

KEYSTONE REALTY & APPRAISAL, INC.

Commercial and Luxury Residential Properties



VILLAGE OF LAZY LAKE

LAND DEVELOPMENT REGULATIONS

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Title I

Village of Lazy Lake Land Development Regulations

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Land Development Regulations

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Article 1.0 Development of Land

Section 1.0 Definitions

For the purpose of this ordinance, the following words and phrases shall have the meanings herein set forth:

- 1.1 Broward County Trafficways Plan:** The plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network trafficways for Broward County (also known as the Broward County Planning Council Trafficways Plan).
- 1.2 Building:** Any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.
- 1.3 Building Permit:**
- 1) Any permit for the erection or construction of a new building required by Section 301.1 of the South Florida Building Code, 1984, Broward Edition, as amended.
 - 2) Any permit for an addition to an existing building which would:
 - a) create one or more additional dwelling units; or
 - b) involve a change in the occupancy of a building as described in Section 104.7 of the South Florida Building Code, 1984, Broward Edition, as amended.
 - 3) Any permit which would be required for the non-residential operations included in Section 301.1(a) of the South Florida Building Code, 1984, Broward Edition, as amended.
- 1.4 Comprehensive Plan:** A plan that meets the requirements of ss. 163.3177 and 163.3178, Florida Statutes.
- 1.5 Concurrency:** Public facilities and services needed to support development shall be available at the same time or coincidental with the impacts of such development, pursuant to the requirements of Sec. 163.3202, Florida Statutes, and Rule 9-J.5, Florida Administrative Code.
- 1.6 Concurrency Management System:** The provision in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing, and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development concurrent with the impacts of such development, pursuant to the requirements of Sec. 163.3202, Florida Statutes, and Rule 9-J.5, Florida Administrative Code.

- 1.7 Development Order:** Any order granting, denying, or granting with conditions an application for a development permit.
- 1.8 Development Permit:** Includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development.
- 1.9 Drainage Facilities:** A system of man-made structures designed to collect, convey, hold, divert, or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.
- 1.10 Land Development Code:** The various types of regulations for the development of land within the jurisdiction of a unit of local government combined into a single document.
- 1.11 Land Development Regulation:** Ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations, or any other regulations controlling the development of land.
- 1.12 Land Use:** The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.
- 1.13 Level of Service (LOS):** An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
- 1.14 Local Road:** A roadway providing service which is of relatively low traffic volume, short average trip length, or minimal through traffic movements, and high volume land access for abutting property.
- 1.15 Lot (includes tract or parcel):** The least fractional part of subdivided lands having limited fixed boundaries and an assigned number, letter, or other name through which it may be identified.
- 1.16 Lot or Parcel of Record:** A quantity of real property as a single unit described and identified in a deed and/or plat recorded in the public records of a county in the State of Florida.
- 1.17 Plat:** A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this Chapter and of any local ordinances, and may include the terms "replat," "amended Plat," or "revised Plat."
- 1.18 Potable Water Facilities:** A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

- 1.19 Principal Building:** A building which is occupied by, devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.
- 1.20 Principal Use:** The primary or main use of a parcel of land as distinguished from an accessory use. There may be more than one principal or main use on a parcel of land.
- 1.21 Public Facilities:** Major capital improvements, including, but not limited to, transportation, sanitary, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.
- 1.22 Regional Roadway Network:** The roads contained within the Broward County Metropolitan Planning Organization's adopted Year 2010 Highway Network, except for those roads functionally classified as city collector roads.
- 1.23 Sanitary Sewer Facilities:** Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants, and disposal systems.
- 1.24 Solid Waste Facilities:** Structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Section 2.0 General Requirements

2.1 Development Review Requirements.

- 1) All development must be in accordance with the "Lazy Lake" plat recorded in Broward County on November 7, 1946, in Plat Book 22, Page 35.
- 2) All development shall meet the requirements of Section 10.0 of this Article prior to the issuance of a Concurrency Review Certificate.
- 3) A Concurrency Review Certificate is required prior to the issuance of a building permit for all development permitted by this Chapter, except the alteration or addition to an existing single-family home.
- 4) Consistency with Land Use Plan. All development approvals must be consistent with the effective Land Use Plan for the Village.
- 5) Consistency with Zoning. All development approvals must be consistent with the Zoning Classification for the development (See Article 2.0).

- 6) Special Village Council Meetings. The Village Council shall hold special meetings for the purpose of reviewing applications for development as required by this Chapter. These meetings shall be scheduled by the administration to be held within 30 days of the receipt by the Village Council of the application for development.

Section 3.0 Administration

- 3.1 The requirements of this Land Development Ordinance shall be administered by the Village Council.

Section 4.0 Development Review for Concurrency

- 4.1 **Review Required.** All applications for a Concurrency Review Certificate shall be reviewed by the Village Council. No development shall be approved unless the services required by this section are available or will be available prior to the issuance of a Certificate of Occupancy.

Section 5.0 Requirements for the Issuance of A Concurrency Review Certificate

- 5.1 A Concurrency Review Certificate shall be issued upon findings in accordance with Section 10.0 that the impacts of the proposed development will not result in a reduction of the levels of service for public facilities and services below the levels of service standards set forth in Section 10.0 of this Article, except as provided below.
- 5.2 Where any public service or facility is currently operating below the adopted level of service standards, or where the issuance of the development permit will result in a reduction of the level of service for any service or facility below the level of service standards as set forth in Section 10.0, assurances that facilities or services necessary to serve the proposed development may be made by one or more of the following means:
 - 1) The necessary facilities are under construction at the time the building permit is issued; or
 - 2) The necessary facilities and services are the subject of a binding, executed contract for the construction of the facilities or the provision of the services at the time the building permit is issued; or
 - 3) The necessary facilities are funded and programmed for construction in year one of the Village, Broward County's or State of Florida's adopted capital budget.

- 5.3** Where public facilities and services for a development are provided by the Village or owner/developer, they shall be included in an enforceable developer agreement. An enforceable developer agreement may include, but is not limited to, developer agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.
- 5.4** A Concurrency Review Certificate may be issued with conditions or stipulations that must be satisfied prior to the issuance of a Certificate of Occupancy.

Section 6.0 Concurrency Review Certificate Required

- 6.1** Effective October 1, 1989, prior to the issuance of a building permit for any development within the Village which will result in an impact on any of the services for which level of service standards have been adopted in Section 10.0 of this Article, the issuance of a Concurrency Review Certificate pursuant to the requirements of this Article shall be required. This requirement shall not apply to the following:
- 1) An application for a building permit within a development with an approved, valid site plan.
 - 2) An application for a building permit within a development with an approved, valid development order issued pursuant to the requirements of Chapter 380, Florida Statutes.
 - 3) Applications for building permits for existing residential structures which do not result in an increase in the number of dwelling units.
 - 4) The redevelopment of existing structures or uses which do not result in an increased impact on any of the services for which level of service standards have been adopted in Section 10.0 of this Article.
 - 5) With respect to the review for adequacy of the transportation system only, a concurrency review shall not be required of developments for which a plat has been approved by the Broward County Commission subsequent to March 20, 1979.

Section 7.0 Effective Period for a Concurrency Review Certificate

- 7.1** A Concurrency Review Certificate shall expire eighteen (18) months from the date of issuance unless a building permit has been issued for the development. A Concurrency Review Certificate shall remain in effect so long as building permits remain active for a portion of the development.

Section 8.0 Concurrency Review Certificate Review Fee

- 8.1 All applications for development permits which require a Concurrency Review Certificate shall be accompanied by a review fee of \$500.00.

Section 9.0 Concurrency Review Certificate Approval Procedure

- 9.1 An application for a Concurrency Review Certificate shall be submitted to the Village Council for approval. The application will be scheduled to be heard by the Village Council no later than 30 days after receipt of a complete application.
- 9.2 The application for a Concurrency Review Certificate shall contain such information and support documents as may be required in application requirements established by the Village Council.
- 9.3 If the Village Council determines that the requirements for the issuance of a Concurrency Review Certificate have been met, then the Mayor shall cause a Concurrency Review Certificate to be issued for the proposed development.

Section 10.0 Concurrency Review Certificate Review Requirements

- 10.1 An application for a development permit will be reviewed for concurrency based on the following levels of service established in the Comprehensive Plan.
- 1) Traffic Circulation. Maintain Lazy Lane as a paved private drive providing adequate access to the property owners it serves.
 - 2) Solid Waste. The Village of Lazy Lake hereby adopts the Broward County level of service for solid waste of 8.9 lbs. per unit per day for residential development.
 - 3) Drainage. Following standards pursuant to the South Florida Water Management District requirements:
 - a) 100 year, 3 day event for Finished Floor Elevation of Habitable Space.
 - b) 5 year, 1 day event for Road Centerlines.
 - 4) Potable Water. The Village of Lazy Lake will adopt the City of Wilton Manors' level of service for potable water: Water Distribution System 230 gallons per day per capita ("status quo").
 - 5) Recreation and Open Space. Three (3) acres per 1,000 population.

- 6) Regional Transportation System. The Village will evaluate the impact of the proposed development on the capacity of the regional transportation system to provide safe and efficient service at the level of service established by the Broward County Commission Plan/The Land Development Code Division 5. In order to determine the traffic impact of the development, the Village will use the monthly regional transportation report prepared by the Broward County Office of Planning as well as all other relevant information. The Village may require that the developer submit a traffic impact analysis for the proposed development prepared by a competent planner and/or engineer or a TRIPS report prepared by the Broward County Office of Planning. The Village will approve a development only after the Village determines that the regional transportation system will have the capacity to accommodate the proposed development at Level of Service D or better prior to the issuance of a Certificate of Occupancy, or the Village Council determines that the proposed development is within an infill area as defined in the Broward County Land Development Code.

10.2 An application for development permit will also be reviewed for adequacy and availability of the following services:

- 1) Fire protection is adequate to protect people and property in the proposed development.
- 2) Police protection service is adequate to protect people and property in the proposed development.
- 3) Consideration of Impact on Environmentally Sensitive Lands. If a proposed development includes all or any part of any lands identified as environmentally sensitive by the Village Comprehensive Plan or other adopted plan, whether said identification be site specific or by the inclusion of certain identified vegetation, the applicant shall submit to the Village an environmental impact report identifying the effects that the proposed development would have on the unique natural qualities and resources of the area. The report shall be prepared in accordance with procedures and standards established by the Village Council. The application for the development approval may be approved subject to conditions established by the Village Council which have been determined to be necessary to minimize any adverse environmental impact to be caused by the proposed development.
- 4) Adequacy of School Facilities. The developer shall submit a letter from the Broward County School Board evaluating the adequacy of the school facilities needed to serve the residents of the proposed development. The Village will evaluate the development in light of the findings and recommendations expressed by the School Board.

Article 2.0 Zoning

Section 1.0 Definitions

For the purpose of this Ordinance, the following words and phrases shall have the meanings herein set forth:

- 1.1 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.
- 1.2 Accessory Use:** A use naturally and customarily incidental to, subordinate to, and subservient to the main use of the premises.
- 1.3 Alter:** Any act of or action changing the size, shape, character, occupancy, or use of a building, structure, accessory building, or structure.
- 1.4 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.
- 1.5 Buildings, Completely Enclosed:** 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.
- 1.6 Carports:** A private garage not completely enclosed by walls and doors.
- 1.7 Change of Occupancy:** The term "change of occupancy" shall mean a discontinuance of an existing use and the substitution therefor 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.
- 1.8 Council:** The governing body of the Village of Lazy Lake.
- 1.9 District:** A portion of the village within which certain uniform regulations and requirements or various combinations thereof apply to the improvement or use made or to be made of the land under the provisions of this zoning ordinance.
- 1.10 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.
- 1.11 Dwelling, Single-Family:** A dwelling containing one dwelling unit.

- 1.12 Dwelling Unit:** A house, apartment, condominium unit, trailer, group of rooms, or single room intended for occupancy as a separate living quarter with direct access from the outside of the building or through a common hall and with complete kitchen and bathroom facilities for the exclusive use of the occupants.
- 1.13 Encroachment:** Encroachment is defined as any protrusion of a vehicle outside a parkspace, display area, or accessway into a landscaped area. Wheel stops shall be placed at least eighteen (18) inches from the edge of such landscaped area. Encroachment shall also be defined as any unauthorized building or structure, or appurtenances thereto, into the required yards set forth in this ordinance.
- 1.14 Floor Area:** Where a specified minimum floor area is required in the zoning ordinance 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 unless otherwise provided in this ordinance.
- 1.15 Future Right-of-Way Line:** The base building line as prescribed in the zoning ordinance of the city or the future right-of-way line of any street already established by partial or complete dedication or the line of trafficway designated by ordinances and the regulations of the city of the then prevailing county trafficways plan. The term shall include "road right-of-way."
- 1.16 Garage, Private:** An accessory structure designed or used for inside parking of self-propelled private passenger vehicles by the occupants of the main building.
- 1.17 Hazardous Substances:** Any substance or material which, by reason of its toxic, caustic, corrosive, abrasive, volatile, 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.
- 1.18 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. Height shall exclude chimneys, cupolas, elevator shafts, stair towers, and the like. The established grade, unless otherwise indicated in this ordinance, shall mean the level of the crown of the street serving the building.
- 1.19 Irrigation/Sprinkler System:** A system of piping and sprinkler heads, its use being to convey rust-free water to all landscaped areas.
- 1.20 Land Platted:** Any land subject to a recorded plat in the Broward, Dade, or Palm Beach County Circuit Court Clerk's office.

- 1.21 Landscaping:** Landscaping shall consist of any of the following or combination thereof: Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees and palms; and other material such as rocks, pebbles, sand, woodchips, walls or fences or curbing, but excluding paving.
- 1.23 Land Use:** Development that has occurred on the land; the development that may be proposed on the land, or the use that is permitted or permissible on the land under the county land use plan, a certified land use plan, land development regulations, as the context may indicate.
- 1.24 Lot:** See "Plot."
- 1.25 Nonconforming Structures:** A structure or portion thereof, existing at the effective date of this ordinance, or any amendment hereto, which was occupied, designed, erected, intended, or structurally altered for a use not permitted at its location by the provisions of this ordinance for a new use, and/or which does not conform to all of the regulations applicable to the district in which it is located.
- 1.26 Parking:** The term "parking" shall mean the temporary, transient storage of private passenger automobiles used for personal transportation, while their operators are engaged in other activities. It shall not include storage of new or used cars for sale, service, rental, or any other purpose other than specified above.
- 1.27 Plat:** Plat shall mean a map or delineated representation of a tract or parcel of land showing the designation of such land as lot(s), block(s), parcel(s), tract(s), or other portions thereof, however, the same may be designated and which, if approved, will be submitted for recording in the plat book of the public records of Broward County, Florida.
- 1.28 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 ordinance.
- 1.29 Plot, Corner:** A plot of which at least two (2) adjacent sides abut for their full length upon a street provided that such two (2) sides intersect at an interior angle of not more than one hundred thirty-five (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 one hundred thirty-five (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 in the street line nearest to the point of intersection of the tangents herein described.
- 1.30 Plot Coverage:** That percentage of the plot area covered or occupied by buildings or roofed portions of structures. Unless otherwise specifically set forth, shuffleboard courts, swimming pools, barbecue pits, terraces, and other appurtenances not roofed over shall not be included when computing coverage.

