



# City of Lauderhill

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## File Details

**File Number: 26O-0077**

**File ID:** 26O-0077

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 03/31/2026

**File Name:** Amendment to the LDR - Accessory Dwelling Units (ADU)

**Final Action:**

**Title:**

**ORDINANCE NO. 26o-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.**

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD 26O-04-105 Accessory Dwelling Units, Attachment A - Development Review Report (DRR) -26-TA-001, Attachment B - Excerpt of the February P&ZB Minutes (2-24-2026)

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** dkeester@Lauderhill-fl.gov

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

**Text of Legislative File 26O-0077**

**ORDINANCE NO. 26o-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.**

**Request Action:**

Requesting consideration of a text amendment to the Land Development Regulations (LDR) prepared by Staff.

**Need Summary Explanation/ Background:**

Staff has prepared an amendment to the Land Development Regulations related to "Accessory Dwelling Units (ADU)." The proposed amendment establishes standards to allow "Accessory Dwelling Units (ADU)," within the City provided certain criteria can be met. The proposal would allow ADU as an accessory use to a single-family residential unit.

Accessory Dwelling Units (ADU) have become an increasingly important concept in modern municipal land-use regulation and residential zoning policy. ADU are generally understood as 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. These units are considered “accessory” to the main home, 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.

The Development Review Report (DRR) prepared by staff outlines the in greater detail the purpose and intent of the changes. The item was considered by the Planning & Zoning Board at the Meeting held on February 24, 2026. The majority of the Board (3 out of 4 members present) recommended approval to the City Commission with a vote of 3-1.

Staff is recommending approval of the amendment to the Land Development Regulations.

**Cost Summary/ Fiscal Impact:**

N/A - there is no anticipated cost or fiscal impact directly related with the adoption of this ordinance; however, should this item be approved it may increase the number of residential COU's in the City

**Attachments:**

Attachment A - Development Review Report (DRR)

Attachment B - Excerpt of the February P&ZB Minutes (2-24-2026)

**Budget Code Number(s):** \_\_\_\_\_

**Procurement Information: [check all that apply]**

- RFP/Bid                     Emergency Purchase                     SBE
- Proposal/Quote             State Grant Funds                     Local Preference
- Piggyback Contract         Federal Grant Funds
- Sole Source                 Matching Required