

**Deerfield Beach Land Development Code  
Section 98-61 Schedule of Dimensional Regulations**

District	Min. Lot Area	Min. Lot Width	Minimum Yard Requirements					Water Front	Min. Floor Area	Max. Floor Area Ratio	Max. Lot Coverage	Min.	
			Front	Corner	Side	Rear	Landscaped Area					Max. Height	
RS-5 Single-Family	7,000 sq. ft.	70 ft.	25 ft.	15 ft.	7.5 ft.	15 ft.	20 ft.	1,250 sq. ft.	NA	40%	15%	35 ft.	
RS-7 Single-Family	6,000 sq. ft.	50 ft.	25 ft.	15 ft.	5 ft.	15 ft.	20 ft.	1,000 sq. ft.	NA	45%	15%	35 ft.	
RM-10 Single-Family	7,000 sq. ft.	70 ft.	25 ft.	15 ft.	10 ft.	15 ft.	20 ft.	1,000 sq. ft.	NA <sup>H</sup>	40% <sup>J</sup>	35%	35 ft. <sup>K</sup>	
Two-Family	4,400 sq. ft.	80 ft.	25 ft.	15 ft.	10 ft.	15 ft.	20 ft.	800 sq. ft./du	NA <sup>H</sup>	40% <sup>J</sup>	35%	35 ft. <sup>K</sup>	
Multi-Family	4,400 sq. ft./du	100 ft.	25 ft.	25 ft.	10 ft.	15 ft.	30 ft.	Schedule A	NA <sup>H</sup>	40% <sup>J</sup>	35%	35 ft. <sup>K</sup>	
RM-15 Multi-Family	2,900 sq. ft./du	100 ft.	25 ft.	25 ft.	10 ft. <sup>A</sup>	15 ft. <sup>A</sup>	30 ft.	Schedule A	NA	40%	35%	75 ft.	
RM-25 (single-family dwelling east of ICW)*	7,000 sq. ft.	70 ft.	25 ft.	25 ft.	10 ft.	15 ft.	20 ft.	1,000 sq. ft.	0.8	40%	35%	55 ft.	
RM-25 Multi-Family (under one acre)	1,750 sq. ft./du	100 ft.	25 ft.	25 ft.	10 ft. <sup>A</sup>	15 ft. <sup>A</sup>	30 ft.	Schedule A	NA <sup>H</sup>	40%	30%	55 ft.	
RM-25 Multi-Family (one acre & over)	1,750 sq. ft./du	100 ft.	25 ft.	25 ft.	15 ft. <sup>B</sup>	15 ft. <sup>B</sup>	30 ft.	Schedule A	NA <sup>H</sup>	40%	30%	55 ft.	
Tourist	1,150 sq. ft./du	100 ft.	25 ft.	25 ft.	10 ft. <sup>A</sup>	15 ft. <sup>A</sup>	30 ft.	Schedule A	NA <sup>H</sup>	40%	25%	55 ft.	
RP-10 Mobile home park	2 acres	200 ft.	25 ft.	25 ft.	10 ft.	15 ft.	30 ft.	NA	NA	NA	NA	NA	
Mobile Home Space	4,000 sq. ft.	50 ft.	20 ft.	20 ft.	7.5 ft.	10 ft.	30 ft.	720 sq. ft.	NA	40%	NA	35 ft.	
PUD Planned Unit Dev.	40 acres	NA	25 ft. <sup>C</sup>	NA	NA	NA	NA	D	NA	NA	20%	75 ft.	
RSO Residential/Office	6,000 sq. ft.	NA	10 ft. <sup>E</sup>	25 ft.	10 ft.	15 ft.	NA	1,000 sq. ft. <sup>F</sup>	G	35%	25%	25 ft.	
B-1 Community Business	5,000 sq. ft.	50 ft.	10 ft.	10 ft.	0 ft.	5 ft.	20 ft.	1,000 sq. ft.	1.00	50%	15%	45 ft.	
B-2 Highway Business	10,000 sq. ft.	100 ft.	50 ft.	25 ft.	10 ft.	15 ft.	30 ft.	1,000 sq. ft.	0.50	35%	20%	75 ft.	
B-3 General Business	6,000 sq. ft.	50 ft.	25 ft.	15 ft.	0 ft.	10 ft.	20 ft.	1,000 sq. ft.	0.80	65%	15%	50 ft.	
I Industrial	10,000 sq. ft.	100 ft.	25 ft.	15 ft.	5 ft.	10 ft.	30 ft.	1,000 sq. ft.	1.00	50%	15%	75 ft.	
I-2 Ltd. heavy industrial	10,000 sq. ft.	100 ft.	25 ft.	15 ft.	5 ft.	10 ft.	30 ft.	1,000 sq. ft.	1.00	50%	15%	75 ft.	
PID Planned Industrial Dev.	25 acres	NA	25 ft.	20 ft.	10 ft.	25 ft.	25 ft.	1,000 sq. ft.	1.00	NA	20%	100 ft. <sup>I</sup>	
A Limited Agriculture	35,000 sq. ft.	125 ft.	25 ft.	25 ft.	25 ft.	25 ft.	30 ft.	1,000 sq. ft.	NA	20%	NA	40 ft.	
S Open Space	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
CF Community Facility	NA	NA	25 ft.	10 ft.	10 ft.	15 ft.	NA	NA	NA	NA	15%	NA	

(Ord. No. 2012/009, § 3(Exh. A), 2-7-12; Ord. No. 2012/021, § 1, 5-15-12; Ord. No. 2017/013, § 2, 6-19-17; Ord No.2018/014, § 2, 5-1-18))

NA= Not Applicable

A=Plus one foot for each two feet of building height above 20 feet.

B=Plus one foot for each one foot of building height above 10 feet.

C=Plus one foot for each two feet of building height above 25 feet.

D=1,000 sq. ft. for single-family-Schedule A for multi-family.

E=10 feet for lot depth less than 100 feet; 15% of the lot depth where lot depth is 100 feet or more.

\*=Must be deed restricted to a single-family dwelling.

F=1,205 sq. ft. for single-family-Schedule A for 1, 2 & 3 bedroom units.

G=2,500 sq. ft. for a one-story building or 3,000 sq. ft. for a two-story building.

H=East of Intracoastal waterway- .80

I=Height limited to 45 feet when any part of a structure is within 100 feet of residentially zoned property.

J= East of Intracoastal waterway- 40%

K=East of Intracoastal waterway- 55 ft.