

# Residential Development Patterns



## Introduction

The residential neighborhoods of Fort Lauderdale exhibit a diversity of characteristics, which contribute to their individual identities. Some areas have streets organized on a rectilinear grid, while some are curvilinear. Many have rows of evenly spaced houses of similar size, while others contain a mix of building types of varying sizes. Waterways form key elements of many neighborhoods, and others are known for lush streetscapes. Although the city's residential areas are quite diverse, they may be grouped into a few general categories. In this paper, these are described as "residential development patterns."

Defining these patterns can help frame discussion about development and the related impacts may that may vary depending upon the setting and may also be useful in subsequent neighborhood planning activities.

Eight discernible residential development patterns have been identified and are outlined on the following pages. The descriptions generally address lot size, building scale and density. Descriptions of a variety of streetscape and parking conditions that may occur within individual development patterns are also provided.

The description of each residential development pattern will be refined in collaboration with members of the community. Additional residential patterns may also be identified



### About this Paper:

*The City of Fort Lauderdale is studying potential revisions to its Neighborhood Development Criteria.*

*This paper is one in a series being produced to help inform the discussion. It will help to inform how regulations could apply to specific future neighborhood redevelopment patterns. It constitutes a part of "Working Paper 2," in the project scope of work. This will be updated as more comments are received.*

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*Note: This paper includes aerial photography from the city's data base and may not always reflect current conditions.*

# Public and Private Realm

Some features that define the character of the Development Patterns exist in the “public realm,” the area that includes the street, a drainage swale and a sidewalk. Waterways are also a part of this public realm. Other features occur in the “private realm,” which exists within individual property lines and includes landscaping, buildings and parking. Differing combinations of public and private realm features help distinguish individual residential areas.

Defining features of the private realm include the typical range of private parcel sizes and configurations as well as the typical range of building types and sizes. Some features, such as the overall streetscape and typical parking patterns, often involve both the public and private realm. Each of these is described in more detail below.

## Streetscape Features

The streetscape is formed by the combination of visual elements in a “frontage zone” or the area between the fronts of the buildings on either side of the street. This includes landscaping, trees, sidewalks, swales, curbs, street furniture, signage lighting and the street itself. Within each development pattern, streetscape features often vary from block to block.

Typical streetscape conditions include:

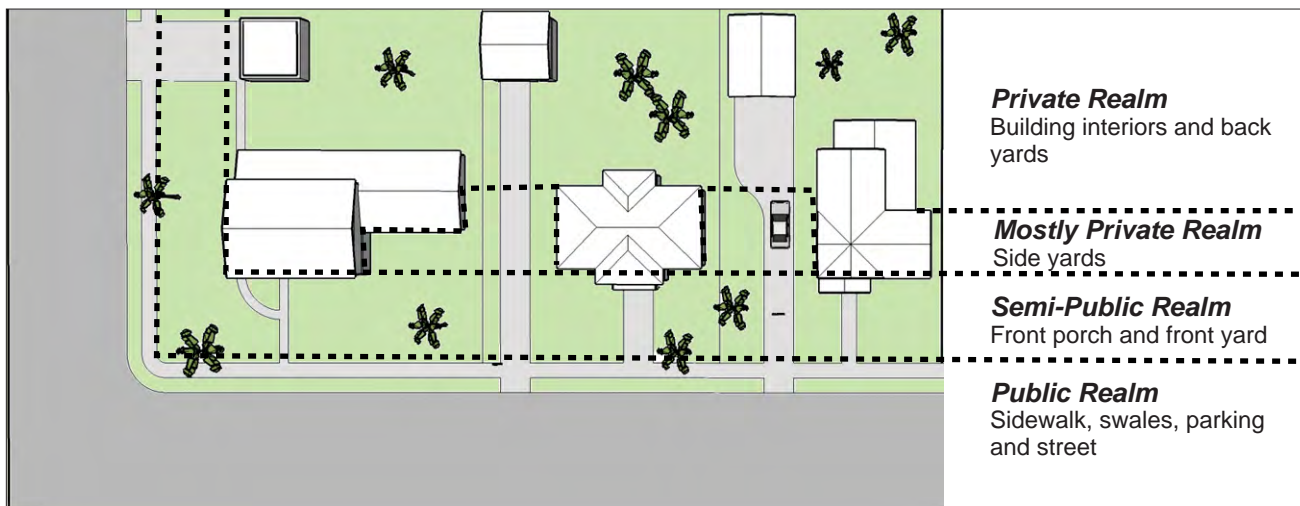
- A dense tree canopy and heavily landscaped swales without sidewalks
- A sparse tree canopy and lightly landscaped swales with sidewalks
- A varied tree canopy, with some covered areas and others that are more open, and including landscaping within the swales; sidewalks in some areas as well
- A varied tree canopy, with a formal curb and gutter and sidewalk
- A landscaped median, also with a varied tree canopy, and landscaped swales and sidewalks

