

APPENDIX B: CONSOLIDATED INTENSITY AND DIMENSIONAL STANDARDS TABLE ¹

ZONING DISTRICT	MINIMUM LOT AREA ² (SQ FT)	MINIMUM LOT WIDTH ² (FT)	MAXIMUM DENSITY (DU/AC) ^{2,3}	MINIMUM FLOOR AREA PER DWELLING UNIT (SQ FT) ²	MAXIMUM LOT COVERAGE (% OF LOT AREA) ²	MINIMUM PERVIOUS AREA (% OF LOT AREA) ²	MAXIMUM HEIGHT ⁴ (FT)	MINIMUM YARD SETBACK (FT)				MINIMUM SPACING BETWEEN PRINCIPAL STRUCTURES (FT)
								FRONT	STREET SIDE	INTERIOR SIDE	REAR	
RESIDENTIAL ZONING DISTRICTS												
RS-1: Single-Family Residential 1	12,000	90 ⁵	n/a	1-3 BR: 1,500 >3 BR: 1,500 + 100 per additional BR	30	30	35	35	18	10 ^{6,7}	20 ^{6,7}	n/a
RS-2: Single-Family Residential 2	7,000	70	n/a	1,250	40	30	35	25	15	7.5 ^{6,7}	20 ^{6,7}	n/a
RS-3: Single-Family Residential 3	6,000	60	n/a	750	40	30	35	25	15	7 ^{6,7}	15 ^{6,7}	n/a
RS-4: Single-Family Residential 4	5,000	50	n/a	675	40	30	35	25	15	6 ^{7,8}	15 ⁷	n/a
RS-L: Single-Family Residential Leisureville	n/a ⁹	n/a	n/a ⁹	600	35	30	35	15 ¹⁰	15 ¹⁰	n/a ^{7,11}	n/a ^{7,11}	10 ¹²
RD-1: Two-Family Residential	SF: 7,000 2F: 8,000	SF: 60 2F: 70	12	750	35	30	35	25	18	8 ^{6,7}	15 ^{6,7}	n/a
RM-7: Multifamily Residential 7	7,000	60	7	SF: 950 2F: 750 MF: Efficiency: 500 ≥ 1 BR: 650 + 100 per additional BR	60	25	35	25	8	8 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
RM-12: Multifamily Residential 12	7,000	60	12		60	25	12	25	8 ¹¹	8 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
RM-20: Multifamily Residential 20	SF: 7,200 2F: 8,000 MF: 8,800	SF: 60 2F: 70 MF: 75	20		60	25	35	25	10 ¹¹	10 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
RM-30: Multifamily Residential 30			30		60	25	105	25	10 ¹¹	10 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
RM-45: Multifamily Residential 45			45		60	25	105 ¹⁵	25	10 ¹¹	10 ^{6,7,8,13,14}	10 ^{6,7,13,14}	25
MH-12: Mobile Home Park ¹⁶	5 acres	300	12	n/a	n/a	n/a	35	25 ¹⁷	10 ¹¹	10 ^{6,7,17}	15 ^{6,7,17}	10 ¹⁸

