

ORDINANCE NO. 260-05-111

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING ARTICLE III, ENTITLED "ZONING DISTRICTS," BY AMENDING SECTION 6.11 ENTITLED "PAINT STANDARDS AND REQUIREMENTS," ALTERING THE REQUIREMENTS FOR PAINTING RESIDENTIAL BUILDINGS AND AMENDING THE PROCESS TO REQUEST RELIEF TO DEVIATE FROM THOSE GUIDELINES; AND CREATING A NEW SECTION 6.11.3 ENTITLED "MULTI-FAMILY & NON-RESIDENTIAL PAINTING AND MAINTENANCE REQUIRED" BY CODIFYING THE PERMIT REQUIREMENTS AND MAINTENANCE STANDARDS FOR SAME; AMENDING ARTICLE IX ENTITLED "COMMUNITY APPEARANCE COMMITTEE" BY ADDING FAÇADE RENOVATIONS AS A DUTY FOR THE COMMITTEE TO REVIEW; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lauderhill has paint standards and requirements within the residential zoning districts of the city with a specific a color palette approved for single-family houses; and

WHEREAS, the approved color palette was created to help maintain a cohesive community appearance and permits for painting must be processed through the planning and zoning division; and

WHEREAS, staff has amended the requirements to remove the permit requirement when painting houses in all neutral colors, or when an owner limits the design to a single accent color and if property owners wish to paint their homes with more than one accent color the request would need to be reviewed by the Community Appearance Committee; and

WHEREAS, this change, along with other paint-related changes to residential and non-residential properties will reduce the total number of paint permits being processed, making it easier for the public to get their homes painted more quickly; and

WHEREAS, City staff has also recommended changing the duties for the Community Appearance Committee to include façade renovations for certain non-residential structures and multi-family structures; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on March 31, 2026, reviewed the request and unanimously recommended approval (6-0) 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 paint regulations 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, "Zoning Districts," section 6.11 "Paint Standards and Requirements" of the Land Development Regulations, be amended as follows (underline is added; ~~strike-through is deleted~~):

Article III - ZONING DISTRICTS

Section 6.11. – Paint standards and requirements.

6.11.1. *Painting and Maintenance Required.* Within a residential zoning district, all building exterior wall surfaces, including detached garage, other walled structures, perimeter walls and fences, shall be painted, shall be kept free of faded or chipped paint, and shall be maintained in good repair and good condition to prevent deterioration, and shall be repainted, recovered, or cleaned when twenty-five (25) percent or more of any exposed surface becomes discolored or is peeling. This subsection shall not apply to chain link fences or pressure-treated lumber for wood fences.

6.11.2. Residential Painting Guidelines. ~~Subject to Maintenance Association. Where, on the adoption date of this section, a building, structure, wall or fence or any combination of the above are subject to an existing Homeowner's, Condominium, or Maintenance Association with a recorded Declaration of Covenants and Restrictions, Declaration of Condominiums or other similar document that specifies the exterior color of buildings, structures, walls and fences, the exterior of such building, structure, wall and fence shall be painted consistent with the colors specified in such documents.~~

6.11.3. ~~Not Subject to a Homeowners, Condominium or Maintenance Association. Where, on the adoption date of this section, a building, structure, wall or fence or any combination of the above are not subject to a Homeowner's, Condominium, or Maintenance Association with an existing recorded Declaration of Covenants and Restrictions, Declaration of Condominiums or similar document that specifies the exterior color of such building, structure, walls and fences, the following additional standards and requirements shall apply.~~

A. *Three (3) colors allowed.* A residential building, structure, wall and fence exterior colors shall not exceed three (3), consisting of one (1) base color and not more than two (2) trim or accent

colors for such areas as fascia boards, doors, door casings, window casings, shutters, columns, ~~coining~~ quoining (corner treatments), and architectural relief. Perimeter walls, fences and other structures on the property shall be painted the same colors as the building, ~~with the main body of the wall, fence or structure the same as the building, and any structure, wall or fence trim the same trim as the building.~~ Stone and brick exteriors may be left unpainted and ~~shall not~~ may be considered as one (1) of the three (3) colors.

B. ~~Color palette~~ guidelines. All colors schemes shall be selected from the paint guidelines palette approved by resolution of the City Commission, upon a recommendation of the Planning and Zoning Board.

C. Permit required. A paint permit shall not be required to paint or repaint a building, structure, wall or fence provided that the base color is neutral and no more than one (1) non-neutral accent color is selected, as illustrated on the city's color guidelines.

~~In order to ensure compliance with these provisions, before a residential building, structure, wall or fence is painted, a paint permit shall be obtained from the City. The Zoning Inspector shall not issue a paint permit unless the color of the building, structure, wall and fence is consistent with the approved color palette. A permit fee shall not be imposed for this permit. A paint permit shall not be required to paint a building, structure, wall or fence the same color as it is currently, provided such building, structure, wall or fence is in compliance with the color palette. Moreover, a paint permit shall not be required when the color white is the base color.~~

D. Relief. If the ~~Zoning Inspector~~ denies a paint permit, the permittee property owner may seek relief to deviate from the Paint Guidelines by requesting two or more non-neutral colors the property owner may, by filing, with and on forms provided by the Planning and Zoning Division Department, either apply for discretionary relief or for an appeal to the Community Appearance Committee.

