



1 with Section 604.50, Florida Statutes, as may be amended from time to time, or  
2 which no longer meets the legal requirements of Section 604.50, Florida Statutes,  
3 as may be amended from time to time, is required to comply with the procedures  
4 and requirements of Sec. 155-070, "Existing structures", shall, prior to the issuance  
5 of any permit, and in no event later than June 30, 2015. Such compliance shall  
6 include, but may not be limited to, recording a deed restriction in the Public  
7 Records of Broward County, Florida, in a form and format approved by the Town  
8 Attorney, restricting the use of the noncommercial, nonresidential farm buildings  
9 and/or roofed farm structures to bona fide agricultural purposes, and  
10 acknowledging the requirements as contained in Subsec. 155-070 (C) farm  
11 purposes, in accordance with Section 823.14, Florida Statutes, as may be amended  
12 from time to time. Such deed restriction shall be removed in the event that the  
13 noncommercial, nonresidential farm buildings and/or roofed farm structure has  
14 been legally converted to an alternative use in accordance with this chapter.

15

16 Sec. 015-090. - Prohibited accessory structures.

17 \* \* \* \*

18

19 (B) Truck bodies shall be prohibited in all zoning districts as accessory structures except  
20 as provided in section 045-030(D) for ~~plots with a town farms designation and/or~~  
21 ~~classification as agricultural exempt by the county property appraiser's office, and~~  
22 also provided that properties owned or used by the town are exempt from this  
23 prohibition.

24

25 **Section 2.** That article 45 of the ULDC entitled, "Agricultural and rural districts" is  
26 hereby amended as follows:

27 Sec. 045-030. - General provisions.

28 The following general requirements shall apply in all agricultural and rural districts:

29 \* \* \* \*

30 (D) *Miscellaneous storage.*

31 \* \* \* \*

32 (4) One (1) shipping container not exceeding twenty-seven hundred (2,700)  
33 cubic feet capacity and nine and one-half (9½) feet in height (typically forty  
34 (40) feet long and eight (8) feet wide) may be kept on a plot as an accessory  
35 storage structure regardless of plot size; provided that plots with a current  
36 agricultural exempt classification from the county property appraiser's office  
37 are permitted a total of two (2) containers for agricultural use on a minimum

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1 five (5) net acres, and a total of three (3) containers for agricultural use on  
2 seven and one-half (7½) or more acres. Containers shall not be stacked.  
3 Shipping containers shall be subject to all required yard and setback  
4 requirements, and shall be screened from view of adjacent properties and  
5 rights-of-way.

6 (5) One (1) truck body may be kept on a plot with a current classification of  
7 agricultural exempt from the county property appraiser's office, as an  
8 accessory storage structure, in lieu of each shipping container permitted in  
9 subsection (D)(4) of this section, subject to all required yard and setback  
10 requirements, and provided the truck bodies are screened from the view of  
11 adjacent properties and rights-of-way. Truck bodies must be registered to  
12 the property owner of the plot upon which they are placed, except for  
13 operable semitrailers with a valid motor vehicle tag and registration that are  
14 periodically removed and replaced when new supplies are delivered.

15 ~~(6) One (1) truck body may be kept on a plot without a classification of~~  
16 ~~agricultural exempt from the county property appraiser's office, provided:~~  
17 a. ~~The plot has a current town farm designation;~~  
18 b. ~~That the truck body is used exclusively for the storage of feed accessory~~  
19 ~~to the keeping, breeding or boarding of horses or other farm animals;~~  
20 ~~and~~  
21 c. ~~That all of the requirements of subsection (D)(5) of this section shall~~  
22 ~~apply.~~

23 (6)(7) Nothing herein shall preclude the temporary storage of shipping  
24 containers or tractor trailers as an accessory use to a developed plot within  
25 the CF district, having loading dock facilities designed for semitrailer  
26 deliveries, which facility is collecting goods for the distribution to the needy  
27 or for individuals recovering from a natural disaster. Notwithstanding the  
28 aforesaid, the number of containers or trailers, in aggregate, shall not exceed  
29 five (5) at any given time. Said containers and/or trailers shall not exceed  
30 twenty-seven hundred (2,700) cubic feet capacity and nine and one-half  
31 (9½) feet in height.