- 1.31 Plot Depth:** The mean horizontal distance between the front and rear plot lines.
- 1.32 Plot Width:** The horizontal distance between the side plot lines at the depth of the required front yard.
- 1.33 Plot Line, Front:** The line dividing a plot from a street right-of-way. On a corner plot, the shorter of the two (2) front plot lines as above defined shall be considered to be the front plot line for the purpose 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 five (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.
- 1.34 Plot Line, Rear:** The plot lines opposite and most distant from the front plot line. In the case of a triangular or gore-shaped lot, wherein the two (2) side plot lines converge in the rear, the rear plot line shall be considered to be a line ten (10) feet in length within the plot parallel to and at the maximum distance from the front plot line.
- 1.35 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.
- 1.36 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.
- 1.37 Remodeling, Redecorating, or Refinishing:** Any change, removal, replacement, or addition to walls, floors, ceilings, floor load, bearing partition, columns, exterior walls, stairways, roofs, or other structural elements of a building or a structure.
- 1.38 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 eighty (80) square feet or more, intended or adapted for living and/or sleeping purposes. Space in a dwelling used only for bathroom, kitchen, dining area, storage, hallway, utilities, or similar purposes shall not be included as a room under this definition.
- 1.39 Setback:** The minimum distance between the street right-of-way line and the front line of the building or any projection thereof, excluding projections specifically permitted or, as applicable, the minimum distance between the side and rear property lines and the applicable side and rear building lines or any projection thereof, excluding projections specifically permitted.

- 1.40 Sign:** Any structure and all parts composing the same, together with the frame, background or support therefor, which are used for advertising, for display purposes or any statuary, sculpture, molding, or casting used for advertising or display purposes, or any flags, bunting, or material used for display or advertising purposes, or for the purpose of bringing the subject matter thereof to the attention of another.
- 1.41 Street:** A public thoroughfare which affords principal means of access to abutting property, including the distance between the applicable right-of-way lines.
- 1.42 Structure:** Anything constructed or erected which requires location on the ground or attached to something having location on the ground.
- 1.43 Swale:** Areas between finished paved right-of-way and property lines.
- 1.44 Tree:** A self-supporting, woody plant, which has a trunk diameter of at least two (2) inches or more or a circumference of over four (4) inches when measured five (5) feet above planting.
- 1.45 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 arranged, occupied, or utilized, and the term "use" includes the use of water surfaces and land under water to the extent covered by zoning districts.
- 1.46 Variance:** A deviation from the applicable developmental regulation which is authorized and approved by the council after it finds that the literal application of the provisions of the regulation would cause unnecessary hardship or practical difficulty in the use or development of a specific plot or building, because of the size, shape, and/or location of the land or structure.
- 1.47 Village:** The Village of Lazy Lake, Florida.
- 1.48 Waterway:** A canal, ditch, pond, lake, or other depression in the earth created for the convenience or storage of natural, pumped, or excess storm water runoff.
- 1.49 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.
- 1.50 Yard, Front:** A yard existing 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.
- 1.51 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.
- 1.52 Yard, Required:** Shall mean the minimum yard required by the zoning regulations. Any yard space supplied in excess of the minimum amount specified shall not be deemed to be a required yard.

- 1.53 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.

Section 2.0 Zoning Map

- 2.1** There shall be a map known and designated as the Official Zoning Map, which shall show the boundaries of all zoning districts within the Village's planning jurisdiction.
- 2.2** The areas assigned to these districts, the designation of same, and the boundaries of said districts shown upon the map hereto attached are made a part of this ordinance are hereby established and said map and the proper notations, references, and other information shown thereon, shall be as much a part of this ordinance as if the matters and information set forth by said maps were fully described herein. Said map is identified by the signatures of the Mayor and Clerk of the Village, together with the number of this ordinance and its effective date. Each district shall be subject to the regulations stipulated by this ordinance.
- 2.3** No unauthorized person may alter or modify the Official Zoning Map.
- 2.4** The Village Clerk shall keep copies of superseded prints of the Zoning Map for historical reference.

Section 3.0 General Provisions

- 3.1 Scope.** No building or structure, or part thereof, shall hereafter be erected, constructed, reconstructed, altered or 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 ordinance).
- 3.2 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 ordinance, and if such plot, 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 ordinance, shall be included as part of a yard, setback, clearance, parking area, or other space required under this ordinance for another building, structure, or use, unless specifically permitted by the terms of this ordinance.
- 3.3 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 ordinance.

- 1) Sills or belt courses may project not over twelve (12) inches into a required yard and cornices, eaves and gutters may project not over two (2) feet into a required yard.
- 2) Chimneys, fireplaces, or pilasters may project not over two (2) feet into a required yard.
- 3) Movable awnings may be placed over doors and windows in any required yard, but no awning shall be vertically supported.

3.4 Accessory Uses and Structures.

- 1) In all districts, accessory buildings such as garages, servants' quarters, cabanas, or similar structures, where permitted as accessory to the main structure, shall comply with the setback and other restrictions for the district in which they are located.
- 2) No accessory building shall exceed two (2) stories or twenty-four (24) feet in height, and no accessory building shall be erected previous to the erection of the principal building.
- 3) In residential districts, the location of accessory swimming pools shall be subject to the following regulations:
 - a) Pools shall not be placed in a required front or street side yard setback.
 - b) Any part of a pool which is covered by a roof or enclosed by side walls over four (4) feet in height shall be subject to the limitations on location of a building and shall not be placed in any required yard.
 - c) Unenclosed pools or open mesh screen pool enclosures shall not be located less than five (5) feet from any side or rear plot line, provided that no pool or pool enclosure shall be placed within a utility or drainage easement.
 - d) For the purposes of subsection "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 if not screen enclosed.

3.5 Exclusions from Height Limits. Penthouses, scenery lofts, stairs, equipment towers, cupolas, steeples, and domes, the maximum gross area of the horizontal section of which does not exceed twenty-five (25) percent of the roof area, or flag poles, airplane beacons, broadcasting towers, antennae, chimneys, stacks, tanks, and roof structures used only for ornamental and/or mechanical purposes may exceed the permissible height limit in any district, to a maximum of twenty-five (25) per cent of the maximum allowable height.

- 3.6 Public Utilities.** Utilities necessary to the public health and convenience, such as gas, electric, and telephone lines, equipment and mains may be located in any district subject to landscaping and building requirements of the district and other landscaping and building requirements as deemed necessary by the Village Council to protect the public health, safety and welfare.
- 3.7 Nuisances.** Nothing shall be permitted or maintained in any district which shall in any way be offensive or obnoxious to a person of ordinary sensibilities 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 in any district which would in any way constitute an eyesore or nuisance to adjacent property owners or residents or to the community.
- 3.8 Docks and Warves.** Dockage space and facilities for mooring pleasure boats and non-commercial watercraft shall be permitted in any residential district on any waterway as an accessory use to the residential occupancy of a plot.
- 3.9 Parking of Junk Vehicles.** A vehicle which is not in running condition and not having a current state license plate and inspection sticker shall not be parked, placed or stored on private or public property, other than in an approved junk and/or salvage yard, or fully enclosed building.
- 3.10 Disposal of Hazardous Waste.** No person may discharge any solid or liquid hazardous waste into Lazy Lake or other surface or subsurface waters within the Village of Lazy Lake.
- 3.11 Finished Floor Elevation.** Minimum floor elevation standards for building sites promulgated and administered by the Federal Emergency Management Administration shall be applied in the Village of Lazy Lake for new construction.
- 3.12 Minimum Road Crown Elevation.** Minimum road crown elevation standards as implement by the South Florida Water Management District shall be applied in the Village of Lazy Lake.

Section 4.0 Zoning Districts

- 4.1** The following residential district is hereby established: R-1A. The R-1A zoning district is established for low-density, residential dwelling units. The following regulations shall apply in the R-1A district:
- 1) **Uses Permitted.** No building or structure, or part thereof, shall be erected, altered, or used, or land used in whole or in part, for other than the following uses:

- a) Single-family detached dwelling.
 - b) Uses accessory to the above, not involving the conduct of any business, trade, occupation, or profession.
- 2) Size of Plot. Every plot upon which a residential structure is hereafter erected shall not be less than the following:
- a) R-1A Districts: Plot width of 100 feet and plot area of 10,000 square feet.
 - b) Provided, however, that in areas subdivided prior to the effective date of this ordinance, a plot consisting of a lot of record may be utilized for a one-family dwelling.
- 3) Plot Coverage. The combined area occupied by all principal and accessory buildings shall not exceed forty (40) percent of the area of the plot.
- 4) Height. No building or structure, or part thereof, shall be erected or altered to a height exceeding either two (2) stores or thirty-five (35) feet.
- 5) Yard Setbacks.
- a) Front Yard. Every plot used for a single-family dwelling shall have a front yard not less than twenty-five (25) feet in depth.
 - b) Side Yards.
 - Every plot used for a single-family dwelling shall have a side yard on each side, each of which shall be ten (10) feet wide.
 - Corner plots. Upon corner plots there shall be a front yard as hereinbefore specified, and in addition thereto, a side yard at least fifteen (15) feet in width on the side of the plot abutting on a side street.
 - c) Rear Yard. Every plot used for a single-family dwelling shall have a rear yard not less than fifteen (15) feet in depth.
- 6) Minimum Floor Area. A single family dwelling shall have a minimum floor area of fifteen hundred (1,500) square feet.

4.2 The following recreation district is hereby established: ROS. The Recreation Open Space District (ROS) is intended to preserve the lake and adjacent area for the recreational use of the residents of Lazy Lake.

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

- a) Boat Dock
 - b) Fishing
 - c) Swimming
 - d) Open Space (passive park)
- 2) Plot Size. Every plot shall be not less than one hundred (100) feet in width and ten thousand (10,000) square feet in area.
- 3) Yard Setbacks.
- a) No structure, except fences or walls as hereinafter provided, shall be located within fifty (50) feet of any residentially zoned property nor within seventy-five (75) feet of the right-of-way line of a trafficway as depicted on the Broward County Trafficways Plan as amended from time to time, or within twenty-five (25) feet of any other street right-of-way line.
 - b) No building or roofed portion of any structure shall be located within twenty-five (25) feet of any plot line.
 - c) No required open space, yard or setback area shall be used or developed for any purpose other than by landscaping and by the minimum amount of walkways and/or driveways reasonably necessary to serve the permitted ROS District uses.

Section 5.0 Functional Landscaping

- 5.1 Broward County Zoning Code Section 39-182 "Functional Landscaping" is hereby adopted and incorporated herein by reference.

Section 6.0 Parking Requirements

- 6.1 Broward County Zoning Code Article XII "Off Street Parking and Loading" is hereby adopted and incorporated herein by reference.

Section 7.0 Sign Regulations

- 7.1 Broward County Zoning Code Article XVIII "Sign Regulations" is hereby adopted and incorporated herein by reference.

Article 3.0

Appeals, Variances, Interpretations

Section 1.0 Vesting of Development Rights

- 1.1 Any building or structure for which a lawful building permit has been issued prior to the effective date of this ordinance may be completed and used in accordance with the plans and specifications upon which said building permit was granted, and such rights shall continue during the life of the permit, provided that if the applicable building permit shall expire or shall be lawfully revoked, such rights shall be lost.

Section 2.0 Appeals from the Village Council

- 2.1 Within thirty (30) days of a Village Council decision, any person or persons, or any board, taxpayer, department board or bureau of the city aggrieved by any decision of the Village Council may seek review of such decision in the circuit court in and for Broward County, in the manner provided by state law.

Section 3.0 Errors and Violations

- 3.1 The issuance or granting of a permit or approval of plans and/or specifications shall not be deemed or construed to be a permit for or an approval of any violation of any of the provisions of this ordinance. No permit presuming to give the authority to violate or cancel the provisions of this ordinance shall be valid except insofar as the work or use which it authorizes is lawful.
- 3.2 The issuance of a permit upon plans and specifications shall not prevent the enforcing officer from thereafter requiring the correction of errors in said plans and specifications or from preventing building operations being carried on thereunder when in violation of this ordinance or any ordinance of the city.

Section 4.0 Variances

- 4.1 An application for a variance shall be submitted to the Village Council by filing a copy of the application with the Village Clerk. Application forms shall be provided by the Village Clerk.
- 4.2 The application for variance shall set forth in sufficient detail to reasonably apprise the Village Council the nature, extent, scope, and purpose of the application. The application shall address the criteria contained in Section 4.4 of this ordinance.
- 4.3 The Village Clerk shall place the application on the agenda of the next regularly scheduled meeting or special meeting to be held at least thirty (30) days from the receipt of the application.

- 4.4 A variance may be granted by the Village Council if it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. The Village Council shall only grant approval after:
- 1) Notice of public hearing has been given and the public hearing has been held.
 - 2) The applicant has demonstrated justification for the granting of a variance, and the Village Council has determined:
 - a) That special conditions and circumstances exist affecting the land, structure, or building involved preventing the reasonable use of said land, structure, or building.
 - b) That the circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district.
 - c) That the literal interpretation of the provisions of this ordinance would deprive the applicant of a substantial property right that is enjoyed by other property owners in the district. (It is of no importance whatever that the denial of the variance might deny to the property owner some opportunity to use the property in a more profitable way, or to sell it at a greater profit than is possible under the terms of this ordinance).
 - d) That the hardship is not self-created or the result of mere disregard for, or ignorance of, the provisions of this ordinance.
 - e) That the variance is the minimum variance that will make possible the reasonable use of the property, and that the variance will be in harmony with the general purposes and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
 - f) That granting the variance requested will not be detrimental to adjacent property or adversely affect the public welfare. No nonconforming use of the neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures, or buildings in other districts shall be grounds for the issuance of a variance.
- 4.5 Under no circumstances shall the Village Council grant a variance to permit a use not generally permitted in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.
- 4.6. In granting a variance, the Village Council may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.

- 4.7 Effective Period of Variance.** A variance which has been granted shall be effective for a period of one hundred eighty (180) days from the date of issuance, during which time building permits may be issued consistent with said variance. After one hundred eighty (180) days, in the absence of an active building permit issued for the subject development, the variance shall expire.
- 4.8 Notification Requirements.** The applicant will notify all property owners within the Village of Lazy Lake. The letter of notification will set forth a description of the particular variance being requested and the date, time, and place of the hearing before the Village Council. Letters will be mailed to said property owners by certified mail, return receipt requested. The required notification shall be postmarked at least ten (10) days prior to the public hearing date at which the application will be heard before the Village Council.
- 4.9 Application Fee.** There will be charged an application fee of three hundred dollars (\$300.00) for requests for variances.

