

CITY OF PARKLAND SUBDIVISION SETBACKS

Measurements in Feet

DEVELOPMENT	ZONING	BUILDING <i>FRONT</i>	BUILDING <i>SIDE</i>	BUILDING <i>REAR</i>	POOL & SPA <i>SIDE & REAR</i>	DECK & SCREEN <i>SIDE & REAR</i>
COUNTRY PLACE	BCRS-3	25	*10%	15	10	7
COUNTRY POINT	BCE-1 BCRS-3	50 25	25 *10%	25 15	20 10	15 7
CYPRESS CAY	PUD	20	0/10	20	5	3 / Zero on Zero Side
CYPRESSHEAD (Parkland Lakes)	PUD	<i>Contact Cypresshead 35</i>	<i>ARB 35 Between Bldgs (17.5)</i>	25	<i>Contact Cypresshead 20</i>	<i>ARB 20</i>
CYPRESS TRAIL	RS-2	30	15	25	10	7
FLORIDA FRUITLANDS	A-1	75	50	50	20	15
FOUR SEASONS AT PARKLAND						
50' 60' Lots	PRD	Garage 22.5 House 15	5	15	8	5
70' Lots	PRD	Garage 22.5 House 15	7.5	15	8	5
FOX RIDGE	RS-3	25	10	15	10	7
FOX RIDGE ESTATES	RS-2	30	15	25	10	7
GRAND CYPRESS ESTATES (Pinehurst Woods)	RS-2	30	15	25	10	7
HERON BAY CENTRAL Heron Cove @ HBC	RS-6	Garage 20 House 10	5	15	8	5 / Zero on Zero Side
Edgewood @ HBC	RS-4	25	10	15	10	7
The Greens @ HBC	RS-6	Garage 20 House 10	5	15	8	5
HERON BAY EAST Bay Cove @ HBE	RS-6	Garage 20 House 10	5	15	8	5
Heron Estates @ HBE	RS-2.5	25	12 ½	15	10	7
Olde Brooke @ HBE	RS-3	25	10	15	10	7
The Highlands @ HBE	RS-4	25	7 ½	15	10	7
The Reserves @ HBE	RS-6	Garage 20 House 10	5	15	8	5

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HERON BAY NORTHEAST						
Creekside	RS-6	Garage 20 House 10	5	15	8	5
Greenbriar	RS-6	Garage 20 House 10	5	15	8	5
Meadowbrook	RS-6	Garage 20 House 10	5	15	8	5
The Glen	RS-6	Garage 20 House 10	5	15	8	5
HERON BAY NW (9-Heron Isles) & (10-Vistas)	RS-4	25	7 ½	15	10	7
HERON BAY 5 (The Estates)	RS-6	Garage 20 House 10	5	15	8	5
HERON BAY 6 (Casa Del Sol)	RM-8	25	0/10	20	8	5/ Zero on Zero Side
HERON BAY 7 (Waterford)	RS-3	25	10	15	10	7
HERON BAY 8 (The Colony)	RS-3	25	10	15	10	7
HERON BAY NORTH						
SAWGRASS BAY	RS-6	20	5	15	8	5
OSPREY LAKE	RS-6	20	5	15	8	5
SOMERSET	RS-6	20	5	15	8	5
HAWTHORNE	RS-6	20	5	15	8	5
ESTUARY	RS-6	20	5	15	8	5
PARKLAND BAY						
50' 60' Lots	PRD	Garage 20 House 15	5	15	8	5 Side 6 Rear
70' 80' Lots	PRD	Garage 20 House 15	7.5	15	8	5 Side 6 Rear

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110' Lots	PRD	Garage 20 House 15	10	15	8	5 Side 6 Rear
IN THE PINES	RS-2	30	15	25	10	7
LAKES AT PARKLAND	PUD	Garage 20 House 15	10	10	5	3/ Zero on Zero Side
LANDINGS	RS-3	25	10	15	10	7
MAYFAIR AT PARKLAND	PUD	Garage 20 Corner of House 15	10	15	5	3/ Zero on Zero Side
MEADOW RUN	RS-3	25	10	15	10	7
MEADOW RUN WEST	RS-3	25	10	15	10	7
MEWS	PUD	20	0/10	15	5	5
MIRALAGO						
50' Lots	PRD	Side load 15 Front load 22.5	Interior 5 Side Street 10	8	Interior 7 Side Street 12	Interior 5 Side Street 10
65' Lots	PRD	Side load 15 Front load 22.5	Interior 7.5 Side street 12.5	10	Interior 7.5 Side Street 12.5	Interior 7.5 Side Street 12.5
80' Lots	PRD	Side load 17.5 Front Load 25	Interior 10 Side Street 15	15	Rear 10 Interior 12 Side Street 17	Rear 10 Side Interior 10 Side Street 15
PARKLAND ESTATES	RS-2.5	25	12 ½	15	10	7
PARKLAND GOLF AND COUNTRY CLUB						
POD 1	PRD	20	30 (BB)	20	30/20	30/20
POD 2	PRD	65	15	30	20/20	15/15
POD 3	PRD	25	12.5	30	15/15	12.5/12.5
POD 4	PRD	30	15	30	20/20	15/15
POD 5	PRD	20	10 (BB)	30	8/8	5/5

