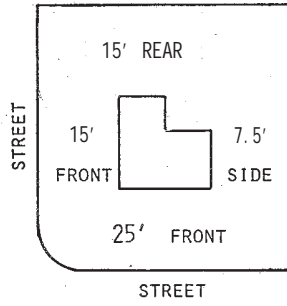
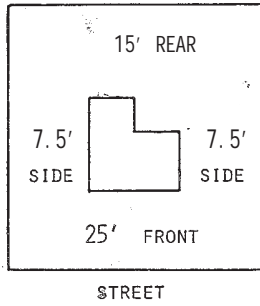
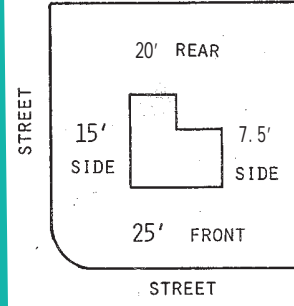


# Single Family Residential Setbacks Diagram \*

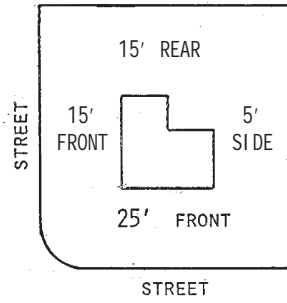
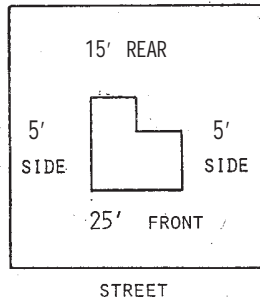
## Sec. 98-61 RS-5 Building Setbacks



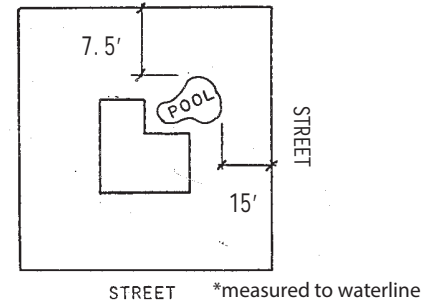
## Waterfront



## Sec. 98-61 RS-7 Building Setbacks

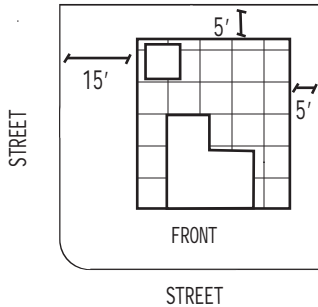


## Sec. 98-74 Pool Setback

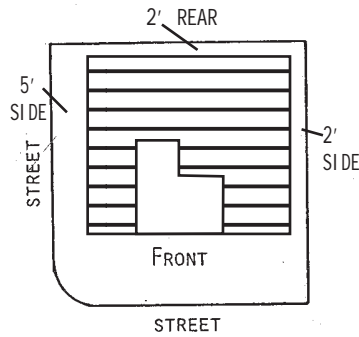


## Sec. 98-73

### Accessory Structure

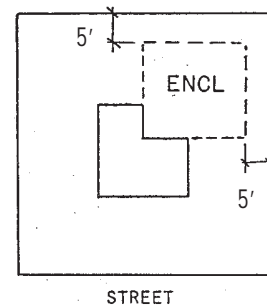


### Patio/Deck Setback

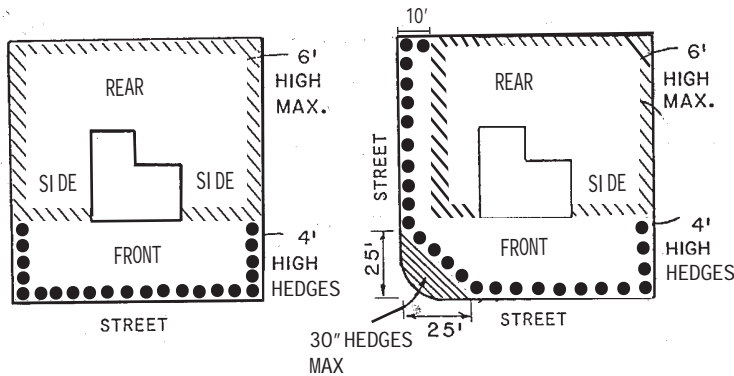


## Sec. 98-74

### Screen Enclosure Setback



## Sec. 98-75 Fence Setback



●●● - HEDGES    ▨ - FENCE



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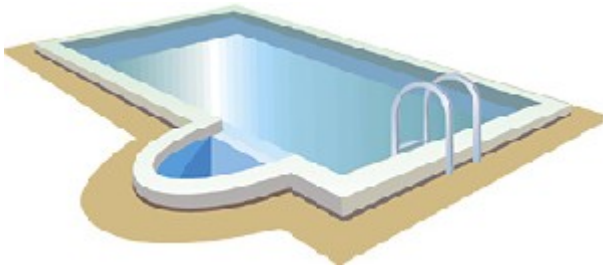
\* Lot and home sizes are typical, diagrams are used for example only. Contact the Planning Dept. for additional information.

## 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, pool, patio or relational structure.
- Accessory structure – a subordinate building or structure which is devoted to or abutting the property devoted to the principal use.
  - Accessory structures may include sheds, gazebos, detached garages, guest houses, etc.

## Building Setbacks (Sec. 98-61)

- Setbacks are always measured from the property line; a survey will provide the most accurate location of these lines.
- Corner lots will always have a main 25-foot front yard setback, and the secondary street side will have a reduced front yard setback (see diagram on front page).
- Setbacks for single-family properties in districts **other than** RS-5 and RS-7, can be found in the Schedule of Dimensional Regulations under Sec. 98-61 of Deerfield Beach's Land Development Code.



## Pool Setbacks (Sec. 98-74)

- Setbacks are measured from water line to the property line
- No pools are permitted within the required 25-foot front yard
- Corner lots are permitted to have pools a minimum of 15 feet from the side street property line.

## Accessory Structure Setbacks (Sec. 98-73)

- They are limited to 15 feet in height, and may not be located within a utility easement or the required 25-foot front yard.
- Guesthouses or In-law suites are permitted but they may not contain any interior culinary facilities (i.e. oven/stove top) if one already exists in the main structure.



## Fence Setbacks (Sec. 98-75)

- Fences are permitted to be on or within the side and rear property boundaries
- No fences are permitted within the required 25-foot front yard, however hedges up to 4-feet in height are allowed.
- Regardless of fence material, the finished side is to face towards the outside of property.
- Max fence height is 6 feet and max hedge height is 8 feet.