1. Discretionary relief. If a person desires to paint their residential building, structure, wall or fence ~~a~~ with two or more non-neutral colors other than authorized in paragraph 6.11.3.B. above, a person may file for discretionary relief. Discretionary relief requires the permittee obtain from all property owners abutting the subject property ~~or within a three hundred (300) feet radius of the subject property, whichever is greater,~~ a signed, written statement expressing their approval or consent for the paint colors filed with the paint permit. An abutting property includes the property on ~~either~~ any side of the subject property, the properties directly across any dedicated right-of-way from the subject property, and the properties on either side of the properties directly across any dedicated right-of-way. The ~~Planning & Zoning Division Zoning Inspector~~ Planning & Zoning Division Zoning Inspector shall deny the discretionary relief if the permittee fails to obtain all the required signatures of all such property owners. If all such signatures are obtained and verified, the ~~Planning & Zoning Division Zoning Inspector~~ Planning & Zoning Division Zoning Inspector may reconsider the previous denial and place the proposal on a Community

Appearance Committee agenda for consideration grant the permit, provided the Zoning Inspector concludes the colors are compatible with other colors in the neighborhood.

2. *Appeal.* If a person believes the Planning & Zoning Division ~~Zoning Inspector~~ has erroneously denied a paint permit, the homeowner or lessee may appeal such decision to a panel comprised of the Planning and Zoning Director, and the City Manager ~~and the Chief Building Official~~, or their designated staff representative. The panel may confirm or overrule the decision of the Planning & Zoning Division ~~Zoning Inspector~~.

6.11.3. Multi-Family & Non-Residential Painting and Maintenance Required. All building exterior wall surfaces shall be painted, shall be kept free of faded or chipped paint, and shall be maintained in good repair and good condition to prevent deterioration, and shall be repainted, recovered, or cleaned when twenty-five (25) percent or more of any exposed surface becomes discolored or is peeling. A paint permit shall not be required to re-paint a building, structure, wall or fence the same color as it is currently, provided such building, structure, wall or fence is in compliance with the color palette. A paint permit shall be required for any other alterations to the exterior appearance, and subject to the review and approval of the Community Appearance Committee.

6.11.4. Gateway Road Walls and Fences. Walls and fences along gateway roads designated elsewhere in these Land Development Regulations shall be painted uniformly.

6.11.5. Roof Surfaces. Roof surfaces are not subject to these regulations unless the roofing material is to be painted or repainted. Roof surfaces comprised of shingles, tile or aggregate material with a factory-installed color finish are not subject to these regulations. In the event that a roof surface is to be painted or repainted, only one (1) color shall be allowed, and such color used must match a color used on the building.

6.11.6. Windows. Window frames and muntins are not subject to these regulations unless the window frame and muntin is to be painted or repainted. Window frames and muntins with a factory-installed color finish are not subject to these regulations. In the event that a window frame or muntin is to be painted or repainted, only one (1) color shall be allowed, and such color used must match a color used on the building.

6.11.7. Enforcement and Penalties. The owner of any residential building, structure, wall or fence that is not in compliance with the above-described provisions shall be in violation of these Land Development Regulations. A Code Enforcement Officer shall issue a citation for such violation and, upon conviction, the owner shall be subject to a fine as provided in Part II., Chapter 1, General Provisions, Section 1-8 of the Code of Ordinances. Further, this penalty provision is in addition to such other remedies as may be provided by law or ordinance.

~~6.11.8. Amortization Compliance Date. The owner of residential property affected by these regulations shall bring their buildings, structures, walls and fences into compliance with these regulations by January 1, 2007. If the owner of the residential property can demonstrate extenuating circumstances or a hardship to the satisfaction of the Zoning Inspector as to why the property cannot be brought into compliance by January 1, 2007, then the Zoning Inspector may grant the owner an extension of up to two (2) years within which to come into compliance. If the owner believes the Zoning Inspector has erroneously denied an extension of time, the owner may appeal such decision to a panel comprised of the Planning and Zoning Director, the City Manager and the Chief Building Official, or their designated staff representative. The panel may confirm or overrule the decision of the Zoning Inspector.~~

SECTION 3. That Article IX, "Community Appearance Committee," section 2 "Duties" of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

ARTICLE IX – COMMUNITY APPEARANCE COMMITTEE

Sec. 1. - Created.

The Development Review Committee shall serve as the Community Appearance Committee.

Sec. 2. - Duties.

The Community Appearance Committee shall review:

(a) all new construction or materially altered existing construction;

(b) façade renovations (including changes to paint color or design) of non-residential structures on property abutting or visible from a designated arterial or collector road as defined by the Broward County Trafficways Plan; and

(c) façade renovations (including changes to paint color or design) of multi-family structures.

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	_____	_____