Article 4.0

Amendments and Rezoning

Section 1.0 Land Use Plan Amendments

- 1.1 Applications for an amendment to the Village of Lazy Lake Land Use Plan Element and/or Map shall be processed in accordance with the procedures and requirements of Chapter 163.3184 of the Florida Statutes and the Broward County Planning Council Administrative Rules Document.
- 1.2 An application for a land use plan amendment shall be submitted to the Village Council by filing an application with the Village Clerk. Application forms shall be provided by the Village Clerk.
- 1.3 The application for a land use plan amendment shall contain all information required by the Broward County Planning Council.
- 1.4 The Village Clerk shall place the application on the agenda of the next regularly scheduled meeting or special meeting to be held at least thirty (30) days from receipt of the application.
- 1.5 All required public hearings will be held in accordance with Chapter 163.3184 of the Florida Statutes.
- 1.6 The Village Council shall adopt a land use plan amendment by ordinance.
- 1.7 **Notification Requirements.** In addition to the advertising requirements set forth in Chapter 163.3184 of the Florida Statutes, the applicant will notify all property owners within the Village of Lazy Lake prior to all required public hearings. The letter of notification will set forth a description of the proposed land use plan amendment being requested and the date, time, and place of the hearing before the Village Council. Letters will be mailed to said property owners by certified mail, return receipt requested. The required notification shall be postmarked at least ten (10) days prior to the public hearing date at which the application will be heard before the Village Council.
- 1.8 **Application Fee.** There will be charged an application fee of fifteen hundred dollars (\$1,500.00) for requests for land use plan amendments to the Village Element/Map or the County Element/Map.

Section 2.0 Rezoning

- 2.1 Application for a change of zoning classification of a parcel of property within the Village of Lazy Lake shall adhere to the procedures and requirements of Chapter 166.041 (3)(c), Florida Statutes.

- 2.2 An application for a change to the zoning classification shall be submitted to the Village Council by filing an application with the Village Clerk. Application forms shall be provided by the Village Clerk.
- 2.3 The application for a change of zoning classification shall include a description that sets forth the improvements located on the property, and if any improvements are located thereon, at least one photograph shall accompany the petition. The petition shall set forth the classification of the property therein described as of the date the petition is filed and the new classification desired by the owner. The petition shall be accompanied by an 11" X 14" signed and sealed sketch and legal description. The petition shall state in short and succinct language the reasons of the petitioner in seeking the reclassification of the property and shall be signed by the owner of the land or some person duly authorized by the owner to sign the petition. The authority authorizing a person other than the owner to sign the petition must be attached to and accompany the petition. Any petition filed by an equitable owner must be signed or consented to by the legal title holder.
- 2.4 The Village Clerk shall place the application on the agenda of the next regularly scheduled meeting or special meeting to be held at least thirty (30) days from receipt of the application.
- 2.5 All required public hearings will be held in accordance with Chapter 166.041 of the Florida Statutes.
- 2.6 The Village Council shall adopt a zoning change by ordinance.
- 2.7 **Notification Requirements.** For all zoning changes, the applicant will notify all property owners within the Village of Lazy Lake prior to all required public hearings. The letter of notification will set forth a description of the proposed zoning change being requested and the date, time, and place of the hearing before the Village Council. Letters will be mailed to said property owners by certified mail, return receipt requested. The required notification shall be postmarked at least ten (10) days prior to the public hearing date at which the application will be heard before the Village Council.
- 2.8 **Application Fee.** There will be charged an application fee of five hundred dollars (\$500.00) for requests for a zoning change.

APPENDIX A

FUNCTIONAL LANDSCAPING

Sec. 39-182. Functional landscaping.

(a) *Definitions.* In addition to the definitions in article VIII, section 39-128, of this zoning ordinance the following definitions shall apply:

Berm: A linear earthen mound.

Diameter Breast Height (DBH): The diameter of a tree measured at 4½ feet above grade.

Encroachment: Any protrusion of a vehicle outside a parking space, display area or accessway into a landscaped area.

Functional Landscaping: The combination of living and nonliving materials that, when installed or planted, creates an ongoing system that provides aesthetic and environmental services to that particular site and surrounding areas.

Hedge: A row of shrubs planted to form a continuous, unbroken visual screen.

Irrigation: The supplying of plant materials with water through channels or pipes.

Landscaping:

- (1) (When used as a noun.) Living plant materials such as, but not limited to, grass, ground cover, shrubs, vines, trees or palms and nonliving durable materials commonly used in environmental design such as, but not limited to, rocks, pebbles, sand, walls or fences, aesthetic grading and mounding, but excluding paving and structures.

- (2) (When used as a verb.) The process of installing or planting materials commonly used in environmental design.

Removal of Tree: "Removal of a tree" includes any act which will cause a tree to die over a period of two 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 chemicals; paving over the root system.

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

Tree: Any self-supporting woody perennial plant which normally attains at maturity a trunk diameter of at least 3 inches measured 4½ [feet] above grade, and has a minimum overall height of 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.

(b) *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 minimum standards for new landscaping.

It is the intent of this ordinance to protect and enhance the aesthetic character of Broward County and provide the physical benefits obtainable by using green plants as a functional and integral part of the county's development. It is not the intent of these regulations to inhibit creative landscape design.

(c) *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 enforcement division or a designee.

(d) *Plan Approval.*

(1) *Submission.* Prior to the issuance of any permit for building or paving, which is included under the provisions of

this section, a landscaping plan shall be submitted to the building and zoning enforcement division. The division shall review such plans and shall, within 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 in this ordinance, the same shall be disapproved and shall be accompanied by a statement setting forth the changes necessary for compliance.

- (2) *Contents.* Landscaping plans shall be rendered by a landscape architect, landscape contractor, or other person knowledgeable in landscaping and shall contain the following information:

- a. Minimum scale of 1 inch equals 50 feet.
- b. Location of all trees to be preserved.
- c. Location of all landscaping material to be used.
- d. Botanical and common name of all plant material to be used.
- e. Landscape material schedule listing all plants being used, their quantity and their size.
- f. Size of all plant material to be used.
- g. Spacing of plant material (where appropriate).
- h. Layout of irrigation systems, including placement of all water sources.

- (3) *Permits.* No permit shall be issued for building, paving or tree removal unless the landscape plan complies with the provisions hereof; and no certificate of 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 landscape plan and the requirements hereof.

(e) *Installation.* All landscaping and irrigation shall be installed in a sound workmanlike manner and according to accepted and proper planting procedures with the quality of plant materials as hereinafter described. A qualified representative of the building and zoning enforcement division shall inspect all landscaping. No certificate of occupancy will be issued unless the landscaping meets the requirements herein provided:

- (1) Topsoils shall be of the minimum quality as specified in the plant materials section, section 39-182(g), of this ordinance. Excluding palm trees, all trees and shrubs shall be planted with a minimum of six inches of topsoil around and beneath the rootball. A minimum of two inches of shredded cypress mulch (or equal material) or ground cover shall be installed around each tree planting, including palm trees, and throughout hedge and shrub plantings.
- (2) All trees shall be properly guyed and staked at the time of planting to ensure establishment and erect growth. Trees shall be restaked in the event of blow-overs or other failure of the staking and guying. Nail staking or other methods which cause cosmetic or biological damage to the tree are prohibited.
- (3) All landscaped areas, excluding single-family and two-family residences, shall be provided with an automatically operating, underground irrigation system constructed of rust-proof materials. The irrigation system must be designed to have a minimum of 100 percent coverage in a 5-mile-per-hour wind.

(f) Maintenance.

The owner of land subject to this ordinance shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly appearance; and said land 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 or zoning certificate the landscaping of a parcel of land to which this subsection is applicable is found to be in nonconformance, the director of the building and zoning enforcement division shall take those measures deemed necessary to enforce this ordinance.

(g) Plant Materials.

- (1) *Quality.* Plant materials used in conformance with provisions of this ordinance shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards

tor 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 job site 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 20 feet and having trunks which can be maintained with over 6 feet of clear wood. Trees or palms having an average mature crown spread of less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 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 25 percent of the total tree requirements for any provisions herein and shall have a minimum of a 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 enforcement division so that the character of the public street can be maintained. Tree species whose roots are known to cause damage to pavement, underground utilities or structural foundations, as set forth in a list maintained by the office of planning and the building and zoning enforcement division, shall not be planted closer than 25 feet to a public right-of-way.

Tree species shall be a minimum overall height of 8 feet with a minimum canopy spread of 4 feet, and a minimum trunk diameter at breast height of 1½ inches and a minimum of 4 feet of clear wood immediately after planting. On projects requiring the installation of 10 or more trees, 25 percent of the required installed trees shall be native to South Florida species as described in the current recommended plant list maintained by the office of planning and the building and zoning enforcement division.

(3) *Shrubs and hedges.*

Shrubs shall be a minimum of two feet in height and be full to base and planted two feet on-center when measured immediately after planting. When shrubs are used as a screen around vehicular open space areas, said shrubs shall be a minimum of two feet in height above the vehicular open space pavement surface that directly abuts the shrubs.

Hedges, when required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting.

(4) *Vines.* Vines shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.(5) *Ground cover.* Ground covers used in lieu of grass in whole or in part shall be planted with a minimum of 50 percent coverage with 100 percent coverage occurring within 6 months of installation.(6) *Lawn grass.* All grass areas shall be sodded using species normally grown as permanent lawns in Broward County. Excessively large turf areas not subject to erosion, such as playfields, may be grassed by other methods with approval of the building and zoning enforcement division.(7) *Topsoil.* Topsoil shall be clear and reasonably free of construction debris, weeds and rocks. The topsoil for all planting areas shall be composed of a minimum of 30 percent muck or horticulturally acceptable organic material. The minimum topsoil depth shall be six inches for groundcover areas, four inches for seeded grass areas and two inches for sodded grass areas.

(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. No credit will be granted for preserved trees which are extremely poor specimens or which are in declining health.

(i) *Landscaping Requirements for 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 self-propelled or not, and all land upon which vehicles traverse the property shall conform to the minimum landscaping requirements hereinafter provided, 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 a 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 5 feet in depth located between the abutting right-of-way and the vehicular use area which is exposed to an abutting right-of-way shall be landscaped, such landscaping to include 1 tree for each 40 lineal feet or fraction thereof. Such trees shall be located between the abutting right-of-way and vehicular use area. In addition, a hedge, berm, wall or other durable landscape barrier shall be placed along the inside perimeter of such landscaped strip and shall be maintained at three feet in height. If such durable barrier is of nonliving material, for each 10 feet thereof, 1 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. This buffer may not be counted toward meeting the interior landscaping requirements of paragraph (4) of this subsection (i).
 - b. All property other than the required landscaped strip lying between the right-of-way and 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 vehicular use areas, and such accessways may be subtracted from the lineal dimension used to determine the number of trees required.

(3) *Perimeter landscaping relating to abutting properties.*

On the site of a building or structure or open lot use providing a 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 a minimum of five feet in width along the unscreened portion of the abutting property. The landscape buffer shall include a wall, hedge, berm or other durable landscape barrier not greater than eight feet in height nor less than three 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 not include signs of any kind, except for address identification signs posted on perimeter walls adjacent to property entranceways.

The landscape buffer shall contain at least 1 tree for each 40 linear feet or fraction thereof of landscape buffer. The buffer shall be planted with grass, ground cover or other suitable landscape material. The buffer may not be counted toward meeting the interior landscaping requirements of paragraph (4) of this subsection (i).

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

- a. When a property line abuts a dedicated alley.
- b. Those portions of the subject property opposite a building or other structure located on an abutting property.
- c. Where a proposed 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

this subsection, provided that said existing barrier meets all applicable standards of this resolution, but may not satisfy the five-foot-wide buffer area requirement of subsection (3).

- (4) *Parking area interior landscaping.* An area or a combination of areas, equal to 10 percent of the total vehicular use area exclusive of perimeter landscape buffers required under paragraphs (2) and (3) of this subsection (i) shall be devoted to interior landscaping. Any perimeter landscaping provided in excess of that required by this subsection (i) may be counted as part of the interior landscaping requirement as long as such landscaping is contiguous to the vehicular use area and fulfills the objective of this subsection. To relieve the monotony of large expanses of paving, whenever there are 10 or more contiguous parking stalls along the same parking aisle, the eleventh space shall be a landscaped peninsula of a minimum size of 90 square feet with a minimum of 1 tree planted in said landscaped peninsula. Other suitable solutions or innovative designs may be substituted when approved by the office of planning and the building and zoning enforcement division providing that no parking stall is further away than 50 feet from a tree, measured from the tree trunk. There shall be a minimum of 1 tree planted for every separate landscaped area, and in no instance shall there be less than 1 tree for each 200 square feet or fraction thereof of required interior landscaped area. Landscaped areas, wall structures and walks shall require protection from vehicular encroachment through appropriate wheel stops or curbs, located a minimum of 2½ feet from the above.

(j) *Site 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 2 or more public rights-of-way, all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between 30 inches and 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, and provided they are so located so as not

to create a traffic hazard. The property owner shall be responsible for maintaining all landscaping at the maximum permitted height so that it will not interfere with visibility. Landscaping, except required grass and ground cover, shall not be located closer than three feet from the edge of any accessway pavement. The triangular areas above referred to are:

- (1) The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way line with 2 sides of each triangle being 10 feet in length from the point of intersection and the third side being a line connecting the ends of the 2 other sides. See Figure 182-1 [following this section].
- (2) The area of property located at a corner formed by the intersection of two or more public rights-of-way with 2 sides of the triangular area being 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 2 sides. See Figure 182-1.*

(k) *Landscaping Requirements for Nonvehicular Open Space.*

- (1) *Applicability.* All open spaces on any site shall conform to the minimum landscaping requirements herein provided. Nonvehicular open space shall include all such space as required by article IX of chapter 5 (the land development code), section 5-192, "Site Development Plan Requirements," except water areas, where landscaping is appropriate and feasible.
- (2) *General landscaping treatment.*

Grass, ground cover, shrubs and other decorative landscape materials shall be used to cover all open ground within 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.

- (3) *Trees required.* Trees shall be planted in the nonvehicular open space to meet the following requirements:

<i>Percentage of Site in Nonvehicular Open Space (N.O.S.)</i>	<i>Tree Requirements</i>
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/3500 sq. ft. N.O.S.

