (2) feet in height of the structure in excess of twenty (20) feet.

(c) CORNER PLOTS

Upon corner plots there shall be front yard as hereinbefore specified, and also a side yard of at least fifteen (15) feet in width on the side of the plot abutting on the side street. (Amend. Zoning Regs. 21.6, 7-17-73).

SECTION 39-405 REAR YARD

(a) RESIDENTIAL USES

Every plot whose principal use is residential shall have a rear yard not less than fifteen (15) feet in depth.

(b) NON-RESIDENTIAL USES

Every plot whose principal use is non-residential shall have a rear yard not less than twenty-five (25) feet in depth. (Amend. Zoning Regs. 21.7, 7-17-73).

SECTION 39-406 MINIMUM FLOOR AREA

The mimimum floor area of a one-family dwelling shall be six hundred (600) square feet and the minimum floor area of a dwelling unit in a two-family dwelling shall be four hundred (400) square feet. (Amend. Zoning Regs. 21.8, 7-17-73).

SECTIONS 39-407 - 39-416. RESERVED.