



## **ZONING REQUIREMENTS**

### **R-1 & R-2 RESIDENTIAL DRIVEWAY PERMIT REVIEW**

**SURVEY:** Legible and to scale.

**DIMENSIONS:** Show the length, width, and area in square feet of the paved area on the lot, in the front yard setback, and in the swale.

**SWALE ACKNOWLEDGEMENT:** Using a material other than asphalt in the swale requires a Swale Acknowledgement. Complete the owner portion of the form for the City's signature. After zoning approval the document is to be recorded in the Official Records of Broward County.

**MAXIMUM PAVED SWALE AREA:** Up to twenty-four (24) feet on a lot less than seventy (70) feet in width. Up to thirty-six (36) feet on a lot seventy (70) feet or more in width and on corner lots.

**SIGHT TRIANGLE:** At the intersection of any driveway and right-of-way line or alleyway and right-of-way line, a twenty-foot (20) clear sight triangle shall be maintained on each side of the driveway or alleyway. No fence, wall, hedge, tree, structure or parking space shall be permitted within this clear sight triangle which obstructs cross-visibility. Lots that contain existing single-family and duplex dwelling units may be permitted to have the clear sight triangle maintained along the edge of the existing paved street. In addition, any corner property shall maintain a thirty-foot clear sight triangle at the intersection of the two (2) adjacent streets.

**MINIMUM LANDSCAPED OR PERVIOUS LOT AREA:** Thirty (30) percent.

**R-1 MAXIMUM IMPERVIOUS FRONT YARD SETBACK:** Forty (40) percent. Circular driveways may have up to sixty (60) percent.

**R-2 MAXIMUM IMPERVIOUS FRONT YARD SETBACK:** Sixty (60) percent.

**FRONT YARD SETBACK:** Twenty-five (25) feet. On R-1 lots that are forty (40) feet wide the setback is thirty-five (35) feet. Setbacks are measured from the property line.

**IMPERVIOUS:** A horizontal surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

**SWALE:** The area immediately adjacent to the paved road surface extending to the right-of-way line or to the edge of the sidewalk. It is primarily intended for the drainage of the paved roadway by percolation of the water through the soil. Loose gravel, rock, or other unbound materials are prohibited.

**WE WANT TO GIVE YOU A PERMIT.  
PLEASE PROVIDE THE INFORMATION WE NEED TO REVIEW IT.**