- (1) *Buffers Between Residential and Nonresidential Property.*

- (1) Where any district zoned business, commercial or industrial is separated by a street from a residential district, then any plot in such nonresidential district adjacent to the separating street shall be provided with a yard at least 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 10 feet in depth along the separating street. In any district zoned commercial or industrial, such a yard shall provide a landscape buffer at least 15 feet in depth. The landscape buffer shall meet the landscaping requirements for vehicular use areas or general open space, whichever is applicable in total or in part.

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

- (2) 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 10 feet in depth adjacent to the residential district; and such a yard shall be used exclusively for landscaping in conformance with this section.
- (3) Where any commercial or industrial 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 industrial district shall be provided with a yard at least 20 feet in depth adjacent to the residential district; and such a yard shall be used exclusively for landscaping in conformance with this section.

(m) *Tree Preservation.* 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 without first obtaining a permit as described in chapter 33½ of the Broward County Code.

(n) *Landscape Manual.* The Broward County Office of Planning shall prepare and, from time to time, revise the landscape manual which shall provide an illustration of the requirements of this section; and said manual shall be made available to the public.

(o) *Landscaping Requirements for Single-Family and Two-Family Dwellings.*

- (1) *Applicability.* All single-family and two-family dwellings shall conform to the following minimum landscaping requirements.
- (2) *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.
- (3) *Trees required.*

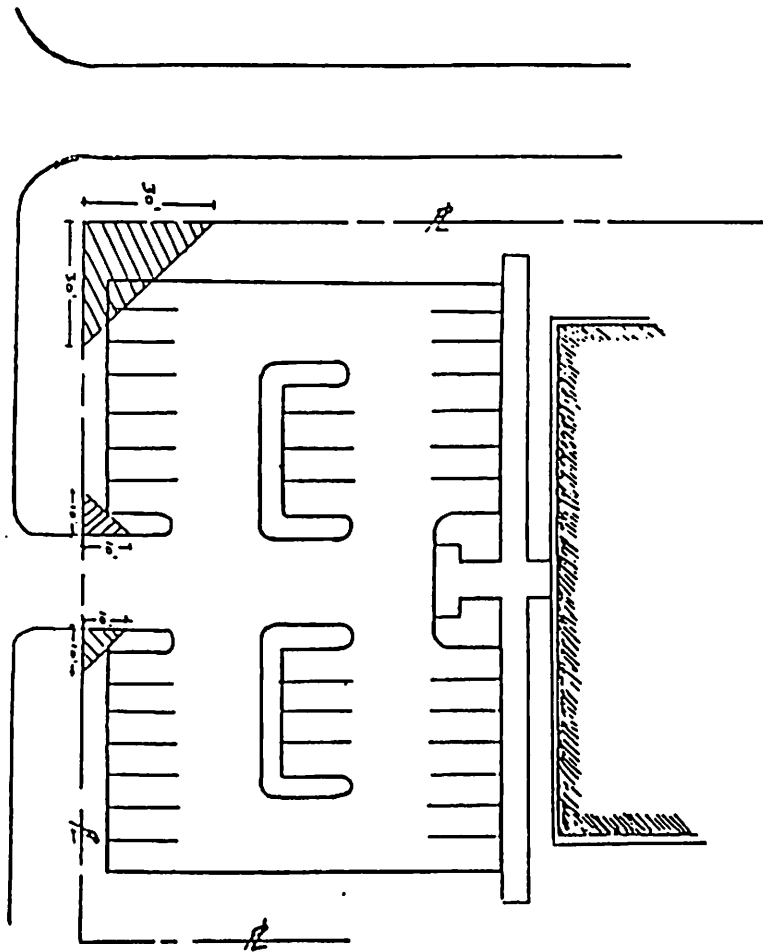
A minimum of three trees shall be planted per lot. For all lots larger than 8,000 square feet in area, additional trees shall be provided at the rate of 1 tree per 3,000 square feet of lot area; however there shall be no more than 10 trees required per lot.

Trees required in this subsection (o) shall have a minimum overall height of seven feet with a minimum canopy spread of three feet and a minimum trunk diameter breast height of one inch immediately after planting.

The Broward County Building and Zoning Enforcement 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 trees shall be planted in the front yard. (Amd. 8-17-77; Ord. No. 84-4, § 1, 2-14-84)

Figure 182-1



APPENDIX B

OFF STREET PARKING AND LOADING

**ARTICLE XII. OFF-STREET PARKING
AND LOADING**

Sec. 39-215. 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-street 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 39-217.

(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, structure or use without providing the off-street parking facilities to meet the requirements of and be in compliance with this article. (Ord. No. 80-25, § 1, 4-11-80)

Sec. 39-216. 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 are intended to serve, or upon a plot of land, the nearest property line of which is located within 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 permissible 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; however, 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 the case of a new or substitute agreement for the use of a plot of additional land to meet off-street parking requirements, the original 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 subsections (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 a 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 pedestrian 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-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 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 pervious 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-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 ensure 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 nuisances 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 relation 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 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 space 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 or 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 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 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. (Ord. No. 80-25, § 1, 4-11-80)

Sec. 39-217. 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:

<i>Types of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
(1) Single-family dwelling	2.0	Per each dwelling unit, spaces may be tandem.
(2) Two-family dwelling	2.0	Per each dwelling unit, located on single lot of record platted less than 60 feet in width.

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<i>Types of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
(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-bedroom apartment unit;
	2.0	Per each two-bedroom apartment unit;
	2.5	Per each three- 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, boardinghouses	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.

<i>Types of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
(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 square feet 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 tan- dem.
	1.0	
(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 square feet of gross floor area.
(12) Sanitariums, convalescent homes, nursing homes for aged or infirm	1.0	Per each 2 beds.
(13) Asylums, orphanages	1.0	Per each 5 beds.
(14) Theaters and other places of assembly having fixed seats	1.0	Per every 4 seats.
(15) Places of assembly, includ- ing exhibition halls, (ex- cept as included in par- agraphs (12) and (13)), convention halls, dance halls, skating rinks, com- munity centers	1.0	Per each 200 square feet of gross floor area occupied by guests, customers, patrons, members or other occupants.
(16) Private clubs, lodges, fra- ternal 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 square feet of gross floor area.

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<i>Types of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
(18) Skateboard park	1.0	Per each 200 square feet of the total square footage of the entire length of ramp area.
Plus		Per each 250 square feet utilized for retail and/or other amusement uses.
(19) Outdoor waterboggle	25.0	Per first flume (slide).
Plus	10.0	Spaces for every flume thereafter.
(20) Tennis courts, racquetball, and handball courts and clubs, or other sport courts (except for any athletic courts which are accessory to any permitted multiple-family development and 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 square feet 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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<i>Types of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
(24) Churches	1.0	Per each 60 square feet of auditorium and 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, fronton	1.0	Per each 4 seats. The final parking requirements for each use shall be determined by the plat and site plan review committee during site development plan process.
(26) Outdoor swap shop, fair-grounds, circus grounds	1.0	Per each 500 square feet 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 square feet of gross floor area of the first floor of permitted structure.
(29) Medical, dental, chiropractic, clinics (comprising of 2 or more doctors, dentist or chiropractor)	1.0	Per every 200 square feet of gross floor area.
(30) Veterinary clinic or office	1.0	Per every 250 square feet 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.

<i>Type of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
(31) Financial institutions, commercial banks, professional and governmental offices and business offices, offices for individual doctor, dentist or chiropractor.	1.0	Per each 250 square feet of gross floor area.
(32) Restaurant or dinner theater	1.0	Per each 40 square feet of customer service area.
(33) Drive-in restaurant (includes sitdown and take-out food service), carryout restaurant (takeout food service only)	1.0	Per each 50 square feet of gross floor area.
(33Xa) Mobile food units limited to the preparation and sale of frankfurters on a developed plot	2.0	1 for each unit plus 1 for a single customer's vehicle. (The first space required, for the unit itself, may be space available on the plot as shown on the site plan, not needed to meet minimum off-street parking, landscaping or other requirements.)
(34) Bars, nightclub, lounges and bottle club	1.0	Per each 30 square feet of customer service area.
Plus	1.0	Per every 250 square feet of gross floor area in rooms or floor areas not used for customer service area.
(35) Game rooms, amusement arcades, poolhalls, billiard parlors	1.0	Per every 200 square feet of gross floor area.
(36) Health and body clubs	1.0	Per each 250 square feet of gross floor area occupied by guests, customers, patrons or members.
(37) Elementary and 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

<i>Types of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
		public assembly, as otherwise required by this section.
(38) Senior high school and 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 assem- bly as otherwise required in this section, whichever may be greater.
(39) Child care center, day nur- sery, kindergarten	1.0	Per each 400 square feet of gross floor area.
(40) Retail stores, personal ser- vice shops, household re- pairs or equipment shops, interior decoration shops	1.0	Per each 250 square feet of gross floor area.
(41) Manufacturing and indus- trial uses, research and testing laboratories, bot- tling establishments, print- ing and engraving shops, wholesale stores, laun- dries, auto repair garage, paint and body shop, gaso- line service station	1.0	Per each 400 square feet of gross floor area.
(42) Storage warehouse and storage buildings	1.0	Per each 600 square feet of gross floor area (see category (50)).
(43) Terminal facilities, includ- ing airport, railroad pas- senger and freight station, bus depot and truck termi- nals	1.0	Per each 2 employees.
Plus	1.0	Per each 4 persons of the normal capacity of use, as customers, patrons and visi- tors. The final parking re- quirement for each of these uses shall be determined by

<i>Types of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
		public assembly, as otherwise required by this section.
(38) Senior high school and 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 assem- bly as otherwise required in this section, whichever may be greater.
(39) Child care center, day nur- sery, kindergarten	1.0	Per each 400 square feet of gross floor area.
(40) Retail stores, personal ser- vice shops, household re- pairs or equipment shops, interior decoration shops	1.0	Per each 250 square feet of gross floor area.
(41) Manufacturing and indus- trial uses, research and testing laboratories, bot- tling establishments, print- ing and engraving shops, wholesale stores, laun- dries, auto repair garage, paint and body shop, gaso- line service station	1.0	Per each 400 square feet of gross floor area.
(42) Storage warehouse and storage buildings	1.0	Per each 600 square feet of gross floor area (see category (50)).
(43) Terminal facilities, includ- ing airport, railroad pas- senger and freight station, bus depot and truck termi- nals	1.0	Per each 2 employees.
Plus	1.0	Per each 4 persons of the normal capacity of use, as customers, patrons and visi- tors. The final parking re- quirement for each of these uses shall be determined by

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<i>Types of Buildings and Uses</i>	<i>Min. Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
(45) Yacht club, boat marinas	1.0	Per each boat slip plus additional spaces as required for other accessory uses.
(46) Charter, sightseeing or fishing boat docks	1.0	Per boat slip.
Plus	1.0	Per each (4) persons of the normal capacity of use as customers and visitors plus additional spaces as required for other accessory uses.
(47) Dance, art, music school, art gallery	1.0	Per each 250 square feet gross floor area.
(48) New or used automobile sales, boat sales or other outdoor sales	1.0	For each 200 square feet of office and principal showroom space, plus 1 space for each additional 1000 square feet of outdoor display area.
(49) Commercial riding stable, boarding stable, livery stable and dude ranch.	1.0	Per every (2) stalls.
Plus	1.0	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 safekeeping 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 or retail sales, or 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 this section for the use 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 to or greater than one-half 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. (Ord. No. 80-25, § 1, 4-11-80)

Sec. 39-218. Combined off-street parking.

Nothing in this article shall be construed to prevent collective provision for, or joint use of, off-street parking facilities for two or more buildings or uses by two or more owners or operations, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements of the several individual uses computed separately in accordance with this article. (Ord. No. 80-25, § 1, 4-11-80)

Sec. 39-219. Nonconforming uses.

In cases 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. (Ord. No. 80-25, § 1, 4-11-80)

Sec. 39-220. Use of required off-street parking by another building.

No part of an off-street parking area required for any building or use by this article shall be included as a part of an off-street parking area similarly required for another building or use unless the type of use indicated that the period of usage will not overlap or be concurrent with each other, as determined by the board of adjustment. (Ord. No. 80-25, § 1, 4-11-80)

Sec. 39-221. 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. (Ord. No. 80-25, § 1, 4-11-80)

Sec. 39-222. Off-street loading.

(a) On the same plot with every structure or use hereafter erected or created, there shall be provided and maintained adequate space for loading and unloading of materials, goods or things, and for delivery and shipping, so that vehicles for these services may use this space without encroaching on or interfering with the public use of street and alleys by pedestrians and vehicles.

(b) Where any structure is enlarged or any use is extended so that the size of the resulting occupancy comes within the scope of this section, the full amount of 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 at least 10 feet wide by 25 feet long with a 14-foot vertical clearance. Each off-street loading space shall be directly accessible from a street alley without crossing or entering any other required off-street loading space, and arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

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

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

Over 10,000 sq. ft. but not over 25,000 sq. ft.	1 space
Over 25,000 sq. ft. but not over 60,000 sq. ft.	2 spaces
Over 60,000 sq. ft. but not over 120,000 sq. ft.	3 spaces
Over 120,000 sq. ft. but not over 200,000 sq. ft.	4 spaces
Over 200,000 sq. ft. but not over 290,000 sq. ft.	5 spaces
Plus, for each additional 90,000 sq. ft. over 290,000 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 1 space

- (3) For each multiple dwelling having over 100 dwelling units 1 space
- Plus, for each additional 100 dwelling units or major fraction thereof 1 space
- (4) For each auditorium, convention hall, exhibition hall, museum, hotel, office building, sports arena, stadium, hospital, sanitarium, welfare institution or similar use which has an aggregate gross floor area of:
- Over 20,000 sq. ft. but not over 40,000 sq. ft. 1 space
- Plus, for each additional 60,000 sq. ft. over 40,000 sq. ft. or major fraction thereof . 1 space
- (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 of street loading needs of any other use.

(f) No area or facilities supplied to meet the required off-street parking facilities for a use shall be utilized for or be 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 provision 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. (Ord. No. 80-25, § 1, 4-11-80)

Sec. 39-223. 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 and site plan review committee may allow the use of these modifications in any instance where such a modification appears appropriate even though the specific site use may not be cited in the following sections.

- (1) *Parking ribbons.* The use of hard-surface parking ribbons shall be permitted in situations where the required parking is directly associated with an individual dwelling unit. Such ribbons shall be no less than two feet in width, separated at no greater distance than three feet, and constructed to the specifications of the county engineering department. The remaining required area for each parking space shall be covered with grass, ground cover or other porous landscape material. Such ribbons are primarily intended for use with one-family and two-family dwellings. 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 hard-surface 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 a reserved area shall be identified on the site plan and shall include space for all associated accessways, drives, aisles and landscaping. The reserved area may be used for temporary or overflow parking or may exclude all parking. Parking use of the reserved area shall require compliance with

county specifications for grass parking surfaces as required in paragraph (3) below. All reserved areas for temporary or overflow parking shall be designated on the plot it is to serve with a small permanent type sign. A reserved area used for temporary or overflow 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, and theater of the performing arts.