POD 6	PRD	25	12.5	30	15/15	12.5/12.5
POD 7A	PRD	20	12.5	30	15/15	12.5/12.5
POD 7B	PRD	30	15	30	20/20	15/15
POD 8	PRD	20	7.5	30	10/10	7.5/7.5

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POD 9 LOTS 7-35, 68-111	PRD	30	7.5	60	10/15	7.5/7.5
POD 9 LOTS 1-6, 36-67	PRD	30	7.5	80	10/15	7.5/7.5
POD 10	PRD	35	35	35	35/25	35/25
POD 11	PRD	20	7.5 (BB)	25	10/10	7.5/7.5
POD 12	PRD	50	20	30	20/10	20/10
POD 13	PRD	30	12.5	65	15/15	15/15
M1	PRD	30	7.5	65	10/15	7.5/7.5
M2	PRD	30	7.5	65	10/15	7.5/7.5
M3	PRD	30	10 (BB)	65	8/15	5/5
M4	PRD	30	7.5	65	10/15	7.5/7.5
M5	PRD	30	12.5	65	15/15	15/15
POD 14	PRD	20	10 (BB)	30	8/8	5/5
POD 15	PRD	20	7.5	30	10/10	7.5/7.5
POD 16	PRD	20	12.5	30	15/15	12.5/12.5
POD 17	PRD	20	10 (BB)	30	8/8	5/5
POD 18	PRD	20	7.5	30	10/10	7.5/7.5
POD 19	PRD	30	12.5	75	15/15	15/15
POD 20	PRD	25	12.5	35	15/15	12.5/12.5
POD 21	PRD	75	20	20	20/20	20/20
PARKLAND ISLES (80' LOTS)	RS-3	25	10	15	10	7
PARKLAND ISLES (50' & 70' LOTS)	RS-6	Garage 20 House 10	5	15	8	5
PARKLAND MAGIC	A-1	75	50	50	20	15
PARKLAND PLACE (Castle Rock)	PUD	20	10	10	5	3/Zero on Zero Side
PARKLAND TERRACES	PUD	20	20	15		

PARKSIDE ESTATES	RS-6	Garage 20 House 10	5	15	8	5

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PARKWOOD IX	PUD	20	10 Between = 7 One Side 3 One Side	12	5 Usable Side 3.1 Zero Side	5
PINE TREE ESTATES	AE-2	100' From Center of Road 75	25	25	20	15
RANCHES	AE-1	50	75	50	20	15
RAYEL ESTATES	A-1	75	50	50	20	15
RIVERSIDE ACRES	AE-2	75	25	25	20	15
SABLE PASS	BCRM-5	25	10	15	5	5
TALL PINES	AE-2	75	25	25	20	15
TALL PINES NORTH	RS-2	30	15	25	10	7
TERNBRIDGE	PUD	25	10	15	10.5	7.5 Side 5 Rear
TERRAMAR ONE	PUD Reg Lot Zero Lot	25 20	7.5 10	15 10	10.5 5	7.5 Side 5 Rear
WATERCREST						
50', 55' LOTS	PRD	Garage 22.5 House 15	5	15	8	Side 5 Rear 6
70' LOTS	PRD	Garage 22.5 House 15	7.5	15	Side 10.5 Rear 8	Side 7.5 Rear 6
90' LOTS	PRD	Garage 25 House 15	10	15	Side 8 Rear 10	Side 10 Rear 6
WATERS EDGE	PRD	20	10	15	10	5

**DISCLAIMER: THE FOLLOWING SETBACK REQUIREMENTS ARE FOR ZONING DISTRICTS WITHIN THE CITY OF PARKLAND. ALTHOUGH THESE MEASUREMENTS ARE CONSIDERED ACCURATE, FINAL SETBACK INFORMATION SHOULD BE BASED UPON CONSULTATION WITH THE CITY'S PLANNING DEPARTMENT AND EVALUATION OF THE CURRENT SETBACK REQUIREMENTS.