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								FRONT	STREET SIDE	INTERIOR SIDE	REAR	
COMMERCIAL ZONING DISTRICTS												
B-1: Limited Business	7,000	70	20	n/a	35	20	50	0	0	0 ¹⁹	30 ¹⁹	n/a
B-2: Community Business	10,000	100	30	n/a	45	20	105	0	0 ²⁰	0 ^{14,19,20}	30 ^{14,19,20}	n/a
B-3: General Business	10,000	100	46	n/a	60	20	105	0	0 ²⁰	0 ^{14,19,20}	30 ^{14,19,20}	n/a
B-4: Heavy Business	10,000	100	n/a	n/a	60	20	105	0	0 ²⁰	0 ^{14,19,20}	30 ^{14,19,20}	n/a
M-1: Marina Business	10,000	100	n/a	n/a	60	20	40	0	0	0 ²¹	10	n/a
CR: Commercial Recreation	10,000	100	n/a	n/a	50	40	105	25	25	25	25	n/a
INDUSTRIAL ZONING DISTRICTS												
I-1: General Industrial	10,000	100	n/a	n/a	65	20	45	25	10	10 ¹⁹	30 ²²	n/a
I-IX: Special Industrial	10,000	100	n/a	n/a	65	20	45	25	10	10 ¹⁹	30 ²²	n/a
OIP: Office Industrial Park	10,000	100	n/a	n/a	65	20	45	25	10	10 ¹⁹	30 ²²	n/a
M-2: Marina Industrial	10,000	100	n/a	n/a	60	20	40	0	0	0 ²¹	10	n/a
SPECIAL ZONING DISTRICTS												
PR: Parks and Recreation	n/a	n/a	n/a	n/a	10	40	30	25	25	25	25	n/a
CF: Community Facilities	20,000 ²³	125 ²³	n/a	n/a	25	20	60	25	25	25	25	n/a

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								FRONT	STREET SIDE	INTERIOR SIDE	REAR	
SPECIAL ZONING DISTRICTS												
PU: Public Utility	20,000 ²³	125 ²³	n/a	n/a	25	20	60	25	25	25	25	n/a
T: Transportation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25 ²⁴	25 ²⁴	25	25	n/a
BP: Business Parking	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10	n/a	n/a	n/a

NOTES: ft + feet; sq ft = square feet; du = dwelling unit; SF = single-family dwelling; 2F = two-family dwelling; MF = multifamily dwelling; BR = bedroom; n/a = not applicable

1. See measurement rules and allowed exceptions/variations in Article 9: Part 4
2. For townhouse development, minimum lot area, minimum lot width, maximum density, maximum lot coverage, and minimum pervious surface standards apply only to the development site as a whole; individual townhouse lots shall have a minimum lot area of 1,800 sq ft and a minimum lot width of 18 ft.
3. In addition, development of dwellings shall not exceed the maximum gross density established in the Land Use Plan for the applicable land use classification (as may be modified by use of flexibility or reserve units).
4. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits established in Section 155.3707.
5. 110 ft for a corner lot.
6. See code for accessory structure setbacks.
7. 25 ft from a waterway or canal.
8. For zero lot line development, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.
9. The density requirement is 5,000 sq ft of gross land area per single-family dwelling (with dwellings sited on a commonly owned site rather than on individual lots).
10. 25 ft from a major arterial street or the garage door side of a dwelling (from any street).
11. 15 ft from another zoning district.
12. Increases to 15 ft between a one-story structure and a two-story structure and 20 ft between structures with 2 or more stories each.
13. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.

14. 25 ft from a dune vegetation line.
15. Not applicable within a Multifamily Residential 45 High-Rise (RM-45 HR) Overlay District.
16. For mobile home parks formerly zoned R-1T by Broward County, comprised of mobile home spaces that are individually owned or leased for periods of one year or more, and fronting on a public street, each mobile home space shall have a minimum front yard setback of 6 ft, a minimum street or interior side yard setback of 4 ft, and a minimum rear yard setback of 8 ft. No enclosed or roofed structure may encroach into a required setback except that a roofed carport (enclosed or not) may encroach into a required interior side yard setback to within 2 ft of the space boundary.
17. Applicable to mobile home spaces.
18. Applicable to spacing between mobile homes; mobile homes shall be spaced at least 25 ft from any accessory or service building or structure in the mobile home park.
19. 15 ft from a waterway or canal.
20. Increased 1 ft for each 4 ft (of major fraction thereof) the structure's height exceeds 50 ft.
21. 10 ft from a waterway or canal.
22. If adjacent to a railroad siding, reduced to 8 ft from the centerline of the siding.
23. Not applicable to parks or utility structures covering no more than 50 sq ft of ground area.
24. 100 ft along N.E. 10th Street right-of-way and N.E. 23rd Street.

(Ord. 2012-64, passed 9-11-12; Am. Ord. 2019-110, passed 9-24-19)