(3) *Grass parking surface.*

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 and site plan review committee may allow these modifications of the parking requirements when such modifications appear appropriate, and as long as the use of grass parking surfaces does not adversely affect the appearance or condition of the site use. Such grass parking surfaces shall conform to county specifications, which includes at least a six-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 allowed for parking associated with places of public assembly, theaters for the performing arts, private clubs, dormitories, fraternity buildings, churches, auditoriums, stadiums, racetracks, 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 hard-surface or grass. Grass parking areas shall be maintained so as to present a neat appearance to ensure a viable and healthy grass surface. In the event of deterioration of a grass parking surface due to improper or inadequate maintenance or due to parking use too heavy to allow a healthy grass surface, the director of the building and zoning 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. (Ord. No. 80-25, § 1, 4-11-80)

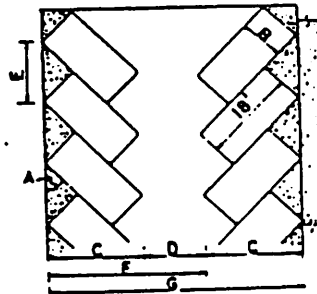
Sec. 39-224. Parking requirements for disabled and handicapped persons.

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. (Ord. No. 80-25, § 1, 4-11-80)

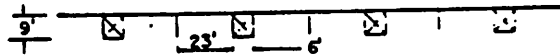
TABLE I
MINIMUM SPACE REQUIREMENTS
AT
VARIOUS PARKING ANGLES FOR SELF-
PARKING FACILITIES

A PARKING ANGLE	B STALL WIDTH	C STALL DEPTH	D AISLE WIDTH	E CURB LENGTH	F HALF BAY	G FULL BAY
10°	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'	13.0'	12.7'	34.1'	53.2'
50°	9.0'	19.6'	13.0'	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.



10° — Parallel parking shall be designed according to the following diagram:



APPENDIX C

SIGN REGULATIONS

Secs. 39-297—39-306. Reserved.

ARTICLE XVIII. SIGN REGULATIONS*

Sec. 39-307. Scope.

The provisions of this article shall govern the number, size, location and character of all signs which may be permitted either as a main or accessory use under the terms of this chapter. No signs shall be permitted on a plot either as a main or accessory use except in accordance with the provisions of this article.

Sec. 39-308. Prohibited signs.

The following signs shall not be permitted within the unincorporated area of Broward County:

- (a) Animated signs.
- (b) Banner signs, except those towed by airplanes.

*Editor's note—Article XVIII, §§ 39-307—39-343, was revised in its entirety by legislation effective Nov. 16, 1976.

- (c) Pennant signs.
- (d) Sidewalk and sandwich signs.
- (e) Snipe signs.

Sec. 39-309. Political signs.

(a) No political signs shall be placed on property owned or used by Broward County or by any other governmental agencies or units in the unincorporated areas of Broward County.

(b) Political signs shall be permitted on private property with permission of the owner, and in any zoning district, subject to the following regulations:

- (1) Such signs shall not exceed 24 square feet in area.
- (2) Enforcing official may require proof of the property owner's permission for such signs placed on vacant land.
- (3) Such signs shall be limited to 1 sign per plot for each candidate and issue and shall not be erected more than 60 days before the election.
- (4) Prior to posting such signs, there shall be deposited with the enforcing official the sum of \$5.00 for each sign, but not exceeding \$300.00 for any one candidate, committee or issue, to ensure the timely removal of all signs of the candidate, committee and issue; provided, however, that if any candidate, committee or authorized representative for an issue shall certify in writing that such deposit is unreasonably burdensome, such candidate, committee or issue shall be excused from all or part of said deposit upon his or her written promise to remove all of such signs within 14 days after the election.
- (5) All such signs shall be removed within 14 days after the election. Each candidate, committee and the depositor for each issue shall remove, or cause to be removed, all of his or its signs, to the reasonable

satisfaction of enforcing official, prior to refunding of the deposit.

(6) Such signs shall also be subject to the other provisions of this article.

Sec. 39-310. Clean sign matter required.

No sign of any matter, including any sign advertising the exact nature and kind of business conducted on the premises, shall be permitted for the exhibition, by posting, painting or in any other matter displaying, of any statement, word, character or illustration of any obscene, indecent or immoral nature.

Sec. 39-311. Advertising signs prohibited.

Advertising signs of any type or size shall not be permitted as a main or accessory use in any zoning district except as provided in this article for A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, B-2, B-2A, B-2B, B-3, C-1, M-1, M-2, M-3, M-4, and M-5 districts.

Sec. 39-312. Signs in agricultural and estate districts.

The following signs shall be permitted in A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, E-1, and E-2 districts:

- (1) Advertising signs, in agricultural zoning districts except the A-9 zoning district, subject to the provisions of this section and sections 39-311 and 39-325.
- (2) Trespassing or caution signs. No such sign shall exceed 12 square feet in area per sign nor extend to a height of more than 5 feet above the ground.
- (3) One entrance or exit sign, or one directional sign at each point of ingress or egress on a single plot. No such sign shall exceed 12 square feet in area per sign nor extend to a height of more than 5 feet above the ground.
- (4) Handicap signs, on nonresidentially used plots only. No such sign shall exceed 12 square feet in area per sign nor extend to a height of more than 5 feet above the ground.

- (5) Real estate signs, not larger than 40 square feet in area and 10 feet in height above the ground.
- (6) Temporary construction signs, and combination temporary construction and real estate signs, not larger than 32 square feet in area and 10 feet in height above the ground, not to exceed 1 sign per each street side upon which the plot abuts.
- (7) Subdivision signs, not larger than 100 square feet in area per sign and not higher than 10 feet in height above the ground, not to exceed 2 signs at each main entrance to a subdivision.
- (8) One wall or one ground sign per plot identifying a permitted use. No such sign shall exceed 50 square feet in area on nonresidentially used plots; no such sign shall exceed 24 square feet in area on residentially used plots.
- (9) One directional or one identification sign for each individual building or use on nonresidentially used plots. Such signs may be ground or wall signs. No such sign shall exceed four square feet in area.
- (10) Tow-away signs. (Ord. No. 83-69, § 1, 10-4-83)

Sec. 39-313. Signs in R-1, D-1 districts.

The following signs shall be permitted on a plot in R-1A, R-1B, R-1C, R-1T, R-1P and D-1 districts:

- (1) One nonilluminated real estate sign not over six square feet in area advertising the sale or rental of the premises upon which it is located. Such sign shall be a wall or ground sign.
- (2) One nonilluminated wall or ground sign not over two square feet in area to prohibit trespassing, for safety or for caution.
- (3) On a plot containing a permitted nonresidential use, other than an accessory use, there may be 1 identification wall sign not over 12 square feet in area and 1 bulletin sign not over 32 square feet in area, on each street side.

- (4) Two nonilluminated, subdivision or project ground signs each having an area not over 128 square feet shall be permitted on a subdivision while under development to advertise the sale of the lots or new houses, provided such subdivision has an area of at least 3 acres.
- (5) No sign shall be of the roof or projecting type. The height of any ground sign shall not be higher than 4 feet above the ground, except that a bulletin sign or subdivision sign may extend to a maximum height of 12 feet above the ground. (Rev. 1-30-78; Ord. No. 83-69, § 2, 10-4-83)

Sec. 39-314. Signs in R-2, R-2U and R-2P districts.

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

- (1) Signs as permitted in section 39-313.

Sec. 39-315. Signs in multiple-family districts.

The following signs shall be permitted in R-3, R-3U, R-4, R-4A, R-4B, RM-3, RM-4, RM-5, RM-6, RM-7, RM-8, RM-9, RM-10, RM-11, RM-12, RM-13, RM-14, RM-15, RM-16, RM-17, RM-18, RM-19, RM-20, RM-21, RM-22, RM-23, RM-24, and RM-25 districts, and any other district designated for multiple-family residential use:

- (1) Trespassing or caution signs. No such sign shall exceed six square feet in area per sign, nor extend to a height of more than five feet above the ground.
- (2) One entrance or exit sign, or one directional sign at each point of ingress or egress on a single plot. No such sign shall exceed six square feet in area per sign nor extend to a height of more than five feet above the ground.
- (3) Handicap signs. No such sign shall exceed six square feet in area per sign nor extend to a height of more than five feet above the ground.
- (4) Real estate signs, not larger than 40 square feet in area and 10 feet in height above the ground. One such sign

shall be permitted for each street side upon which the plot abuts.

- (5) Temporary construction signs, and combination temporary construction and real estate signs, not larger than 32 square feet in area and 10 feet in height above the ground, not to exceed 1 sign per each street side upon which the plot abuts.
- (6) Subdivision signs not larger than 100 square feet in area per sign and not higher than 10 feet in height above the ground, not to exceed 2 signs at each main entrance to a subdivision.
- (7) One wall or ground sign per plot identifying a permitted nonresidential use, each sign not to exceed 35 square feet in area and 10 feet in height above the ground. Such sign may also be a bulletin sign or a combination identification and bulletin sign.
- (8) One directional or identification sign for each individual building on residentially used plots. Such signs shall not exceed four square feet in area and shall be a wall sign.
- (9) Tow-away signs. (Ord. No. 83-69, § 3, 10-4-83)

Sec. 39-316. Signs in Planned Unit Development (P.U.D.) districts.

(1) Signs for residential uses in Planned Unit Development (P.U.D.) districts shall conform to either section 39-312, 39-313, 39-314, 39-315, 39-317, 39-318 or any other appropriate section of this chapter designating residential sign use so that such sign use shall be consistent with the final site development plan approved for the subject Planned Unit Development (P.U.D.).

(2) Signs for commercial, business or industrial uses in Planned Unit Development (P.U.D.) districts shall conform to either section 39-319, 39-320, 39-321, 39-322, 39-323, 39-324 or any other appropriate section of this chapter designating commercial, business or industrial sign use so that such sign use shall be consistent with the final site development plan approved for the subject Planned Unit Development (P.U.D.).

(3) Signs for recreational uses in Planned Unit Development (P.U.D.) districts shall conform to section 39-331 or any other appropriate section of this chapter for recreational sign use so that such sign use shall be consistent with the final site development plan approved for the subject Planned Unit Development (P.U.D.). (Ord. No. 85-48, § 1, 8-16-85)

Editor's note—Section 39-316, regulating signs in R-4 and R-4A districts, was repealed by § 4 of Ord. No. 83-69, adopted Oct. 4, 1983, effective Oct. 24, 1983. These regulations are now found in § 39-315. Subsequently, § 1 of Ord. No. 25-48, adopted Aug. 16, 1985, effective Aug. 29, 1985, added a new § 39-316.

Sec. 39-317. Signs in R-5 and R-6 districts.

The following signs shall be permitted on a plot in an R-5 or R-6 district:

- (1) Signs as permitted in section 39-316.
- (2) Where the main use of the premises is a hotel, motel, apartment, villa, bungalow court or any combination thereof, the following signs shall be permitted to advertise such main use:
 - (a) One ground sign which may have 2 faces each not over 300 square feet in area, not over 25 feet in height above the ground. Such sign may be located in a required front yard or street side yard but shall not extend nearer than 10 feet to any street line or base building line.
 - (b) One pylon sign which may have 2 faces each not over 300 square feet in area and not higher than 25 feet above the roof line of the main building.
 - (c) One combination vertical and roof sign which shall not exceed a total area of 400 square feet on either face or be higher than 15 feet above the roof line of a one-story building, and a total area of 800 square feet on either face or a height of 30 feet above the roof line for a building over 1 story in height. Such signs shall not project more than 4 feet beyond the building wall.

- (d) One wall sign not exceeding 400 square feet in area for a one-story building, with an additional 100 square feet of area permitted for each story above the first story.
- (3) One wall sign not over 32 square feet in area may be used to advertise the special accessory uses permitted in section 39-894(a).

Sec. 39-318. Signs in T-1 districts.

The following signs shall be permitted on a plot in a T-1 district:

- (1) Directional signs, each of which shall not exceed 12 square feet in area.
- (2) Trespassing and warning signs, each of which shall not exceed 12 square feet in area.
- (3) One ground sign which may have 2 faces each not over 150 square feet in area, and not higher than 20 feet above the ground.
- (4) One wall sign, not exceeding 50 square feet in area, on an accessory building as permitted in section 39-653.

Sec. 39-319. Signs in B-1 districts.

(a) The following signs shall be permitted on a plot in a B-1 district:

- (1) Signs as permitted in section 39-316.
- (2) Ground signs each not over 100 square feet in area and not higher than 12 feet above the ground.
- (3) Wall signs not exceeding 20 percent of the area of the wall upon which they are placed.
- (4) Marquee signs, provided such signs shall not extend beyond the marquee and shall not exceed four feet in height.
- (5) Combination vertical and roof signs, provided that such signs shall not exceed 100 square feet in area

and shall not extend more than 4 feet from the building wall and shall not extend more than 5 feet above the roof.

(b) No advertising, projecting or roof signs shall be permitted in a B-1 district except as specified in subsection (a)(5) above.

(c) The aggregate area of all signs on any buildings or premises shall not exceed four square feet in area for each

**TECHNICAL REPORT
VILLAGE OF LAZY LAKE
LAND DEVELOPMENT REGULATIONS**

DECEMBER, 1989

Preparation of this document was aided through financial assistance received from the State of Florida under the Local Government Land Development Regulation Assistance Program authorized by Chapter 89-253, Laws of Florida, and administered by the Florida Department of Community Affairs.

Technical Report Village of Lazy Lake Land Development Regulations

The Village of Lazy Lake has adopted land development regulations in accordance with Chapter 163.3202(1) F.S. The land development regulations were adopted by Ordinance No. 89-2 on December 12, 1989.

The Village of Lazy Lake is a very small municipality containing 13 homes and having a population of 32 persons. The land in the Village was platted in 1946 as the "Lazy Lake" Plat, PB 22, Page 35 of the Records of Broward County. No building permits have been issued in the last several years.

This report will outline how the Village of Lazy Lake Land Development Regulations are consistent with and implement the adopted Comprehensive Plan. The eight (8) requirements of Chapter 163 and Rule 9J-24 are specifically addressed below. The corresponding goal, objective, or policy of the Village Comprehensive Plan and the appropriate section of the Land Development Regulations are referenced for each requirement listed.

I. Subdivision of Land

A. Chapter 163.3202(2)(a) - "Regulate the Subdivision of Land"

B. Rule 9J-24 - Defines "subdivision" and requires that the Code contain regulations addressing "the subdivision of land, including provisions which meet the statutory requirements of Chapter 177, Part 1, Florida Statutes, and may include review procedures, design and development standards, provisions for adequate public facilities, mitigation of development impacts, land dedications, fees, and administrative provisions.