32 ~~(7)(8)~~ Nothing herein shall preclude the use of shipping containers and/or truck  
33 bodies on property owned or used by the town.

34 (8)(9) All feed stored, accumulated, or kept shall be kept and stored in a rat-free  
35 and rat-proof structure or container.

36 \* \* \* \*

37 *(J) Farm, plant and tree nursery on-site display and sales (commercial and*  
38 *noncommercial).*

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- 1 (1) On-premise sales and display for farms and non-commercial farms are limited  
 2 to crops or plants grown or cultivated on the plot where they are being sold.
- 3 (2) On-premise sales and display for nurseries that are farms are limited to plants  
 4 grown or cultivated on the plot where they are being displayed or sold, and  
 5 to accessory on-premise sales and display of related landscaping materials  
 6 that are customarily incidental to such plant sales and display, and that are  
 7 an integral part of the landscape or hardscape, or are tools used to install  
 8 landscaping and hardscaping. The display of incidental landscape materials  
 9 must be screened from the view of adjacent streets and properties.
- 10 a. By way of example, the following are classified as incidental materials:  
 11 stepping stones, river rocks, railroad ties, ponds, mulch, topsoil, fertilizer,  
 12 and tree-bracing kits.
- 13 b. By way of example, the following are not incidental materials: lawn  
 14 furniture, including benches and picnic tables, gazebos, decorative  
 15 fountains, statues, recreational and playground equipment, pools and  
 16 hot tubs, household goods, and rugs.

17 \* \* \* \*

18 (L) Landscaping. Except for portions of plots used for farm or non-commercial farm  
 19 operations, installation and maintenance of landscaping shall be subject to  
 20 compliance with article 75, "Landscaping Requirements."

21 \* \* \* \*

22 Sec. 045-080. - Plot coverage, floor area ratio and pervious area.

23 (A) The combined area occupied by all buildings and roofed structures shall not exceed  
 24 twenty percent (20%) of the area of a plot in A-1, A-2, and RE districts, and ten  
 25 percent (10%) of the area of a plot area in the RR district less any public or private  
 26 street right-of-way, except as follows:

27 \* \* \* \*

28 (3) The aforesaid limitations shall not apply to farm buildings used for growing  
 29 plants, including, but not limited to, shade houses, greenhouses, and  
 30 hydroponics nurseries. To the extent that a noncommercial farm applicant  
 31 needs to exceed the plot coverage, the farm applicant must follow the review  
 32 procedures set forth in article 155, "~~Administrative Farm Claim Determinations~~  
 33 Non-commercial farm special exceptions." The non-commercial farm applicant  
 34 must demonstrate that the requirement prohibits, restricts, or otherwise limits  
 35 a generally accepted farming practice.

36 \* \* \* \*

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1 Sec. 045-090. Height.

2 No building or structure, or part thereof, shall be erected or maintained to a height  
3 exceeding thirty-five (35) feet, except as permitted by section 015-030, "Exclusions from  
4 height limits," and article 40, "Telecommunications Towers and Antennas." To the extent  
5 that a non-commercial farm applicant needs to exceed the maximum height, the farm  
6 applicant must follow the review procedures set forth in article 155, "~~Administrative Farm~~  
7 ~~Claim Determinations~~ Non-commercial farm special exceptions." The non-commercial  
8 farm applicant must demonstrate that the requirement prohibits, restricts, or otherwise  
9 limits a generally accepted farming practice.

