

City of Parkland Subdivision Setbacks						
Measurements in Feet						
Development	Zoning	Building	Building	Building	Pool & Spa	Deck, Screen & Accessory Structures
		Front	Side	Rear	Side & Rear	Side & Rear
Cascata						
50' Lots	PRD	Garage 22.5 House 15	5	15	Rear 8 Side 7	Rear 5 Side 5
65' Lots	PRD	Garage 22.5 House 15	7.5	15	Rear 10 Side 7.5	Rear 5 Side 7.5
80' Lots	PRD	Garage 22.5 House 15	10	15	Rear 10 Side 12	Rear 5 Side 10
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	Contact HOA 35	ARB 35 Between Bldgs (17.5)	25	Contact HOA 20	ARB 20
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	Side & Rear 5 Rear on Lake 6
70' Lots	PRD	Garage 22.5 House 15	7.5	15	8	Side & Rear 5 Rear on Lake 6
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	RS-6	Garage 20 House 10	5	15	8	5/Zero on Zero Side
Edgewood	RS-4	25	10	15	10	7
The Greens	RS-6	Garage 20 House 10	5	15	8	5
Heron Bay East						
Bay Cove	RS-6	Garage 20 House 10	5	15	8	5
Heron Estates	RS-2.5	25	12.5	15	10	7
Olde Brooke	RS-3	25	10	15	10	7
The Highlands	RS-4	25	7.5	15	10	7
The Reserves	RS-6	Garage 20 House 10	5	15	8	5
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 Northwest (9-Heron Isles & 10-Vistas)	RS-4	25	7.5	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 7 (The Colony)	RS-3	25	10	15	10	7

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		Front	Side	Rear		
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	Side 5 Rear 6
70' 80' Lots	PRD	Garage 20 House 15	7.5	15	8	Side 5 Rear 6
110' Lots	PRD	Garage 20 House 15	10	15	8	Side 5 Rear 6
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 of Parkland	RS-3	25	10	15	10	7
Mangone Estates	AE-2	20	2	2	20	15
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	Requires HOA approval prior to submitting permit					
50' Lots	PRD	Side Load 15 Front Load 22.5	Interior 5 Side Street 10	8	Interior 7 Side Street 12 Rear 8	Side Interior 5 Side Street 10 Rear 5
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 Rear 10	Side Interior 7.5 Side Street 12.5 Rear 5
80' Lots	PRD	Side Load 17.5 Front Load 25	Interior 10 Side Street	15	Rear 10 Interior 12 Side Street 17	Side Interior 10 Side Street 15 Rear 5
Parkland Estates	RS-2.5	25	12.5	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	25	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
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

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		Front	Side	Rear		
Parkland Isles						
50' 70' Lots	RS-6	Garage 20 House 10	5	15	8	5
80' Lots	RS-3	25	10	15	10	7
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
Parkwood IX	PUD	20		12		5
Pine Tree Estates	AE-2	100' from center of road 75	25	25	20	15
Ranches	AE-1	50	75	50	20	15
						Accessory Structure
						Side 25
						Rear 25
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	Side 7.5 Rear 5
Terramar One						
Regular Lots	PUD	25	7.5	15	10.5	Side 7.5
Zero Lots	PUD	20	10	10	5	Rear 5
The Falls at Parkland						
50' Lots	PRD	Garage 20	5	15	Side 5	3' Side 3
		Front Load Side Load Garage 15			Rear 8	7' Side 5
						Rear 5
60' Lots	PRD	Garage 20	5	15	Side 5	3' Side 3
		Front Load Side Load Garage 15			Rear 8	7' Side 5
						Rear 5
75' Lots	PRD	Garage 20	7.5	15	Side 7.5	Side 7.5
		Front Load Side Load Garage 15			Rear 8	Rear 5
Watercrest						
50' 55' Lots	PRD	Garage 22.5 House 15	5	15	8	Side & Rear off Lake 5 Side & Rear on Lake 6
						Accessory Structure
						Rear 7.5
70' Lots	PRD	Garage 22.5 House 15	7.5	15	Side 10.5 Rear 8	Side 7.5 Rear off Lake 5 Rear on Lake 6
						Accessory Structure
						Rear 7.5
90' Lots	PRD	Garage 25 House 15	10	15	Side 8 Rear 10	Side 10 Rear off Lake 5 Rear on Lake 6
						Accessory Structure
Waters Edge	PRD	20	10	15	10	5