C. Comprehensive Plan:

Goal 1.0 Maintain the single-family residential character of the community.

Goal 1.2 New development must be consistent with the provisions of adequate community services and facilities.

Policy 1.2.1(a) The Village of Lazy Lake will review and issue development permits following the Development Review Requirements in Section 4.0 of the Implementation Section of the Future Land Use Element.

Goal 4.0 Provide the necessary infrastructure and services to the residents of Lazy Lake.

D. Land Development Regulations:

Article 1.0	Development of Land
Article 2.0	Zoning Code
Article 3.0	Appeals, Variances, Interpretations
Article 4.0	Amendments and Rezoning

II. Regulate the Use of Land and Water

- A. Chapter 163.3202(2)(b) - "Regulate the use of land and water for the land use categories included in the Land Use Element and ensure the compatibility of adjacent uses and provide for open space."
- B. Rule 9J-24 - Defines "open space" and requires that the Code contain regulations addressing: "The implementation of land use categories in the Future Land Use Element consistent with the Future Land Use Map and goals, objectives, and policies, including provisions for ensuring appropriate densities and intensities, compatible adjacent land uses, and providing for open space."

C. Comprehensive Plan:

- Policy 1.1(b) Permit those land uses within designated residential areas which are identified in Section 2.1 of the Implementation section of the Future Land Use Element.
- Goal 1.1 Provide a passive recreation and open space area in the Village of Lazy Lake.
- Policy 1.1.1(a) Permit those uses within the designated recreation/open space area which are identified in Section 2.2 of the Implementation Section of the Future Land Use Element.

D. Land Development Regulations:

Article 1.0	
Section 2.0	1) Consistent with the Lazy Lake Plat (PB 22, Page 35) 4) Consistency with Land Use Plan 5) Consistency with Zoning
Article 2.0	
Section 4.0	Zoning Districts
Section 4.1	R-1A, Residential Single-Family Zoning District
Section 4.2	ROS, Recreation and Open Space Zoning District
Article 3.0	
Section 4.4	2) Conditions for Granting a Variance
Appendix A	Functional Landscaping - Buffering Requirements

III. Potable Water Wellfields

- A. Chapter 163.3202(2)(c) - "Provide for the protection of potable water wellfields;"
- B. Rule 9J-24 - Defines "cone of influence" and requires that the Code contain regulations addressing "the control of land uses and activities within identified cones of influence for potable water wells and wellfields in order to protect the potable water supply."
- C. Comprehensive Plan - Reference pg. 17 - "The Village of Lazy Lake is located east of the 1,000 milligram per liter isochlore line . . ." Also, "the Village is not located in a wellfield zone of influence."
- D. Land Development Regulations - The subject is not specifically addressed as it is not applicable. However, Article 2.0, Section 3.10, Disposal of Hazardous Waste, states "no person may discharge any solid or liquid hazardous waste into Lazy Lake or other surface or subsurface waters within the Village of Lazy Lake."

IV. Flooding, Drainage, Stormwater Management

- A. Chapter 163.3202(2)(d) - "Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;"
- B. Rule 9J-24 - Defines "areas subject to flooding" and "drainage facilities" and requires that the Code contain regulations addressing: "the control of areas subject to seasonal and periodic flooding which may include the type, location, density, and intensity of land uses located within these areas, in order to mitigate the impacts of floods, including loss of life and property damage." Rule 9J-24 also requires that the Code contain regulations addressing: "the provision of adequate drainage facilities to control individual and cumulative impacts of flooding and non-point source pollution in drainage basins existing wholly or in part within the jurisdiction."
- C. Comprehensive Plan:
 - Goal 3.0 Maintain the viability of the lake for drainage and recreational use.
 - Objective 3.2 Maintain the ecological balance of the lake.
 - Policy 3.2(c) Require all residents to refrain from dumping any toxic or harmful material into the lake or storing it in their yards.
 - Objective 3.3 Provide for Primary Drainage and Flood Protection.

Policy 3.3(a) Minimum Floor Elevation Standards for building sites promulgated and administered by the Federal Emergency Management Administration shall be applied in the Village of Lazy Lake for new construction.

Policy 3.3(b) Minimum Road Crown Elevation Standards as implemented by the South Florida Water Management District shall be applied in the Village of Lazy Lake.

Policy 4.5(c) Drainage - Following standards per South Florida Water Management District requirements:

- 10 year, 3 day event for Finished Floor Elevation of Habitable Space.

- 5 year, 1 day event for Road Centerlines.

Also, reference Page 18 - "All Drainage within the Village is accomodated by the lake. The Village is located on a point which is higher in elevation than the surrounding land in Wilton Manors and is indicated as Zone C, an area of minimal flooding on the National Flood Insurance Rate Map, December 1982."

D. Land Development Regulations:

Article 1.0

Section 10.1.3 Drainage

Article 2.0

Section 3.16 Disposal of Hazardous Waste

Section 3.11 Finished Floor Elevation

Section 3.12 Minimum Road Crown Elevation

Section 4.2 Recreation Open Space District (ROS)

V. Environmentally Sensitive Lands

A. Chapter 163.3202(2)(e) - "Ensure the protection of environmentally sensitive lands designated in the Comprehensive Plan."

B. Rule 9J-24 - Defines "environmentally sensitive lands" and requires that the Code contain regulations addressing "the protection of environmentally sensitive lands from development impacts, including ensuring the protection of soils, groundwater, surface water, shorelines, fisheries, vegetative communities and wildlife habitat."

C. Comprehensive Plan - The Village Plan does not specifically define or designate any environmentally sensitive lands. The Village does set forth provisions for the maintenance of Lazy Lake.

Goal 3.0 See "IV, C" above.

Goal 3.2 See "IV, C" above.

D. Land Development Regulations:

Article 1.0

Section 10.2 Consideration of Impact on Environmentally Sensitive Lands. *The Village has included this provision if in the future such lands are formally designated.

Article 2.0

Section 3.10 Disposal of Hazardous Waste

Section 4.2 Recreation Open Space District (ROS)

VI. Signage

A. Chapter 163.3202(2)(f) - "Regulate Signage"

B. Rule 9J-24 - Requires that the Code contain regulations addressing: "the type, location, size, and number and maintenance of signs."

C. Comprehensive Plan - The Village of Lazy Lake Plan does not address signage.

D. Land Development Regulations:

Article 2.0

Section 7.0 Sign Regulations (Appendix C)

VII. Concurrency

A. Chapter 163.3202(2)(g) - "Provide that public facilities and services meet or exceed the standards established in the Capital Improvements Element required by s.163.3177 and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to service the proposed development. Not later than one year after its due date established by the State Land Planning Agency's rule for submission of local Comprehensive Plan pursuant to s.163.3167(2), a local government shall not issue a building permit which results in a reduction in the level of services for the affected public facilities below the level of services provided in the Comprehensive Plan of the local government.

B. Rule 9J-24 - Defines "level of service" and "public facility" and requires the Code to contain "provisions assuring that development orders shall not be issued unless public facilities and services which meet or exceed the adopted level of service standards are available concurrent with the impacts of the development. Unless public facilities and services which meet or exceed such standards are available at the time the development permit is issued, development orders shall be specifically conditioned upon availability of the public facilities and services necessary to serve the proposed development. Public facility and service availability shall be deemed sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and

those related services which are deemed necessary by the local government to operate the facilities necessitated by that development are available and meet the adopted level of service standards concurrent with the impacts of the development. Phased facilities and services to be provided by the local government shall be included in and consistent with the Capital Improvements Element. Public facilities and services to be provided by the developer shall be guaranteed in an enforceable development agreement, including development agreements pursuant to Chapter 163, Florida Statutes, or agreements or development orders issued pursuant to Chapter 380, Florida Statutes.

C. Comprehensive Plan:

Goal 1.2 New development must be consistent with the provisions of adequate community services and facilities

Objective 1.2.1 Facilities must be available concurrent with the impacts of development.

Policy 1.2.1(a) The Village of Lazy Lake will review and issue development permits following the Development Review Requirements in Section 4.0 of the Implementation section of the Future Land Use Element.

Objective 4.5 Established minimum level of serviced standards for those public facilities provided to the Village residents.

D. Land Development Regulations:

Article 1.0	Development of Land
Section 2.0	General Requirements
Section 3.0	Administration
Section 4.0	Development Review for Concurrency
Section 5.0	Requirements for the Issuance of a Concurrency Review Certificate
Section 6.0	Concurrency Review Certificate Required
Section 7.0	Effective Period for a Concurrency Review Certificate
Section 9.0	Concurrency Review Certificate Approval Procedure
Section 10.0	Concurrency Review Certificate Review Requirements

VIII. Traffic Flow and Parking

- A. Chapter 163.3202(2)(h) - "Ensure safe and convenient on-site traffic flow, considering needed vehicle parking."
- B. Rule 9J-24 - Requires that the Code contain regulations addressing: "the number and size of on-site parking spaces and the design of and control mechanisms for on-site vehicular and pedestrian traffic to provide for the public safety and convenience."

C. Comprehensive Plan:

Goal 1.0 Maintain the single-family residential character of the community.

Objective 4.2 Provide safe and adequate access from the Village property owners along Lazy Lake.

Reference Page 1 - Currently the Village consists of 13 single-family homes and a 3.0 acre freshwater, spring-fed lake.

Reference Page 15 - "There are no major roadways within the corporate boundaries of Lazy Lake. The Village contains only one (1) local drive, N.E. 1st Way, on Lazy Lake. Lazy Lane is a private, dead-end drive which is maintained by the residents of Lazy Lake.

D. Land Development Regulations:

Article 2.0

Section 6.0 Parking Regulations (Appendix B)

foot of frontage of the buildings displaying such signs, or two square feet for each foot of frontage of the property occupied by such buildings or devoted to such use, whichever is the greater.

(d) No signs shall be placed within 50 feet of any residentially zoned property in an R-1A, R-1B, R-1C, R-1P, R-1T, R-2, R-2P, R-3, R-4, R-4A, E-1, D-1, R-2U or R-3U district.

Sec. 39-320. Signs in B-2 districts.

The following signs shall be permitted on a plot in a B-2 district:

- (1) Signs as permitted in section 39-319.
- (2) Wall, ground, roof and pylon signs, provided that the maximum height of a roof sign above the roof shall not be higher than either 25 feet above the roof or the height of the building above the ground; and no roof sign shall obstruct light or air of adjacent property.
- (3) Marquee signs.
- (4) Combination vertical and roof signs, provided that such signs shall not exceed 200 square feet in area for a one-story building plus an additional 50 square feet of area of each story above the first story, shall not extend more than 4 feet from the building wall and shall not be higher than 15 feet above the roof.
- (5) Advertising signs subject to section 39-325.
- (6) No signs shall be placed within 50 feet of any residentially zoned property in an R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4, R-4A, E-1, D-1, R-2U or R-3U district. No ground sign shall be higher than 25 feet above the ground.

Sec. 39-321. Signs in B-2A and B-2B districts.

The following signs shall be permitted on a plot in B-2A and B-2B districts:

- (1) Signs permitted in section 39-320.

Sec. 39-322. Signs in B-3 districts.

The following signs shall be permitted on a plot in a B-3 district:

- (1) Signs as permitted in section 39-320.
- (2) Roof signs, provided that the maximum height of a roof sign above the roof shall not be higher than either 25 feet above the roof or the height of the building; and no roof sign shall obstruct light or air of adjacent property.
- (3) Vertical projecting signs extending not over five feet beyond the wall.
- (4) Advertising signs subject to section 39-325.
- (5) No signs shall be placed within 50 feet of any residentially zoned property in an R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4, R-4A, E-1, D-1, R-2U or R-3U district. No ground sign shall be higher than 25 feet above the ground.

Sec. 39-323. Signs in C-1 districts.

The following signs shall be permitted on a plot in a C-1 district:

- (1) Signs permitted in section 39-322.

Sec. 39-324. Signs in M-1, M-2, M-3, M-4 and M-5 districts.

The following signs shall be permitted on a plot in an M-1, M-2, M-3, M-4 and M-5 district:

- (1) Signs permitted in section 39-322.

Sec. 39-325. Advertising sign regulations.

Advertising signs, where permitted, shall be subject to the following limitations and requirements:

- (1) *Height.* The top of any such signs shall not be higher than 35 feet above the crown of the right-of-way

which provides the plot ingress and egress, and in no case shall double-decker signs be permitted.

- (2) *Spacing.* No advertising sign shall be nearer than 1,000 feet in an A-1 district, or 500 feet in any other district, to another advertising sign along the same side of a common right-of-way, except as hereinafter provided. Advertising signs along interstate highways shall not be less than 1,000 feet apart along the same side of a common right-of-way. These requirements for spacing shall not apply to wall signs or directional signs each of which is not over 32 square feet in area.
- (3) *Size.* No advertising sign shall exceed 50 feet in length or 750 square feet in area, inclusive of any border and trim, but excluding the base or apron, support and other structural members. The maximum size limitations shall apply to each side of a sign structure; and 2 or more advertising signs may be grouped back-to-back, end-to-end or in a single "V" having an included angle not greater than 30 degrees at a single location. The aggregate area of such signs at a single location facing the same direction shall not exceed 750 square feet, and any such grouping of signs shall not exceed 50 feet in length.
- (4) *Calculating number of signs.* A single sign containing an advertisement on one side shall be counted as one sign. Every other sign shall be counted as a separate sign for each face thereof.
- (5) *Separation.*
 - (a) No advertising signs shall be located or placed so as to face a plot on the same street, occupied by a church, public school, public park or playground, beach, civic or scenic area, or cemetery, nor nearer to such uses than 200 feet along a common right-of-way line.
 - (b) No advertising sign shall be located in any required yard or setback area. No advertising sign shall be located so that any part of such sign

extends nearer to a street line than any building on contiguous property, which building is within 100 feet of such sign.

- (c) No advertising sign shall be located closer than 30 feet to the intersection of any 2 street lines.
 - (d) No advertising sign shall be located nearer than 50 feet to any residential zone, except in A-1 areas measured along a common right-of-way.
 - (e) No advertising sign shall be located within 660 feet of the right-of-way of the Sunshine State Parkway, except as herein specified; provided, however, that this requirement shall not apply to advertising signs erected prior to June 20, 1958.
 - (f) Advertising signs conforming to all applicable provisions of this article may be erected within 660 feet of the right-of-way of the Sunshine State Parkway if such signs are placed on property abutting a street which crosses the Parkway and are located within 100 feet of the right-of-way of such street.
- (6) *Setback.* No advertising sign shall be erected closer than 15 feet to an adjacent street right-of-way.
- (7) *Angle.* No single-faced advertising sign shall have an interior angle from the road right-of-way to the face of the sign in excess of 45 degrees, except where structural members of the sign are screened by natural or man-made barriers.
- (8) *Safety.* The Broward County Division of Traffic Engineering or its successor agencies shall have the authority to order removal of any advertising sign which, upon investigation, and after notice in writing, pursuant to section 39-16, that agency finds to obscure the effectiveness of an official traffic sign or signal or physically interferes with the driver's view of approaching, merging or intersecting traffic.

