CONTACT INFORMATION

PLANNING AND ZONING DIVISION
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009
1ST FLOOR
MONDAY-FRIDAY
8:00 A.M. – 5:00 P.M.

PHONE: 954-457-1378
FAX: 954-457-1488
WWW.COHB.ORG

OTHER USEFUL PHONE NUMBERS

BUILDING PERMITS	954.457.1382
BUSINESS TAX RECEIPT	954.457.1341
CITY CLERK	954.457.1340
CODE COMPLIANCE	954.457.1390
CRA	954.457.1422
FIRE (NON-EMERGENCY)	954.457.1470
HUMAN SERVICES	954.457.1460
PARKS AND RECREATION	954.457.1452
PLANNING AND ZONING	954.457.1378
POLICE (NON-EMERGENCY)	954.457.1400
PUBLIC WORKS	954.457.1600
SANITATION	954.457.1616
WATER BILLING	954.457.1360

CITY OF HALLANDALE BEACH

PLANNING AND ZONING FAQ'S-RESIDENTIAL

CITY OF HALLANDALE BEACH
City of Choice

"The City's vision is to be recognized within and beyond our community as a city government of excellence."

TEL: 954-457-1378

SETBACKS

What are the setbacks for my property?
The setbacks vary based on the zoning district. Check the City's zoning map at www.cohb.org for the zoning of your property. The setbacks and development standards for each zoning district are listed in Ch. 32 of the City's Code of Ordinance at www.municode.com.

I want to add an addition to my house. What steps do I need to follow?
You should look up your required setbacks and development standards at www.municode.com. You will need a property survey to show existing site conditions and ensure the addition does not extend into required setbacks or exceed minimum landscape area requirements. A licensed architect and/or engineer is required to design plans which will be review by the Building Division.

SHEDS

What are the requirements for installing a shed?
A building permit is required to install a shed. The maximum size of a shed is 150 square feet and 15 feet tall. The setbacks for a shed vary depending on your zoning district. Generally, sheds are required to be setback 5-10 feet from side and rear yard property lines.

PARKING

Am I required to have a paved driveway?
Yes. All vehicles must be parked on a hard paved surface.
Each space shall be at least 9' wide & 19' long.
Single Family & Duplex:
2 spaces per unit
Townhome
2 spaces per unit
plus ½ space per unit for guest parking
Multifamily
Efficiency = 1.25 space per unit;
1 bedroom =1.5 space per unit;
2 bedroom =1.75 space per unit
plus 10% of total spaces for guest parking.

Do ribbon strips or gravel count as a hard-paved surface?
No. Parking is only permitted on concrete, asphalt, brick paver and similar materials.

FENCES

What is the maximum fence height I can install on my property?
4 feet in the front yard and 6 ½ ft in the side and rear yard is permitted.
Multifamily properties with more than 6 units are permitted 6 ½ ft in the front, side and rear yard.

LANDSCAPING

What is the minimum required landscape area?

Single family- 50% of total lot area
Duplex and townhome- 40% of total lot area
Multifamily- 30% of total lot area

Can pervious materials count toward the required landscape area?

Yes. City approved pervious materials may count up to 15% for single family, duplex & townhome and 10% for multifamily.

Do I need to plant trees on my property?

Yes. 1 tree is required for every 1, 500 square feet of lot area , except single family residential which requires a minimum of 3 trees.

Do I need a permit to plant/remove a tree?

Yes. A tree permit is required and must be filed with the Building Division. The tree permit application and checklist is available on the City's website www.cohb.org in the document center.

What type of tree do I need to plant?

At least 50% of the required trees must be native, drought-tolerant species. Shade trees shall be at least 10 feet tall with a 2-inch caliper (trunk diameter). Certain palms may count up to 50% of required trees depending on the species. A suggested species list is available in the City's Design Guidelines at www.cohb.org or the Development Services Department.

If a tree died on my property, am I required to replace it?

Yes. When a tree dies or is improperly pruned (hat-racked) it must be replaced with a tree of equal size.

POOLS AND SCREENED ENCLOSURES

What are the setback requirements for a swimming pool?

Swimming pools must be 10 feet from side and rear property lines and 12 feet from the face of a seawall.

Can I have a screened-in pool enclosure in my backyard?

Yes, but it must be at least 90% screen material and is subject to the same setbacks as a pool.

Am I required to install a fence around my pool?

Yes. A minimum 4 foot fence is required to prevent access from persons other than the owners or occupants of the premises on which the pool is located.

MOTHER-IN-LAW SUITES

Can I convert a garage or extra bedroom to a mother-in-law suite or apartment?

In a single-family zoning district, only 1 residential unit per lot is permitted. Any conversion that creates a room with a separate entrance/exit from the main house is considered a 2nd unit and is not permitted. In duplex or multifamily zoning districts, a 2nd unit may be allowed if the density and development standards for the district are met. Density and development standards are located in Ch. 32 of the City's Code at www.municode.com. If standards are met, then a building permit must be applied for and reviewed by staff.

ASSISTED LIVING FACILITIES (ALF)

What is an ALF?

An ALF can be defined differently in every City but it is generally means a residential care facility such as congregate housing for the elderly, foster homes, group homes for the emotionally, physically and/or developmentally disabled, or a life care facility/nursing home.

Are ALF's permitted in my neighborhood?

Depending on the type of facility and your zoning district, an ALF may be approved by the City Commission through a Conditional Use permit. To determine what is permitted in your zoning district, refer to Sec.32-521 of the City's Code.

What is the process to open an ALF in a residential district?

ALF's are permitted conditionally in many residential districts. They are subject to staff review, Planning and Zoning Board, and City Commission approval. Review Sec. 32-521 of the City's Code for development standards and obtain a licensed architect or engineer to draw preliminary plans based on the Code standards. Once you have a proposal, you may schedule an appointment with Planning and Zoning staff to review prior to submittal of the application for a Conditional Use permit.

Is there a distance separation requirement between ALF's?

Yes. ALF's must be a minimum of 1,000 feet from another ALF. City staff is not responsible for calculating this distance. You can contact the Agency for Health Care Administration (AHCA) for a list of existing ALF locations and a licensed surveyor to measure the distance.

MISCELLANEOUS

What is a property survey and why do I need it?

A property survey is prepared by a licensed surveyor and shows the existing conditions of your property such as property lines, structure dimensions, setbacks, fence type, driveway dimensions and location, and existing trees. A survey prepared within 1 year is often required when applying for a building permit for renovations to your home and is helpful when meeting with staff to discuss issues or improvements to your property. A survey waiver request may be approved if no site conditions have changed on an older survey.

Who is responsible for maintenance of the swale area and sidewalk in front of my house?

The adjacent property owner is required to maintain the swale area (including grass and trees) and sidewalks (including the repair of cracks) although it is public right-of-way.

I think my neighbor is in violation of a Code requirement. What should I do?

You can contact the Code Compliance Division at 954.457.1390 if you feel a property is in violation. A Code officer will conduct a site visit and may issue a Notice of Violation, if necessary.