



DRIVEWAY, WALKS & PATIO PERMIT RESIDENTIAL

BUILDING DIVISION

Approved by: Roman Sanchez, Building Official

Revised: 3/25/2024

FORM I.D. Number: DS.ENG.003

DRIVEWAY, WALKS & PATIO PERMIT APPLICATION CHECKLIST

Please note that this checklist is not all-inclusive. Due to changes in codes, regulations, and ordinances, other requirements may apply.

Please visit the City's website to schedule inspections:

- <https://selfservice.lauderdalelakes.org/css/citizens/PermitsInspections/Default.aspx>
- **The cut-off time to schedule an inspection is 3:30 pm for the following business day.**

Required Permit Applications

- [Broward County Uniform Building Permit Application](#) (filled out and notarized)

Minimum Plan Submittal

- Two (2) copies of current survey writing the scope of work, showing location of driveway, walk or patio and all easements
 - This should include dimensions and paver installation instructions (if pavers are used)
- Impervious and pervious space calculation form filled out
- Swale acknowledgement form entirely filled out (if installed within a swale)
- Right of way swale detail (if applicable)

Other Requirements & Information

- Documented proof of cost, including all trades
- Updated contractor documents or submit contractor registration form (if not registered with the City)
- [Owner Builder Disclosure Statement](#) (if owner intends to perform the work)
- [Notice of commencement](#) (if job value is over \$5,000)
- Easement agreement (if installing in an easement)
- If homeowner's association covenants apply to your property, you are advised to obtain the homeowners association approval for your project prior to submitting to the building department

Permit Review Stops

- Zoning
- Engineering

Inspections

- Zoning Inspection
- Final Fence



DRIVEWAY, WALKS & PATIO PERMIT RESIDENTIAL

BUILDING DIVISION

Approved by: Roman Sanchez, Building Official

Revised: 3/25/2024

FORM I.D. Number: DS.ENG.003

ZONING REQUIREMENTS RESIDENTIAL DRIVEWAYS

Surveys: Legible and to scale

Dimensions: Show the length, width, and area in square feet of the paved area on the lot, in the front yard setback and in the swale

Swale Acknowledgement: Restoration of a swale constructed of stamped concrete, decorative paving blocks, and/or any type of concrete construction requires a swale acknowledgment completed by the owner

Maximum Paved Swale Area: The maximum width of any driveway measured at the right-of-way shall not exceed the following:

| Lot Width (feet) | Maximum Width (Single Driveway) | Maximum Width (Each Portion Circle Drive) |
|------------------|------------------------------------|--|
| 50 | 16 | None |
| 60 to 62.5 | 16 | 9 |
| 62.5 to 67.5 | 17 | 9.5 |
| 67.5 to 72.5 | 18 | 10 |
| 72.3 to 77.5 | 19 | 10.5 |
| 77.5 to 82.5 | 20 | 11 |
| 82.5 to 87.5 | 20 | 11.5 |
| 87.5 to 92.5 | 21 | 12 |
| Wider than 92.5 | 21 | 12.5 |

Minimum Pervious: Forty percent (40%) of the total lot area (Requires Lot Coverage Information Calculations)

Maximum Impervious Area: Sixty percent (60%) of total lot area

Setbacks:

- Front yard - twenty five feet (25')
- Side - seven feet six inches (7'6")



DRIVEWAY, WALKS & PATIO PERMIT RESIDENTIAL

BUILDING DIVISION

Approved by: Roman Sanchez, Building Official

Revised: 3/25/2024

FORM I.D. Number: DS.ENG.003

DEFINITIONS

Impervious:

A horizontal surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration water.

Swale:

The area immediately adjacent to the paved road surface extending to the right-of-way or to the edge of the sidewalk. It is primarily intended for the drainage of the paved roadway by percolation of the water through the soil. Loose gravel, rick, or other unbound materials are prohibited.

Sec. 802. - Driveway standards.

802.1 . Design. Driveway locations, cross-sections and grades shall be installed in accordance with this section, approved engineering plans, and the Florida Building Code as amended from time to time. Driveway access to the street system shall be according to the subdivision design standards, street layout contained in these regulations.

802.2. Intersection with streets. Driveways for residential lots shall not encroach into the street corner radius of two intersecting streets, or be closer than 25 feet to the intersection of extended right-of-way lines. Driveways for multifamily and nonresidential parking lots shall not intersect a street corner radius, or be closer than 50 feet to the intersection of extended right-of-way lines.

802.3. Separation between driveways.

- (a) *Residential lots.* Driveways for single-family residential lots shall be separated by a minimum of ten feet.
- (b) *Multifamily and nonresidential parcels.* Driveways for multifamily residential parcels and nonresidential parcels on collector roads shall be separated by no less than 150 feet of landscaped frontage. Driveways for multifamily residential parcels and nonresidential parcels on arterial roads shall be separated by no less than 330 feet of landscaped frontage.



