



# CITY OF FORT LAUDERDALE

## A Guide to Regulations on Community Residences

On April 17, 2018, the City Commission of the City of Fort Lauderdale passed Ordinance C-18-11 to regulate Community Residences. The ordinance became effective April 27, 2018.

All Community Residences must register with the City and obtain certification by a state credentialing agency identified with the type of disability (i.e.: Florida Association of Recovery Residences).

Community Residences, of either type, Family Community Residence or Transitional Community Residence, are allowed in all residential districts as permitted uses if they lodge three persons or less.

### The ordinance regulates Community Residences by:

- Redefining the term family to essentially state that a family is related persons, or up to three (3) unrelated persons;
- Defining Community Residence, which includes two types: Family community Residence and Transitional Community Residence. A Family Community Residence is a relatively permanent living arrangement, measured in years, for 4 – 10 persons. A Transitional Community Residence is a temporary living arrangement, measured in weeks or months, for 4- 10 persons;
- Allowing Community Residences in the city residential zoning districts as either permitted or conditional uses;
- Requiring certification of all Community Residences by a state credentialing agency such as the Florida Association of Recovery Residences; and,
- Establishing a reasonable accommodation process for Community Residences of 11 persons or more whereby the Special Magistrate may allow modifications in the zoning standards.

The tables below outlines distance requirements between residences and how the family community residence and transitional community residence are allowed in the residential zoning district.

Distance Requirements	Single-Family Residential Zoning Districts	Multi-Family Residential Zoning Districts
Family Community Residence (=/ $<$ 3 people)	Permitted	Permitted
Family Community Residence (4-10 people & Min 1,000ft)	Permitted	Permitted
Family Community Residence (4-10 people & $<$ 1,000ft)	Conditional Use	Conditional Use
Transitional Community Residence (=/ $<$ 3 people)	Permitted	Permitted
Transitional Community Residence (4-10 people & Min 1,000ft)	Conditional Use	Permitted
Transitional Community Residence (4-10 people & $<$ 1,000ft)	Conditional Use	Conditional Use

**For more information, please contact The City of Fort Lauderdale’s Urban Design and Planning Division at (954) 828-6163 or visit the office at 700 N.W. 19th Avenue Fort Lauderdale, FL 33311.**