



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-18.33, Single Family Dwelling, Attached: Townhouses

CASE NUMBER	UDP-T23004	
APPLICANT	City of Fort Lauderdale	
GENERAL LOCATION	City-Wide	
ULDR SECTION	47-18.33 Single Family Dwelling, Attached: Townhouses	
NOTIFICATION REQUIREMENTS	10-day legal ad	
ACTION REQUIRED	Recommend approval or denial to City Commission	
PROJECT PLANNER	Yvonne Redding, Urban Planner III	YMR <i>EP</i>

BACKGROUND

The proposed ULDR amendments will clarify that required easements are to remain unobstructed as it relates to yard requirements and will also identify where trash receptacles can be placed. The proposed ULDR amendments are attached as **Exhibit 1**.

ULDR AMENDMENTS:

Below is a detailed summary of the proposed ULDR amendment section including a description of section content.

Section 47-18.33 Single Family Dwelling, Attached: Townhouses

Intent: Amend ULDR Section 47-18.33, Single Family Dwelling, Attached: Townhouses

Description: To add language clarifying easements in the setback are to be "unobstructed" and to add language clarifying the location of solid waste, yard waste, and recycling containers used for townhouse dwelling units

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Proposed ULDR Amendments

Sec. 47-18.33. Single family dwelling, attached: Townhouses.

- A. For the purposes of this section, a townhouse development shall include three (3) or more attached single family dwelling units where each individual single family unit and land thereunder is owned in fee simple. A townhouse development shall include one (1) or more townhouse buildings.

...

B.

5. *Yard requirements.*

a. *Front yard.* The minimum front yard shall be the same as that required for the zoning district where the townhouse development is located. A five (5) foot unobstructed easement along the front property line of the townhouse development shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the development for use by the owners of the units.

b. *Corner yards.* A townhouse building abutting two (2) or more public rights-of-way shall provide a minimum corner yard of twenty (20) feet. A five (5) foot unobstructed easement along the corner property line of the group shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the corner property line of the townhouse development for use by the owners of the units.

c. *Side yard.* The side yard shall be a minimum of ten (10) feet from the side property line of the townhouse development. A five (5) foot unobstructed easement which extends from front to rear lot lines along a side lot line of the townhouse development not abutting a public street shall be required for use by owners within the development. Provisions satisfactory to the city attorney shall be made for a recordable easement along the side property line of the townhouse development for use by the owners of the units.

d. *Rear yard.* The rear yard shall be a minimum of twenty (20) feet from the rear property line. A five (5) foot unobstructed easement along the rear property line of the townhouse group shall be required if the fee simple lots of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the rear property line of the development for use by the owners of the units within the development.

...

16. *Solid waste, yard waste, and recycling requirements.* Each townhouse dwelling unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city's Code of Ordinances. The designated container area cannot infringe upon a designated parking space. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division.