

Annexed Area Height Limit

Proposed Zoning Code Amendment

- The proposed amendment was initiated based on a communication sent by the City's Board of Adjustment (BOA) to the City Commission to request the "City take a look at the height and zoning requirements in the annexed areas".
- The current code is confusing and subject to interpretation.
- The proposed amendment will clearly state the height limits and remove the uncertainty of future interpretations by staff.

Annexed Area Height Limit

Proposed Zoning Code Amendment

- Current staff proposal is 35 feet to maintain consistency with other neighborhoods. For every foot over 22 feet, the building must be set back one additional foot on each side.
- Lauderdale Isles residents can recommend a different height limit.

Annexed Area Height Limit

Broward County Zoning History

In the 1950's, when the Melrose Park and Riverland areas were developed, the height limit was 35 feet.

1952 Zoning Code

SECTION 500.0 ZONE R-1. SINGLE FAMILY RESIDENCE.

SEC. 501.0 USE.

No building or premises shall be used, and no building with its usual accessories shall be erected or altered, other than a building or premises arranged, intended or designed for one or more of the following uses:

one single family residence
church or parish building
public library
public park and children's playground

SEC. 502.0 HEIGHT.

No residence shall be erected to a height greater than 35 feet, excepting in the case of a church, or other public or semi-public building, which shall not be erected to a height greater than 50 feet.

Annexed Area Height Limit

Height Limits in Broward County

- Fort Lauderdale - Most zoning districts maximum height of 35 feet
 - RS-8A – 28 feet
 - Historic Preservation District (Sec. 47-16.5.A.1)
 - 2 stories or 25 feet
- Broward County – 2 stories not to exceed 35 feet
- Coconut Creek – 25 feet
- Cooper City – 2 stories and 30 feet

Annexed Area Height Limit

Height Limits in Broward County

- Coral Springs – 35 feet
- Dania Beach – 2 stories and 25 feet
- Davie – 35 feet
- Deerfield Beach – 35 feet
- Hallandale Beach – 2 stories or 30 feet
- Hillsboro Beach – 35 feet
- Hollywood – 30 feet not to exceed 2 stories
- Lauderdale-By-The-Sea – 2 stories not to exceed 33 feet
- Lauderdale Lakes - 2 stories or 30 feet
- Lauderhill – 35 feet
- Lighthouse Point – 2 stories and 27 feet to 34.5 feet
- Miramar – 35 feet
- North Lauderdale – 2 stories or 25 feet

Annexed Area Height Limit

Height Limits in Broward County

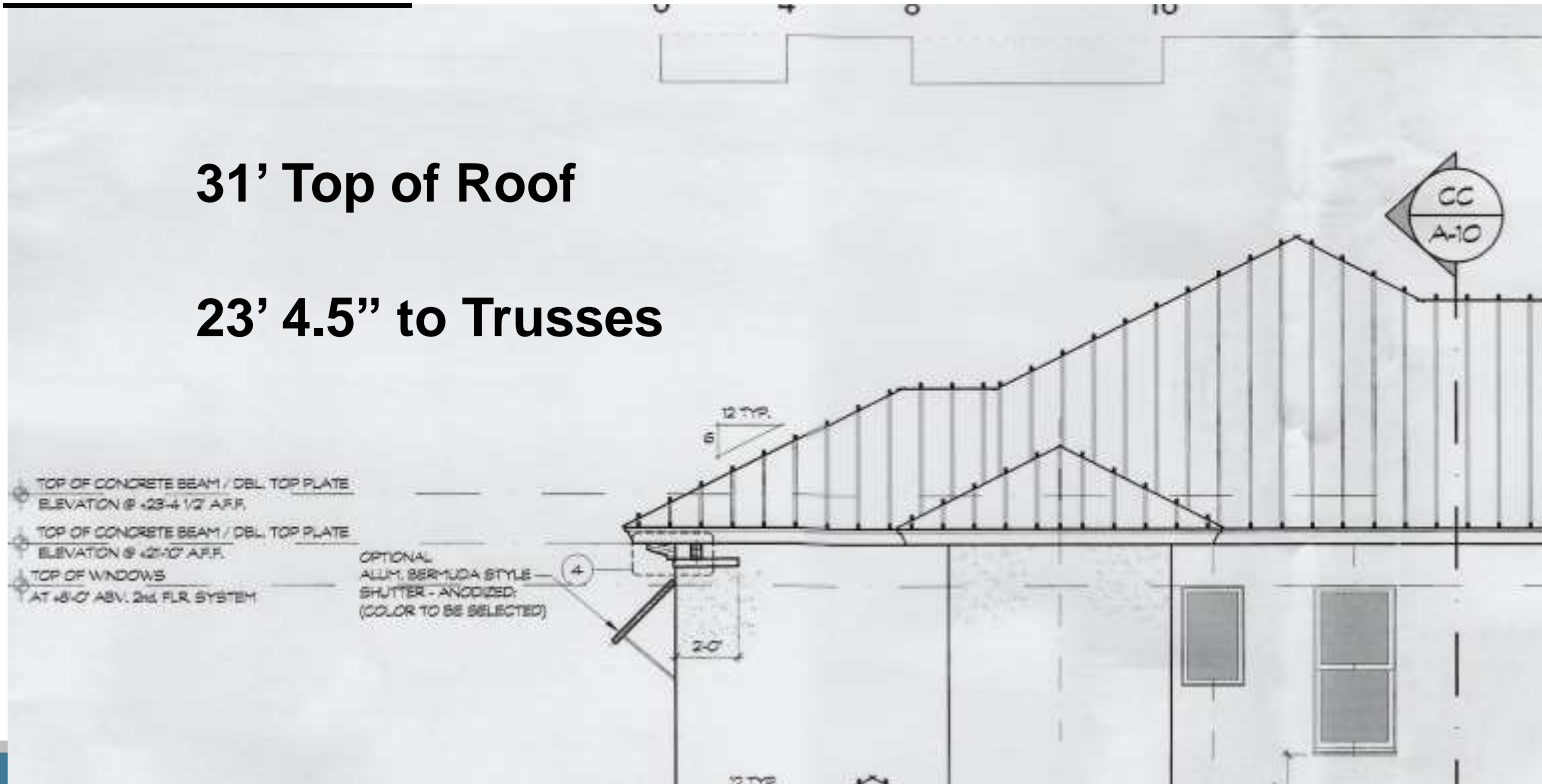
- Oakland Park - 2 stories and 27 feet
- Parkland – 2 stories or 35 feet
- Pembroke Park - 2.5 stories or 35 feet
- Pembroke Pines - 2 stories or 35 feet
- Plantation – 35 feet
- Pompano Beach – 35 feet
- Sea Ranch Lakes – 35 feet
- Southwest Ranches – 35 feet
- Sunrise – 2 stories or 25 feet
- Tamarac - 2 stories and 30 feet
- West Park – 35 feet – *Incorporated 2005*
- Weston – 35 feet – *Incorporated 1996*
- Wilton Manors – 2 stories not to exceed 30 feet