10 Sec. 045-100. - Required yards.

11 All plots in agricultural and rural districts shall maintain yards for all buildings,  
12 structures and accessory uses not less than the following, except as provided in section  
13 015-100, "Yard encroachments":

14 (A) *Yard footage requirements for non-commercial farms.* Any building or roofed  
15 structure, pen or coop or fish breeding tank used for the shelter, housing or  
16 keeping of animals, birds, fowl, poultry or fish shall be subject to a fifty (50) foot  
17 yard requirement, including veterinary clinics, veterinary hospitals, and kennels.  
18 To the extent that a non-commercial farm applicant needs to decrease the yard,  
19 the non-commercial farm applicant must follow the review procedures set forth  
20 in article 155, "~~Administrative Farm Claim Determinations~~ Non-commercial farm  
21 special exceptions." The noncommercial farm applicant must demonstrate that  
22 the requirement prohibits, restricts, or otherwise limits a generally accepted  
23 farming practice. If a noncommercial farm is granted a yard reduction, it shall  
24 have a buffer consisting of an opaque fence or wall, hedge or berm to a minimum  
25 height of six (6) feet.

26 (B) *Front yard.* A front yard of at least fifty (50) feet must be provided. To the extent  
27 that a non-commercial farm applicant needs to reduce the yard, the non-  
28 commercial farm applicant must follow the review procedures set forth in article  
29 155, "~~Administrative Farm Claim Determinations~~ Non-commercial farm special  
30 exceptions." The non-commercial farm applicant must demonstrate that the  
31 requirement prohibits, restricts, or otherwise limits a generally accepted farming  
32 practice.

33 (C) *All other yards.* On all remaining sides of any plot or portion thereof, there shall  
34 be a yard of at least twenty-five (25) feet. To the extent that a non-commercial  
35 farm applicant needs to decrease the required yard, the noncommercial farm  
36 applicant must follow the review procedures set forth in article 155,  
37 "~~Administrative Farm Claim Determinations~~ Non-commercial farm special  
38 exceptions." The noncommercial farm applicant must demonstrate that the  
39 requirement prohibits, restricts, or otherwise limits a generally accepted farming

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1 practice. If a noncommercial farm is granted a yard reduction, it shall have a  
2 buffer consisting of an opaque fence or wall, hedge or berm at a minimum height  
3 of six (6) feet.

4 (D) *Minimum separation.* The minimum separation for all dwellings and nonfarm  
5 buildings and roofed structures shall be ten (10) feet. There shall be no minimum  
6 separation between detached farm buildings or structures on a single plot, or  
7 portion thereof, occupied by a farm.

8 **Section 3.** That article 60 of the ULDC entitled, "Community facility district" is  
9 hereby amended as follows:

10 \* \* \* \*

11 Section 060-020. General provisions.

12 \* \* \* \*

13 (G) *Required yards and plot dimensions.*

14 \* \* \* \*

15

16 (6) Any building or roofed structure, pen or coop or fish breeding tank used for the  
17 shelter, housing, or keeping of animals, birds, fowl, poultry or fish shall be located  
18 not less than fifty (50) feet from any plot line. To the extent that a non-  
19 commercial farm applicant needs to decrease the required yard, the non-  
20 commercial farm applicant must follow the review procedures set forth in article  
21 155, "~~Administrative Farm Claim Determinations~~ Non-commercial farm special  
22 exceptions." The farm applicant must demonstrate that the requirement  
23 prohibits, restricts, or otherwise limits a generally accepted farming practice. If a  
24 non-commercial farm is granted a yard reduction it shall have a buffer consisting  
25 of an opaque fence or wall, hedge or berm to a minimum height of six (6) feet.

26 \* \* \* \*

27 Sec. 060-070. - Plot coverage, floor area ratio and pervious area.

28 (A) *Maximum plot coverage.* Properties that have a community facilities land use plan  
29 designation and had a zoning designation of I-1 prior to May 9, 2002, shall have a  
30 maximum plot coverage of thirty-five (35) percent. All other properties shall be limited  
31 to the plot coverage allowed in the most restrictive of the abutting zoning districts.

