

ORDINANCE NO. 260-04-105

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE III, ENTITLED "ZONING DISTRICTS," SECTION 5.1 ENTITLED "ACCESSORY STRUCTURES AND USES," BY MODIFYING SUBSECTION 5.1.2 ENTITLED "GENERAL STANDARDS AND REQUIREMENTS AND CREATING A NEW SUBSECTION 5.1.8 ENTITLED "ACCESSORY DWELLING UNITS" WHICH ALTERS THE REQUIREMENTS FOR WHERE ACCESSORY STRUCTURES MAY BE LOCATED AND ADOPTING STANDARDS SPECIFIC TO THE USE; AMENDING SCHEDULE A - LAND USE CLASSIFICATIONS BY CREATING A DEFINITION FOR "ACCESSORY DWELLING UNIT"; AMENDING SCHEDULE B - ALLOWABLE USES, B-1. USES ALLOWED IN RESIDENTIAL DISTRICTS, BY ADDING "ACCESSORY DWELLING UNITS" TO THE TABLE IDENTIFYING THE ZONING DISTRICTS WHERE PERMITTED; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Accessory Dwelling Unit (ADU) is generally understood to be a smaller, secondary dwelling unit located on the same lot as a primary residence, designed to function as an independent living space with its own kitchen, bathroom, and sleeping area; and

WHEREAS, these units are considered "accessory" to the main home as they are typically subordinate in size and are intended to provide additional housing opportunities within established residential neighborhoods without fundamentally altering neighborhood character or requiring major redevelopment; and

WHEREAS, nationwide, ADUs have emerged as one of the most prominent housing policy tools available to local governments seeking to expand housing supply in a flexible and sustainable manner. Current trends indicate that cities are increasingly relying on ADUs to support housing affordability, multigenerational living arrangements, aging-in-place options for seniors, and supplemental rental income opportunities for homeowners; and

WHEREAS, ADUs are also frequently promoted as a smart-growth strategy, as they make efficient use of existing infrastructure and help reduce outward sprawl; and

WHEREAS, as communities continue to confront housing shortages and demographic shifts, ADUs remain a relevant and widely supported approach to providing additional residential capacity while maintaining compatibility within established neighborhoods; and

WHEREAS, City staff has determined that the City of Lauderhill should establish a clearly defined and permitted use category for ADUs; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on February 24, 2026, reviewed the request and recommended approval (4-0) of the amendments

to City Commission; and

WHEREAS, the Planning and Zoning Department recommends approval of the Land Development Regulation amendments as set forth herein; and

WHEREAS, the City Commission, having reviewed the proposed amendments, hereby finds that modifying the regulations pertaining to ADUs to be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. That Article III, entitled “Zoning Districts” be amended by creating a new section 5.1.8 entitled “Accessory Dwelling Unit” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

Article III - ZONING DISTRICTS

Section 5.1 Accessory structures and Uses

5.1.1. *Purpose.* It is the purpose of this Section to regulate the installation, configuration, and use of accessory structures, and the conduct of accessory uses, in order to ensure that they are not harmful either aesthetically or physically to residents and surrounding areas.

5.1.2. *General standards and requirements.* Any number of different accessory structures may be located on a parcel, provided that the following requirements are met:

- A. There shall be a permitted principal development on the parcel, located in full compliance with all standards and requirements of these regulations.
- B. All accessory structures shall comply with standards pertaining to the principal use, unless exempted or superseded elsewhere in these regulations.
- C. Accessory structures shall not be located in a required buffer, landscape area, easement or minimum building setback area, unless exempted or superseded elsewhere in these regulations.
- D. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff.
- E. Accessory structures shall be shown on any concept development plan with full supporting documentation as required in Article II of these regulations.