Annexed Area Height Limit

Andros Lane

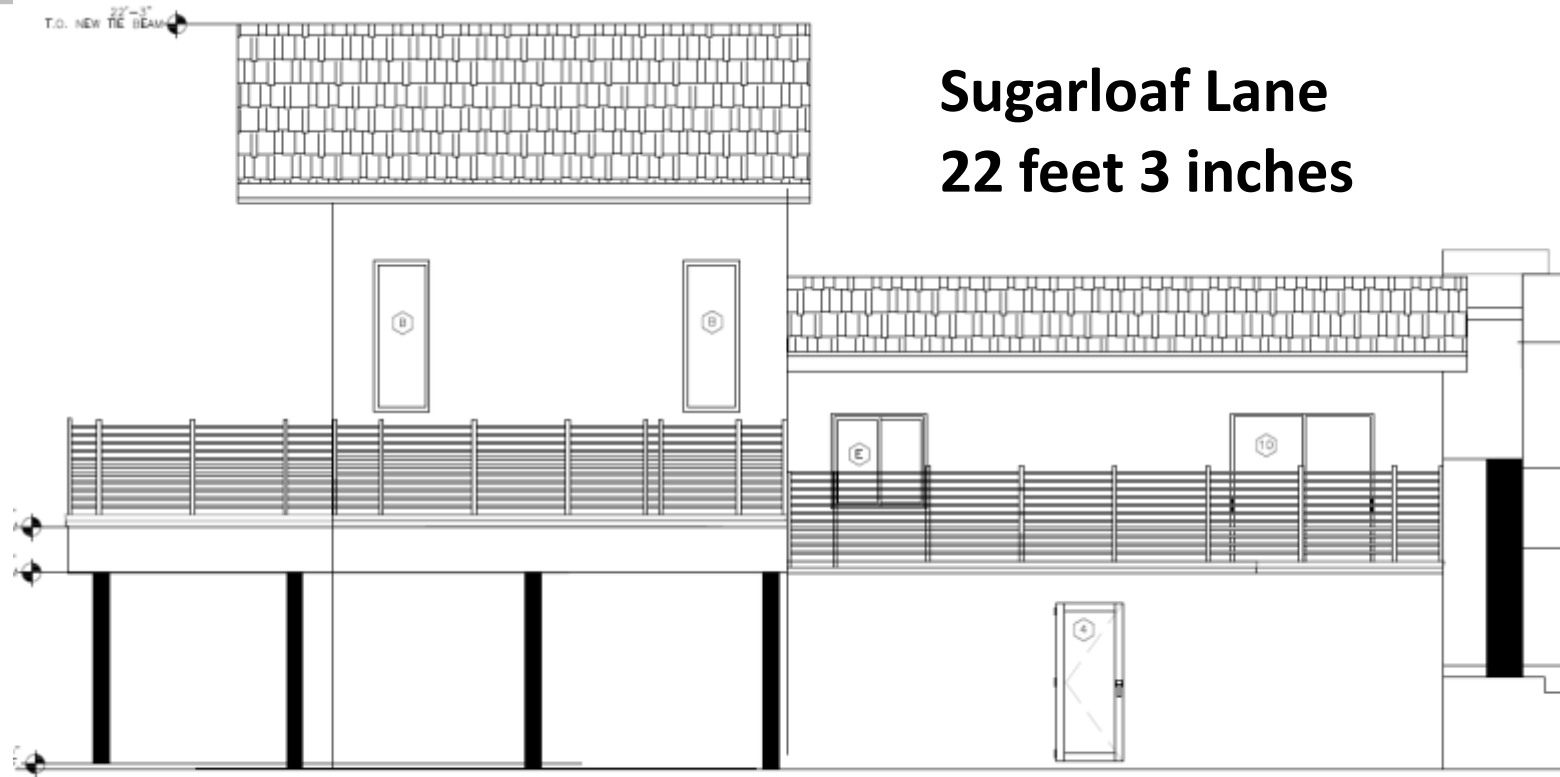
31' Top of Roof

23' 4.5" to Trusses



Annexed Area Height Limit

**Sugarloaf Lane
22 feet 3 inches**