32 (1) The plot coverage limitation shall not apply to any buildings used for growing  
33 plants, including, but not limited to, shade houses, greenhouses, and hydroponics  
34 nurseries. To the extent that a non-commercial farm applicant needs to exceed  
35 the maximum plot coverage, the non-commercial farm applicant must follow the  
36 review procedures set forth in article 155, "~~Administrative Farm Claim~~

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1            ~~Determinations~~ Non-commercial farm special exceptions." The non-commercial  
2            farm applicant must demonstrate that the requirement prohibits, restricts, or  
3            otherwise limits a generally accepted farming practice.

4            \* \* \* \*

5            Sec. 060-080. - Height.

6            The maximum height of buildings and structures (except telecommunication towers  
7            and antennas) is thirty-five (35) feet, except that nonhabitable structures within  
8            cemeteries shall not exceed twenty (20) feet in height. To the extent that any non-  
9            commercial farm applicant needs to exceed the maximum height, the non-commercial  
10           farm applicant must follow the review procedures set forth in article 155, "~~Administrative~~  
11           ~~Farm Claim Determinations~~ Non-commercial farm special exceptions." The non-  
12           commercial farm applicant must demonstrate that the requirement prohibits, restricts, or  
13           otherwise limits a generally accepted farming practice.

14

15           \* \* \* \*

16           **Section 4.** That article 70 of the ULDC entitled, "Sign regulations" is hereby  
17           amended as follows:

18           \* \* \* \*

19           Sec. 070-050. – Sign permits.

20           \* \* \* \*

21           (D) *Permit requirement exceptions.* Permits shall not be required for the following  
22           signs:

23           (1) Public service signs;

24           (2) Traffic control signs;

25           (3) Any sign on a farm that pertains to farm activities; and any sign on a plot, or  
26           portion of a plot, used as a noncommercial farm and pertaining to ~~farm~~  
27           permitted agricultural activities, provided that a building permit is not required  
28           under the building code when such plot, or portion of plot has been determined  
29           to be a farm according to article 155, "Administrative Farm Claim  
30           Determinations," where the sign is located.

31           \* \* \* \*

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1 Sec. 070-090. - Permitted permanent signs.

2 \* \* \* \*

3 Signs specified in Table 70-2 shall be permitted, subject to limitations contained in  
4 section 070-080, "Basic design schedule for nonresidential signs," and subject to the  
5 following additional limitations and requirements:

6 (A) *Agricultural uses*~~(farms)~~.

7 (1) Farms. One (1) non-illuminated identification sign, which may be double-faced,  
8 not to exceed thirty-two (32) square feet in area per side and related to farm  
9 activities on the plot or portion thereof, shall be permitted on the portion of any plot  
10 occupied by a farm or principal agricultural use. It is specifically recognized that any  
11 structure which would otherwise constitute a billboard, shall be subject to all  
12 conditions, restrictions and prohibitions applicable to billboards set forth within this  
13 ULDC.

14 (2) Non-commercial farms.

15 (a) One (1) non-illuminated identification sign, which may be double-faced,  
16 identifying the name of the non-commercial farm shall be permitted on the  
17 portion of any plot occupied by a non-commercial farm, not to exceed twelve  
18 (12) square feet in area and five (5) feet in height along arterial and collector  
19 road frontages, and not to exceed eight (8) square feet in area and four (4) feet  
20 in height along all other road frontages. The standards for sign area in Table 70-  
21 1 shall not apply.

22 (b) One (1) non-illuminated sign, which may be double-faced, is permitted for the  
23 advertising of the non-commercial farm activities offered on the premises, limited  
24 to six (6) square feet on arterial and collector road frontages and three (3)  
25 square feet on all other road frontages, not to exceed four (4) feet in height  
26 along any frontage. Said signage may be incorporated onto the identification  
27 sign in lieu of a second sign, in which case the permitted area of the single sign  
28 shall be the sum of the permitted identification and product/service signage  
29 allowance. Such signage shall be approved by the town administrator to verify  
30 such non-commercial farm activities, at no cost to the applicant.