(9) *Aesthetics*. In A-1 (Limited Agricultural Zone) zoning districts:

- (a) Advertising sign structure uprights shall be screened with plants compatible to Florida with a minimum of one plant per upright. The minimum height of said plant shall be five feet at time of planting.
- (b) At least once every 12 months, all advertising sign structures shall be painted and message area shall be renewed.
- (c) The name of the owner of the sign shall be attached to each advertising sign structure and be legible from the nearest street right-of-way.
- (d) Upright sign supports above the lower edge of the sign which are visible from a right-of-way shall be covered or shielded with a facing. (Eff. 5-4-70)

Sec. 39-326. Strip lighting.

(a) Strip lighting used solely to outline a structure except sign structures, or any part thereof, shall be considered to be and shall be regulated as a form of advertisement. Strip lighting, as above defined, shall be regulated by the provisions of this section and shall not be construed to be subject to other limitations of this article for area, size, character or number of signs.

(b) Strip lighting shall be prohibited in R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, R-3, R-4, R-4A, T-1, D-1, R-2U, R-3U and B-1 districts.

(c) In the R-5, R-6, B-1, B-2, B-2A and B-2B districts, strip lighting shall be limited to a total footage equivalent to the length (or width) of the building along the street frontage (including any offset thereof). The size of the tubing shall not exceed 15 millimeters, and any transformers for strip lighting shall not be larger than 30 milliamperes.

(d) In the B-3, C-1, M-1, M-2, M-3, M-4 and M-5 districts, strip lighting shall be limited to a total footage

equivalent to twice the length (or width) of the building along the street frontage (including offset thereof). Size of the tubing and transformer shall not be limited.

(e) Neon strip lighting and streamer lights shall be prohibited above the roof level of any buildings, except as part of the permitted roof sign.

Sec. 39-327. Illumination of signs.

(a) Neon-type signs shall be prohibited in the R-1A, or R-1B, or R-1C, or R-1T, or R-1P, or R-2, or R-2P, or R-3, or R-4, or R-4A, or S-1, or E-1, or D-1, or R-2U and R-3U districts. All signs permitted under this article may be illuminated except where specifically permitted as nonilluminated signs.

(b) Illuminated signs located in A-1 zoning districts shall have their lights turned off between the hours of 12:00 midnight and 7:00 a.m.

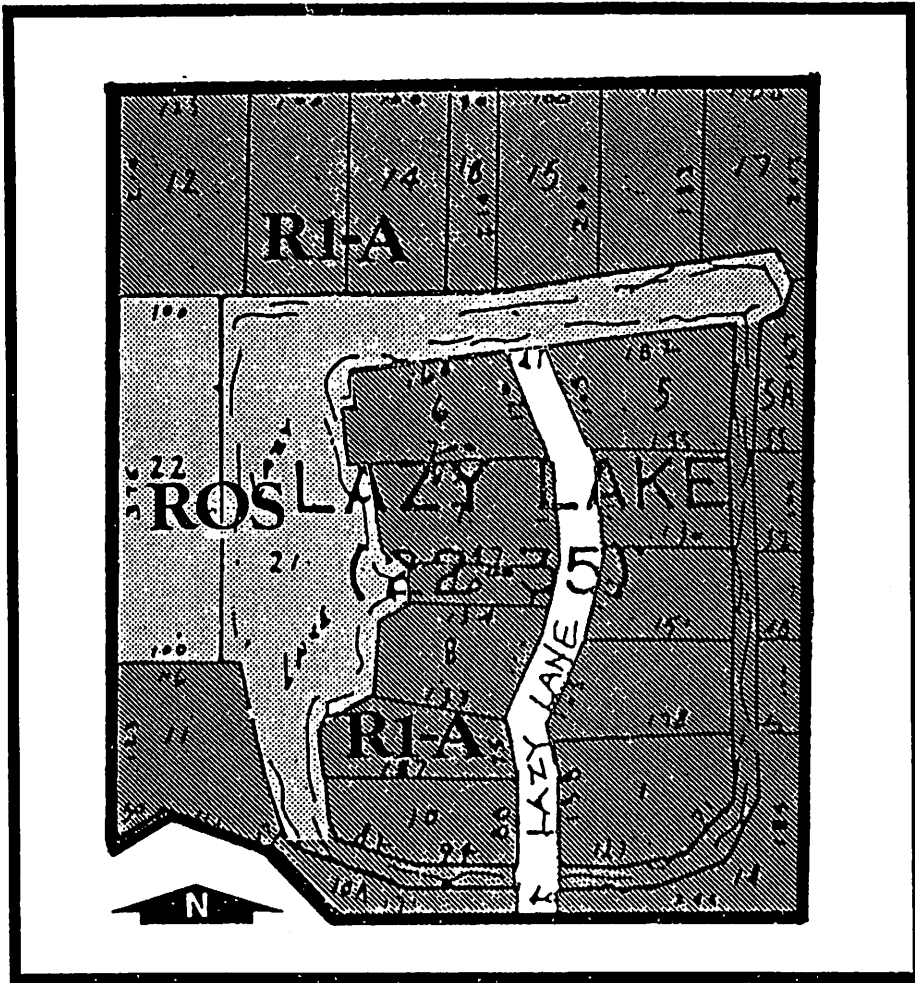
Sec. 39-328. Bus benches.

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

Sec. 39-329. Nonconforming signs.

All nonconforming signs which become nonconforming uses by virtue of a change in zoning of the property upon which such signs are located from a classification permitting such signs to a classification which prohibited such signs at the effective date of this ordinance shall be removed within five years of the effective date of such zoning change, except as provided in section 39-325, subsection (8), which shall be effective immediately upon adoption of this amendment. Section 39-325, subsection (9), shall take effect for all existing advertising signs three years from the effective date of this amendment.

OFFICIAL ZONING MAP



HEREBY CERTIFY that this map is the Official Zoning Map of the Village of Lazy Lake, Florida, showing how all lands within the Village of Lazy Lake have been divided into districts, as follows:

Single-Family Residential
Recreation Open Space

Scale: 1" = 200'

dicting and specifying hereon lands included in each district as of December 12, 1989. This Zoning Map was adopted and approved by Resolution No. 89-2, adopted by the Village Council on December 12, 1989.

David Rushlow

Village Clerk:

Betty Bailey

of this map was aided through financial assistance received from the State of Florida under Government Land Development Regulation Assistance Program authorized by Chapter 89-253, Florida, and administered by the Florida Department of Community Affairs.

APPENDIX D

OFFICIAL ZONING MAP

Sec. 39-330. Temporary construction signs.

Temporary construction project ground signs may be erected on premises upon which there is an active building program underway, subject to the following limitations and requirements, provided such signs shall not advertise the sale of the property upon which they are located:

- (1) In R-1A, R-1B, R-1C, R-1T, R-1P, R-2, R-2P, D-1 and R-2U districts, 1 such sign not exceeding 32 square feet in area may be erected on each street side upon which the plot abuts.
- (2) In all other zoning districts, a single sign of not more than 500 square feet will be permitted for each street front, each sign not to be higher than 25 feet above the ground or the grade of the adjacent road, whichever is higher.
- (3) Such signs shall not be erected more than 60 days prior to beginning of actual construction of the project and shall be removed when construction is completed.
- (4) If a sign is erected as permitted hereunder, and if construction is not begun within 60 days after the sign is erected or if such construction be not continuously and actively prosecuted to completion, said sign shall be removed.
- (5) No sign permitted under this section shall be located closer than 15 feet to any private property line.

Sec. 39-331. Signs in S-1 districts.

The following regulations shall apply to all signs on a plot in an S-1 district:

- (1) Signs as permitted in section 39-313.
- (2) Directional, trespassing or caution signs shall be permitted, each of which shall be not over 16 square feet in area. Such signs shall be of any permitted type provided that no part of any such sign shall be higher than six feet above grade.

- (3) No signs shall be advertising or animated signs.
- (4) No strip lighting shall be permitted.
- (5) No projecting or roof signs shall be permitted.

Sec. 39-332. Signs prohibited.

Any signs not specifically permitted under these regulations are prohibited.

Sec. 93-333. Special service station sign height limit.

Notwithstanding any other provision of this article, a service station plot adjoining the right-of-way occupied by a freeway or its ingress or egress ramps, may have not more than 1 ground sign higher than 25 feet above the ground, subject to the following limitations:

- (1) The height of such sign shall not exceed 60 feet above the ground.
- (2) Such sign shall be located at least 10 feet from all plot lines.
- (3) There shall be no copy, advertising symbol or sign face on such sign higher than 25 feet above the ground except a horizontal flat or skeleton letter sign not over 30 feet in horizontal dimension and 5 feet in vertical dimension.
- (4) Such sign shall have no illumination higher than 25 feet above the ground except on or in the sign limited and defined in subsection (3) of this section. Such illumination shall not be of the flashing, intermittent or color-changing type.

Secs. 39-334—39-343. Reserved.



Village of Lazy Lake



October 8, 2003

HAND DELIVERED

Jeff Day, Assistant Zoning Official
Broward County Zoning Code Services Division
115 S. Andrews Avenue, 2nd Floor Annex
Fort Lauderdale, FL 33301

RE: Land Use Plan

Dear Mr. Day:

Thank you for meeting with the Mayor and our Village Council at our workshop on Land Use, Zoning and Landscaping. At that workshop you learned that Lazy Lake has in place a Land Use Plan. As per that workshop, we are providing you with a copy of that Land Use Plan (called Land Development Regulations) to assist you in determining our zoning requirements.

Please acknowledge receipt of our Land Development Regulations by signing a copy of this letter below.

Very truly yours,

Adrienne Aldinger, Clerk

/aa
Enc.

I HEREBY ACKNOWLEDGE receipt of the Village of Lazy Lake Land Development Regulations.

BY: _____

Print name: _____

C:\MyFiles\LazyLake\LTR\BC Zoning.LUP

Lazy Lake City Hall, 2250 Lazy Lane, Lazy Lake, FL 33305

(954) 565-1567

(954) 563-5649 - Fax

ELEMENT:

LAND USE

- GOAL: 1.0 Maintain the single-family residential character of the community.
- OBJECTIVE: 1.1 Designate the residential portion of the Village as low density (LD-5) on Future Land Use Map.
- POLICY: a) Enforce the Village charter, which restricts development to single-family homes.
- b) Permit those land uses within designated residential areas which are identified in Section 2.1 of the Implementation section of the Future Land Use Element.
- GOAL: 1.1 Provide a passive recreation and open space area in the Village of Lazy Lake.
- OBJECTIVE: 1.1.1 Designate the lake and surrounding shoreline as recreation and open space (R/OS) on the Future Land Use Map.
- POLICY: a) Permit those uses within the designated recreation/open space area which are identified in Section 2.2 of the Implementation section of the Future Land Use Element.
- GOAL: 1.2 New development must be consistent with the provision of adequate community services and facilities.
- OBJECTIVE: 1.2.1 Facilities must be available concurrent with the impacts of development.
- POLICY: a) The Village of Lazy Lake will review and issue development permits following the Development Review Requirements in Section 4.0 of the Implementation section of the Future Land Use Element.

ELEMENT:

HOUSING

- GOAL: 2.0 Maintain and upgrade the quality of the housing stock as it exists today.
- OBJECTIVE: 2.1 Maintain existing property values through code enforcement measures and building inspections if, and when, necessary.
- POLICY: a) Continue to contract with Broward County for code enforcement services and building inspections as required.

Under the current Village restrictions and site layout, the maximum number of housing units permitted is realistically 14. Using a factor of 2.3 persons per household, the projected number of residents would be approximately 32 persons, which is the current population.

A population increase would only occur if one or more of the following conditions changed:

1. The current owners of more than one lot sold their lots and additional homes were built on the existing platted lots.
2. The Village charter was changed to permit a variety of dwelling unit types and the subdivision was replatted into smaller lots.
3. The population characteristics changed from 2.2 persons per household to a family-oriented situation, with the addition of families with children. The 1980 census listed only two (2) persons under the age of 19; 13 persons over age 60; and a median age of 35.5.

For purposes of this study, no significant population change is anticipated for the horizon years of 1994 and 2000. In addition, a seasonal population estimate is not applicable.

FUTURE LAND USE

The Future Land Use Plan for the Village of Lazy Lake has been developed in accordance with the requirements of the State Growth Management Act and the Broward County Land Use Element. No change is proposed in the permitted land uses for the Village of Lazy Lake for horizon years 1994 and 2000. The Future Land Use Map for Lazy Lake is provided as Exhibit D. Table II-A shows the Future Land Use in acres for Flexibility Zone 45.

TABLE II-A: FUTURE LAND USE IN FLEXIBILITY ZONE 45

<u>LAND USE</u>	<u>ACRES</u>	<u>PERMITTED DWELLING UNITS</u>	
Residential			
Low Density (5)	10	65*	RECERTIFIED: <u>5-25-89</u>
Recreation/Open Space	3	-	EFFECTIVE: <u>5-25-89</u>
Total	<u>13</u>	<u>65*</u>	<u>F</u>

(Source: Village of Lazy Lake)

* The number of permitted dwelling units was calculated over the entire 13 acres as permitted by BCPC.

IMPLEMENTATION

Section 1.0: General Requirements

The Village of Lazy Lakes shall implement its land use plan by adopting and enforcing land development regulations. No public or private development may be permitted except in compliance with the land use plan.

1.1 The Village of Lazy Lake may grant an application for a development permit, provided:

- a) The proposed development would be consistent with the land use plan, and
- b) The proposed development would be in compliance with land development regulations which comply with the land use plan, and
- c) The development permit is granted in compliance with the implementation measures contained in Section 4.0 of the land use plan.

1.2 The Village of Lazy Lake shall prepare and transmit to the Planning Council a monthly report which includes the following information:

- a) A report of all new or amended land development regulations or a new or amended land development code, including changes in zoning.
- b) A summary of all building permits.
- c) A summary of all permits issued for demolition of buildings.
- d) A summary of all certificates of occupancy.

1.3 Any legal action in which the validity of the land use plan is an issue shall be made known to the Board of County Commissioners and copies of all papers connected with the legal action shall be transmitted.

Section 2.0: Permitted Uses

2.1 Residential: each parcel of land within an area which is designated in a residential land use category by the land use plan must be zoned in a zoning district which permits any one or more of the following specified uses:

- a) Residential dwelling units at a maximum density that does not exceed the maximum gross residential density designated for the parcel of land by the Village of Lazy Lakes Land Use Plan.
- b) Home occupations and other activities and uses accessory to a dwelling unit.
- c) Hotel, motel and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use map designations.
- d) Parks and other outdoor recreational facilities and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.
- e) Community facilities designated to serve the recreational area such as schools, day care centers, churches, governmental administration, police, and fire protection facilities.
- f) Special residential facilities as set forth in the Broward County Land Use Plan.