DRIVEWAY, WALKS & PATIO PERMIT RESIDENTIAL

BUILDING DIVISION

Approved by: Roman Sanchez, Building Official

Revised: 3/25/2024

FORM I.D. Number: DS.ENG.003

802.4. Maximum width. The maximum width of any driveway measured at the right-of way line shall not exceed the following:

(a) Single-family and duplex residential:

| Lot Size (Feet) | Maximum Width (Single Drive) | Maximum Width (Each Portion Circle Drive) |
|-----------------|------------------------------|---|
| 50 | 16 | None |
| 60 – 62.5 | 16 | 9 |
| 62.5 – 67.5 | 17 | 9.5 |
| 67.5 – 72.5 | 18 | 10 |
| 72.5 – 77.5 | 19 | 10.5 |
| 77.5 – 82.5 | 20 | 11 |
| 82.5 – 87.5 | 20 | 11.5 |
| 87.5 – 92.5 | 21 | 12 |
| Wider than | 21 | 12.5 |

(b) Multifamily residential. Thirty-six feet in width per driveway, except that driveways containing a curbed landscaped median may be permitted up to 48 feet in width per driveway. The total number of driveways allowed shall be limited to the number allowed by the plat, or the approved site plan.

(c) Non-residential. Thirty-six feet in width per driveway, except that driveways containing a curbed landscaped median may be permitted up to 48 feet in width per driveway. Large shopping centers and large office buildings are permitted driveways up to 48 feet in width per driveway, except that driveways containing a curbed landscaped median may be permitted up to 56 feet in width per driveway. The total number of driveways allowed shall be limited to the number allowed by the plat, or the approved site plan

802.5. Minimum size. Driveways for single-family and duplex structures in all residentially zoned districts shall have a minimum width of 16 feet and a minimum length of 20 feet providing that such 20 feet shall be clear of sidewalks and roadway easements within the confines of the subject parcel unless otherwise specified in these regulations.



DRIVEWAY, WALKS & PATIO PERMIT RESIDENTIAL

BUILDING DIVISION

Approved by: Roman Sanchez, Building Official

Revised: 3/25/2024

FORM I.D. Number: DS.ENG.003

802.6. Proximity to property lines. Except for, fee simple attached residential, and joint use accessways, driveways shall not be located closer to a property line than the following:

- (a) Single-family and duplex residential.
 - i. Existing units: Two feet.
 - ii. New construction: Five feet.
- (b) *Multifamily residential.* Ten feet or the buffer yard requirement contained in these regulations, whichever is greater.
- (c) *Nonresidential.* The width of a required buffer yard, or if no buffer yard is required, ten feet to another nonresidential parcel or 15 feet to a residential parcel.

802.7. Paving. Driveways shall be paved with a hard, dust-free paving material complying with the Florida Building Code, as amended from time to time. Lots within residential single (RS) family zoning districts, shall utilize Portland concrete material, asphalt, or brick pavers as a minimum for driveways and aprons. In all other zoning districts all driveway connections (aprons) shall be paved with type S-1 asphaltic concrete or other material approved by city's engineer. When repaving residential streets or undertaking drainage or other repairs within a residential swale area, the city will replace driveway aprons with asphaltic material only.

802.8. Clear sight triangles. All driveways and street intersections shall provide clear sight triangles in both directions as follows:

- (a) *Measurement* Clear sight triangles on both sides of all driveways, medians and at all street intersections shall be measured as follows:
 - (1) Two major streets. Twenty feet along the right-of-way lines from the intersection of two major streets.
 - (2) Major street/local street. Twenty feet along the right-of-way lines from the intersection of a major street with a local street.
 - (3) Two local streets. Twenty feet along the right-of-way lines from the intersection of two local streets.
 - (4) Driveway/major street. Twenty feet along the right-of-way lines from the intersection of a driveway with a major street.
 - (5) Driveway/local street. Ten feet along the right-of-way line from the intersection of a driveway with a local street.
 - (6) No parking areas shall be permitted within clear sight triangles.



DRIVEWAY, WALKS & PATIO PERMIT RESIDENTIAL

BUILDING DIVISION

Approved by: Roman Sanchez, Building Official

Revised: 3/25/2024

FORM I.D. Number: DS.ENG.003

- (b) *Landscaping.* The area within any clear sight triangle shall be planted and maintained in a way that provides clear visibility from a height of 30 inches to a height of eight feet above the crown of the street. Vegetation shall be trimmed so that no limbs or foliage extend into the required visibility area.