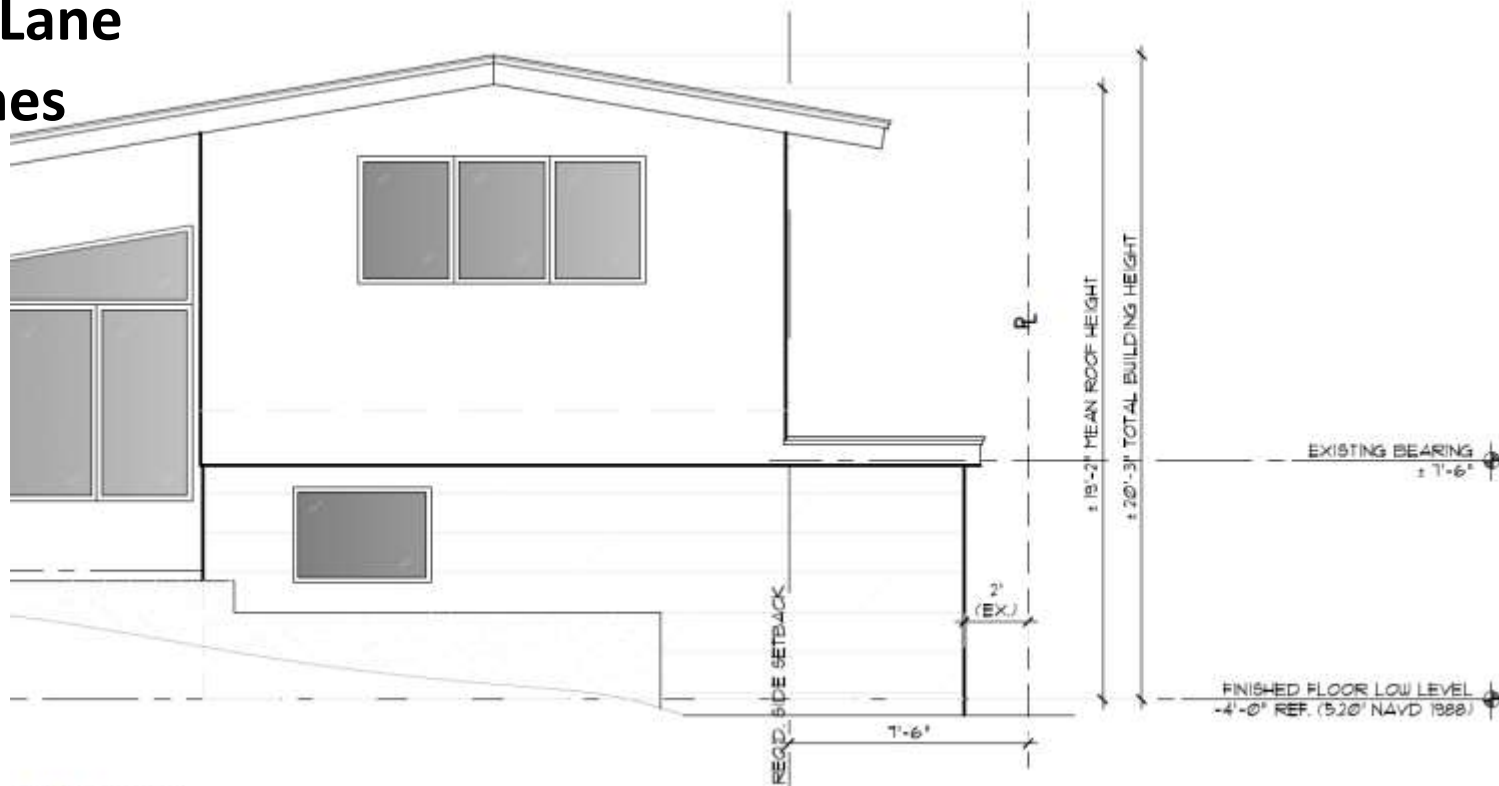


LEFT ELEVATION

Scale 1/4" = 10"

Annexed Area Height Limit

Okeechobee Lane
20 feet 3 inches



ELEVATION

SCALE: 1/4" = 1'-0"