5.1.8. Accessory Dwelling Unit.

- A. Definition. An accessory dwelling unit is an ancillary or secondary living unit to a one-family dwelling use that shall contain a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the principal use.
- B. Standards. An accessory dwelling unit is allowed as an accessory use to a single-family dwelling, subject to the following standards:
1. An accessory dwelling unit is permitted only as accessory to, and on the same lot as, a single-family dwelling, and are not permitted as accessory to a two-family dwelling, multifamily dwelling, or mobile home dwelling.
 2. Not more than one accessory dwelling unit per lot is permitted, and the accessory dwelling unit may not encroach on any required setback for the principal structure.
 3. An accessory dwelling unit may be within or attached to the principal dwelling (e.g., a downstairs apartment), or exist within or as a detached structure (e.g., an apartment above a detached garage or a guesthouse). An accessory dwelling unit attached to the principal dwelling shall have an operative interconnecting door with the principal dwelling, and shall have a principal access only from the side or rear yard of the principal dwelling.
 4. The use of a mobile home, recreational vehicle, or a similar vehicle as an accessory dwelling unit is prohibited.
 5. The floor area of an accessory dwelling unit may not be less than 400 square feet and may not exceed 500 square feet.
 6. At least one, but no more than two, off-street parking spaces shall be provided for an accessory dwelling unit (in addition to the off-street parking required for the principal dwelling).
 7. Accessory Dwelling Units may not be leased or advertised for rent as a “short-term rentals or vacation rental,” for any period less than 6 months.
 8. Accessory Dwelling Units must comply with the applicable requirements of Schedule M. Minimum Housing Quality Standards, including, but not limited to, application submittal, maintaining a Certificate of Use, and annual inspections.
 9. Accessory Dwelling Units must adhere to all applicable occupancy standards in the Florida Building Code related to bedroom size and ceiling heights.
 10. Storage Sheds lawfully permitted on or before December 31, 2025, that do not meet all use standards listed herein may request a waiver by the City Commission to reduce setback requirements.
 11. For purposes of determining maximum density, an accessory dwelling unit shall be considered a half dwelling unit, however, accessory dwelling units that are committed to be restricted to be affordable housing per F.S. §163.31771, are permitted without the need to calculate density. An affidavit that attests to the fact that the unit will only be rented at an affordable rate to extremely-low-

income, very-low-income, low-income, or moderate-income person or persons is required to be submitted as part of the building permit requirements if the unit is to be approved without a density calculation.

SECTION 2. That Schedule A, entitled “Land Use Classifications” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

SCHEDULE A. - LAND USE CLASSIFICATIONS

ACCESSORY DWELLING UNIT: An ancillary or secondary living unit to a one-family dwelling use that shall contain a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the principal use.

SECTION 3. That Schedule B, entitled “Allowable Uses” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

SCHEDULE B. – ALLOWABLE USES

B-1. Uses Allowed in Residential Districts.

Land Use Category	RS-4	RS-4A	RS-5	RS-5A	RM-5	RM-8	RM-10	RT-15	RM-18	RM-22	RM-40	RM-45	RM H-50	RO
Accessory Uses ¹	A	A	A	A	A	A	A	A	A	A	A	A	A	A
<u>Accessory Dwelling Units</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		<u>A</u>	<u>A</u>		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
...														
Residential:														
Mixed use									SE	SE				
Multi-family dwelling							P		P	P	SE	P		
One-family dwelling	P	P	P	P		P	P		P	P				P

Two-family dwelling					P	P	P							
Townhouses, rowhouses connected units	or	P	P	P	P		P	P	SE		p ²			
...														

SECTION 4. Conflicts. That all Ordinances or parts of Ordinances, Resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 6. Codification. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderhill, Florida, and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "section", "article" or such other word or phrase in order to accomplish such intentions.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this _____ day of _____ 2026.

PASSED and ADOPTED on second reading this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

Approved as to Form

Hans Ottinot, City Attorney

	First Reading	Second Reading
MOTION		
SECOND		
R. CAMPBELL		
M. DUNN		
D. GRANT		
J. HODGSON		
S. MARTIN		