31 (c) The signage permitted in this subsection for non-commercial farms shall be in  
32 lieu of the identification signage allowance for single-family homes set forth in  
33 subsection (F).

34 (~~32~~) Incidental signs.

35 \* \* \* \*

36 **Section 5.** That article 10 of the Town's Unified Land Development Code  
37 entitled, "Definition of terms", section 010-030 shall be amended as follows:

38 \* \* \* \*

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1 *Farm.* The term "farm" means the land, buildings, structures, support facilities,  
2 machinery, and other appurtenances used in the production of farm and agricultural  
3 products when such land is classified agricultural pursuant to F.S. § 193.461(3)(b), as  
4 may be amended from time to time., ~~or has been determined to be a farm pursuant to~~  
5 ~~administrative determination by the town administrator, or a final determination of the~~  
6 ~~town council in accordance with article 155, "Administrative Farm Claim Determinations."~~

7 \* \* \* \*

8 *Non-commercial Farm.* The term "non-commercial farm" means the use of a  
9 property for bona fide agricultural purposes, that fails to meet the requirements of F.S. §  
10 193.461(3)(b), as may be amended from time to time.

11 **Section 6.** Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts  
12 of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of  
13 such conflict.

14 **Section 7.** Severability. If any portion of this Ordinance is determined by any  
15 Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect  
16 the validity of the remainder of this Ordinance. If any Court determines that this  
17 Ordinance, or any portions hereof, cannot be legally applied to any individual(s),  
18 group(s), entity(ies), property(ies), or circumstances(s), such determination shall not  
19 affect the applicability hereof to any other individual, group, entity, property, or  
20 circumstance.

21 **Section 8.** Inclusion in Code. It is the intention of the Town Council that the  
22 provisions of this Ordinance shall become and be made part of the Town of Southwest  
23 Ranches Unified Land Development Code; and that the sections of this Ordinance may  
24 be renumbered or relettered and the word "ordinance" may be changed to "section,"  
25 "article," or such other appropriate word or phrase in order to accomplish such intentions.

26 **Section 9.** Effective Date. This Ordinance shall be effective immediately upon its  
27 adoption.

28 **PASSED ON FIRST READING** this 23rd day of October, 2014 on a motion

29  
30 by Council Member Breitzkreuz and seconded by Council Member McKay.

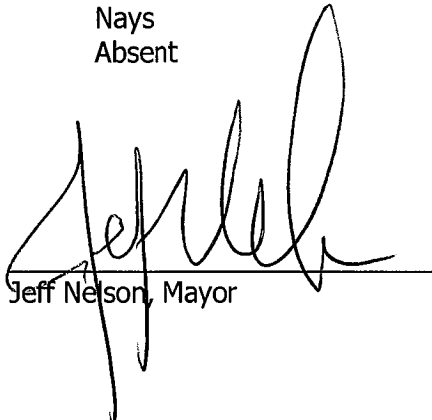
31  
32 **PASSED AND ADOPTED ON SECOND READING** this 11<sup>th</sup> day of December

33  
34 2014 on a motion by C/M McKay and seconded by C/M Breitzkreuz.

35  
36  
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1 Nelson  
2 Breitkreuz  
3 Fisikelli  
4 Jablonski  
5 McKay  
6  
7  
8  
9

Ayes  
Nays  
Absent



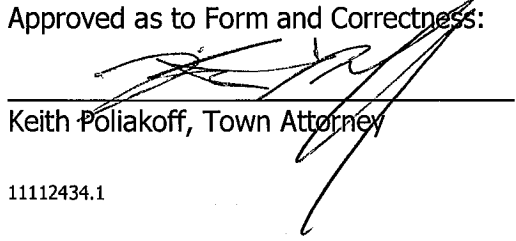
Jeff Nelson, Mayor

10  
11  
12 ATTEST:



Russell Muñiz, MMC, Town Clerk

16  
17 Approved as to Form and Correctness:



Keith Poliakoff, Town Attorney

20  
21 11112434.1

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