



Rear Yard

Residence

Side Yard

Corner Side Yard

Garage

Property Line

Sidewalk

Secondary Driveway

Landscape Area

Circular Driveway

Landscape Area

25 ft min

Site Triangle

24 ft max

20 ft min

12 ft min

25 ft min

Sidewalk

R.O.W

Road

5 ft min

Road

## Important Definitions (Sec. 98-3)

- Setback – the horizontal distance between the front, rear or side lines of the lot and the front, rear or side lines of the building, driveway, patio or related structure.
- Driveway, residential – a private vehicular access way, meeting City design standards and located between the edge of pavement through the adjacent property.

## Off-street parking and loading (Sec. 98-88)

- Setbacks are always measured from the property line; a survey will provide the most accurate location of these lines.
- Parking shall only be allowed on paved surfaces as required in Sec. 98-95.
- All parking shall be located in a carport, garage or driveway
- Driveway parking shall be counted as meeting off-street parking requirements.
- The minimum driveway width shall be 12 feet for straight driveways and 10 feet for circular driveways.

- Driveways shall be no more than 24 feet in width.
- Driveways require a minimum side setback of five feet, as measured along the property line, however they may encroach up to 2 feet from the side property line once within the property boundaries.
- On corner lots, the edge of each driveway must be a minimum of 25 feet from the intersection of the extended property lines.



- No more than one driveway and one circular driveway are permitted. However, in the case of residential properties with two or more street frontages, a maximum of three driveways are permitted. Driveways shall be separated by a minimum of 20 feet at the property line.
- A maximum of 75 percent of a required front yard may be used for off-street parking and other paved surfaces.
- Parking of Commercial vehicles shall comply with section 66-59 of the Code of Ordinances of The City of Deerfield Beach and Parking of Boats and Recreational Vehicles shall comply with Section 66-116 of the Code of Ordinances of The City of Deerfield Beach.