2.2 Recreation and Open Space: each parcel of land within an area designated in a Recreation/Open Space Land Use Category by the Village of Lazy Lake Land Use Map must be zoned in the Recreation/Open Space Zoning District, which permits one or more of the following uses but no others:

- a) Passive recreational uses, including but not limited to, nature trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves and picnic areas.
- b) Active recreational uses, including swimming, boating, and fishing.

Section 3.0: Density Transfers and Bonuses

The Village may permit the transfer of residential density from one parcel of land to another, provided:

- a) The parcel of land from which the density is being transferred is dedicated to a public agency for public purposes.
- b) The density being transferred does not exceed the maximum density permitted by the land use plan on the parcel of land from which the density is being transferred.

- c) The Village shall adopt land development regulations as necessary in order to implement density transfers and bonuses.

Section 4.0: Development Review Requirements

After the effective date of the Broward County Land Use Plan, Lazy Lake may grant an application for a development permit consistent with the Broward County Land Use Plan or the certified Lazy Lake Land Use Plan when it has determined that the following requirements are met:

- a) Traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrence management policies included with Goal 8.00.00 of the Broward County Land Use Plan.
- b) Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
- c) Fire protection service will be adequate to protect people and property in the proposed development.
- d) Police protection service will be adequate to protect people and property in the proposed development.
- e) School sites and school buildings will be adequate to serve the proposed development.
- f) Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

- 4.1 Platting Requirements: No unit of local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has

FACSIMILE

From the Desk of Chris Aldinger, Mayor
Village of Lazy Lake

To: Jeff Dale
Of: Broward County Zoning Dept.
Fax: 954/468-3401
Phone: 954/468-3437
Pages: 2, including this cover sheet.
Date: August 4, 2003
Message: Per our conversation, attached is a copy of Notice of our upcoming Workshop. We appreciate you sending a representative to discuss the County zoning procedures.

• Lazy Lake City Hall, 2250 Lazy Lane, Lazy Lake, FL 33305
☎ (954) 565-1567
☎ (954) 563-5649 - Fax



Village of Lazy Lake



NOTICE

VILLAGE OF LAZY LAKE **TWO (2) WORKSHOPS**

Workshops will be held on:
Wednesday, August 6, 2003 beginning at 7:00 p.m. sharp

The workshops will be held at the residence of Mayor Chris Aldinger located at:
20 NE 24 Street, Lazy Lake, FL

The starting time and purpose of the workshops will be as follows:

- 1) 7:00 - 7:30 p.m. Budget Workshop to determine the budget for fiscal year 2003-2004.

Mandatory First Budget Hearing will be held on September 17, 2003 -7:00 p.m.
(which notices get officially mailed out by the Broward County Property Appraiser's office)

- 2) 7:30 p.m. Discuss zoning and land use changes.

ALL RESIDENTS ARE ENCOURAGED TO ATTEND.

☐ Lazy Lake City Hall, 2250 Lazy Lane, Lazy Lake, FL 33305

☎ (954) 565-1567

☎ (954) 563-5649 - Fax



Village of Lazy Lake



August 4, 2003

BY FAX: 954/468-3401
Mr. Jake Quier
Broward County Zoning

RE: Project: swimming pool
Resident: Chris Moody
Address: 2260 Lazy Lane, Lazy Lake, FL 33305

Dear Mr. Quier:

The Village of Lazy Lake requests, on behalf of Chris Moody, 2260 Lazy Lane, Lazy Lake, FL, a final zoning inspection. We appreciate your cooperation.

Should you need additional information, please contact me directly. My cell phone number is 754/581-5072.

Respectfully submitted,

VILLAGE COUNCIL OF LAZY LAKE

By: 

Chris Aldinger, Mayor

CA/aa

*Please use R-1A
as your zoning reference
GO*

☐ Lazy Lake City Hall, 2250 Lazy Lane, Lazy Lake, FL 33305
☎ (954) 565-1567
☎ (954) 563-5649 - Fax

FACSIMILE

From the Desk of: Chris Aldinger, Mayor
Village of Lazy Lake

To:	Post-It® Fax Note 7671	Date 8/5/03	# of pages 2
Of:	To: Stan	From: Chris Aldinger	
Fax:	Co./Dept. Broward County Zoning	Co. Village of Lazy Lake	
Phone:	Phone # 954-468-3481	Phone # 954-565-1567	
	Fax 954-468-3481	Fax 954-563-5649	

954-581-5072 cell

Pages: 2, including this cover sheet.

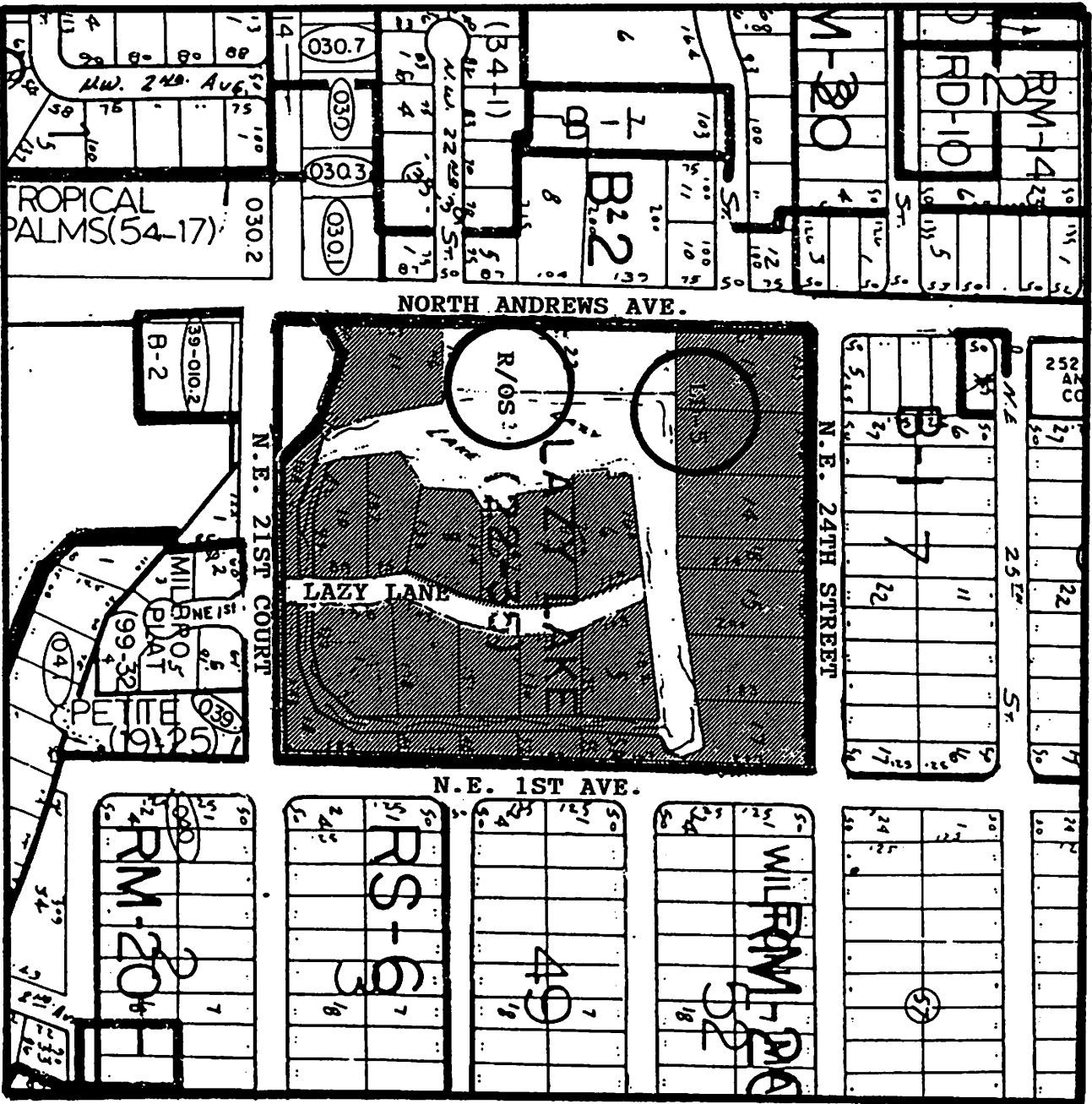
Date: August 4, 2003

Message: Per our conversation, attached is our request for final zoning inspection.

Our zoning at this time, per 1989 Land use plan
is R-1A. Any question call me at 754-581-5072

Lazy Lake City Hall, 2250 Lazy Lane, Lazy Lake, FL 33305
(954) 565-1567
(954) 563-5649 - Fax

EXHIBIT D: FUTURE LAND USE/TRAFFIC CIRCULATION



- LEGEND**
- Residential LD-5
 - Recreation R/OS

Source: Keystone Realty & Appraisal, Inc.

LEGAL DESCRIPTION:

TRACT 1 AND 1A AND THAT PORTION OF TRACT 21 LYING BETWEEN TRACT 1 AND 1A, OF LAZY LAKE, A SUBDIVISION IN SECTION 27, TOWNSHIP 49 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

CERTIFIED TO:

2. JAMES C. RATLIFF

BURNS LAND SURVEYING, INC.

LB #0006933

8177 GLADES ROAD SUITE 214
BOCA RATON, FLORIDA 33434
PHONE: 561-483-7612
FAX: 561-883-6939

TYPE OF SURVEY BOUNDARY SURVEY JOB NUMBER B-6786 DATE OF FIELD SURVEY 12/09/04	PREPARED FOR: RATLIFF PROPERTY ADDRESS 2150 LAZY LANE LAZY LAKES, FL 33305	FLOOD ZONE / BASE FLOOD ELEV. AE/6 COMMUNITY PANEL NUMBER 120045-0216-F DATE OF FIRM INDEX 10/02/97
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NOTES

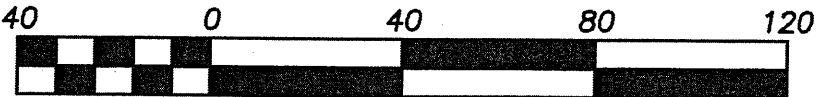
1. ASSUMED BEARING BASE: THE SOUTH LINE OF THIS PLAT BEARS WEST AND ALL OTHER BEARINGS DEPICTED HEREON ARE RELATIVE THERETO.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. SUBSURFACE IMPROVEMENTS, FOOTINGS OR FOUNDATIONS HAVE NOT BEEN LOCATED.
5. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
6. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.

SURVEYORS CERTIFICATION

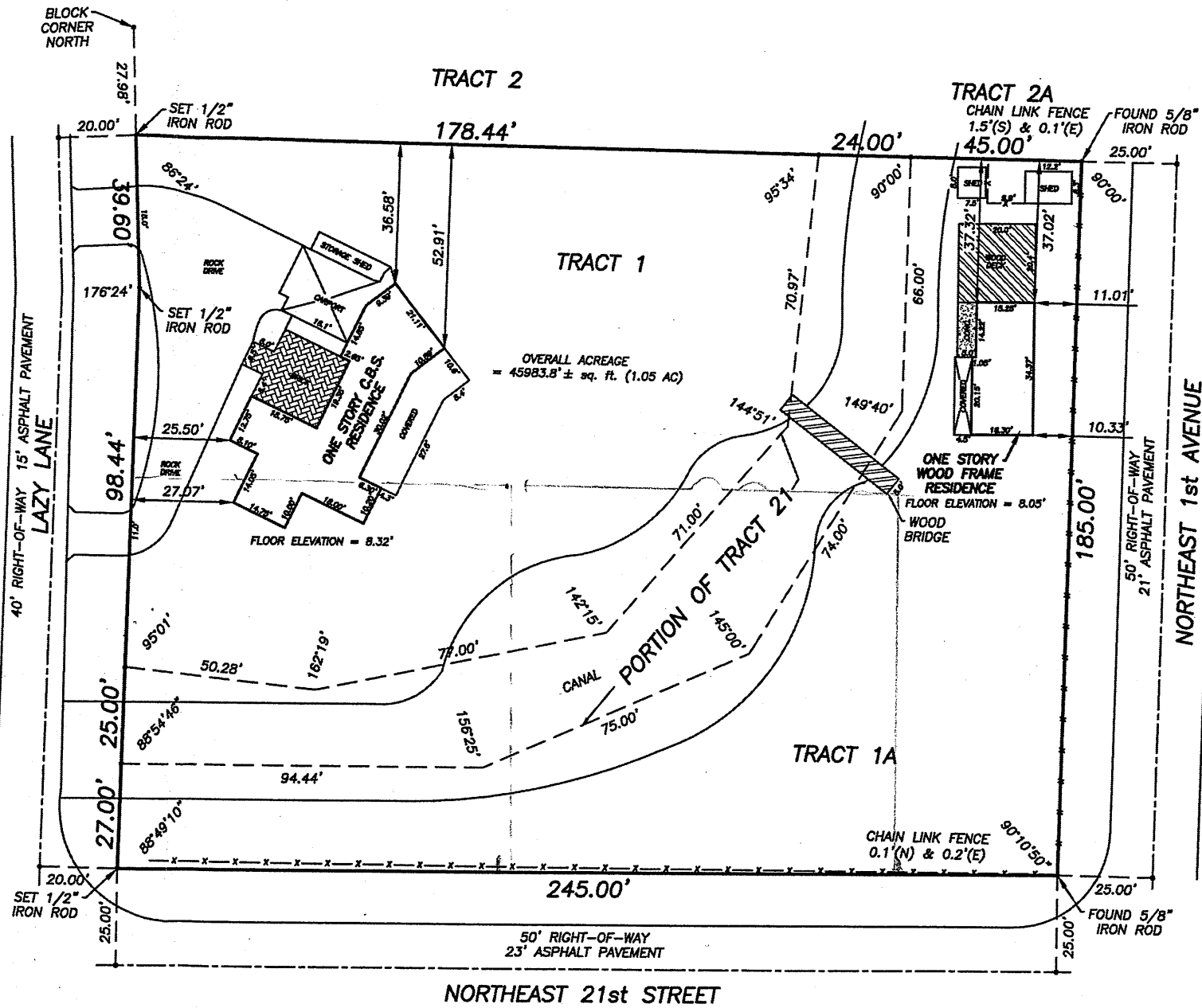
I HEREBY CERTIFY THAT THE SKETCH OF SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS AS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY James B. Burns, RLES DATE 12/09/04
JAMES B. BURNS, REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 5090



Scale 1" = 40'



LEGEND

- CONCRETE
- OVERHEAD WIRES
- WOOD FENCE
- CHAIN LINK FENCE