

# **BROWARD COUNTY LAND USE PLAN**

**of the Broward County Comprehensive Plan**

**Broward County Board of County Commissioners  
Broward County Planning Council**



**SECTION 2:  
POLICIES  
DEFINITIONS  
PERMITTED USES  
& IMPLEMENTATION**

# BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

## SECTION 2: POLICIES

### GENERAL

**POLICY 2.1.1** Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability and livability.

**POLICY 2.1.2** The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

**POLICY 2.1.3** The Broward County Planning Council shall review the Broward County Land Use Plan at least every seven (7) years, including considerable public outreach and participation.

### RESIDENTIAL

**POLICY 2.2.1** Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan.

**POLICY 2.2.2** Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities, and allow local governments and the private sector to respond to changing conditions.

**POLICY 2.2.3** Local certified land use plans may rearrange the residential densities shown on the Broward County Land Use Plan Map utilizing “flexibility units” and/or “redevelopment units” in accordance with this Plan and the rules established within the “Administrative Rules Document: Broward County Land Use Plan.”

**POLICY 2.2.4** Allocations of Flexibility Units shall be subject to the following restrictions: Within areas east of the Intracoastal Waterway, in no instance shall allocations of Flexibility Units result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

**POLICY 2.2.5** A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.

**POLICY 2.2.6** By 2020, Broward County and the Planning Council shall examine Broward County Land Use Plan text “Residential” density classifications and make a recommendation regarding streamlining the densities and ranges.

**POLICY 2.2.7** Within areas east of the Intracoastal Waterway, land designated for residential uses which is utilized for office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per Policy 2.3.3 shall not be counted in calculations to determine allowable residential density. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.

**POLICY 2.2.8** Within areas east of the Intracoastal Waterway, land designated for residential uses which has been utilized in calculations to determine allowable residential density shall not be eligible for use as office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per Policy 2.3.3. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.

## **COMMERCE**

**POLICY 2.3.1** Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated “Commercial,” “Industrial” or similar designations by the local land use plan.

**POLICY 2.3.2** Local governments shall employ their local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

**POLICY 2.3.3** To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Broward County Land Use Plan shall permit up to 5% of the area designated residential within a local government to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the “Administrative Rules Document: Broward County Land Use Plan.”

**POLICY 2.3.4** Local certified land use plans may decrease by 20 percent the lands designated “Commerce” on the Broward County Land Use Plan Map for residential use in accordance with the rules established within the “Administrative Rules Document: Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process.