## Parking

Some parking areas occur in the public realm, while others exist within private parcels. The configuration of parking areas often varies from parcel to parcel within an individual development pattern.

The most common parking locations are:

- In an attached garage, accessed from the street or a driveway leading from the street to a garage along the side of the property
- In a detached garage to the rear of the primary structure, accessed from an alley
- In a detached garage to the rear of the primary structure, accessed from the front or side
- In a surface area to the side or rear of the primary structure, accessed from the front or side
- In a surface area to the rear of the primary structure, accessed from an alley
- In a surface area located in the front yard
- On the street or along the street edge in a swale



Each residential block includes a progression of public and private spaces.

# The Development Patterns

The following tables summarizes the basic development patterns of residential areas in Fort Lauderdale. A catalog of general descriptions and images follows.

## Building Variables

	Density Ranges	Lot Size	Water	Building Type	Building Height	
<b>Development Pattern</b>	<b>1</b>	Low to Medium - High	Small to Large	No	Full range	1 to 5
	<b>2</b>	Low - Medium	Small to Large	No	SF, Duplex, Cluster & TH	1 to 3
	<b>3</b>	Low - Medium	Medium	No	SF, Duplex & Cluster	Mostly 1
	<b>4</b>	Low	Medium to Large	No	SF	Mostly 1
	<b>5</b>	Low	Medium	No	SF	1 to 2
	<b>6</b>	Low	Medium	Yes	SF	Mostly 1
	<b>7</b>	Low	Medium to Large	Yes	SF	1 to 3
	<b>8</b>	Low to Medium - High	Medium to Large	Yes	Full range	1 to 5

### Table Key:

SF     Single Family  
 TH     Townhouse  
 MF     Multifamily

### Lot Size Ranges:

Small         3000 SF  
 Medium        7200 SF  
 Large         10,000 SF +

# Development Pattern 1

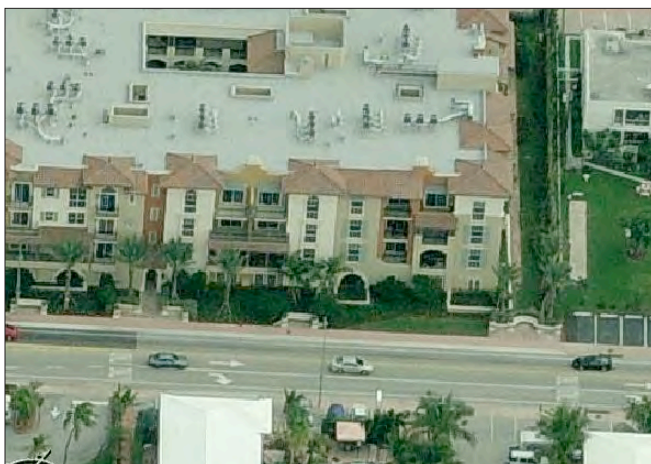
## Low to Medium Density Residential with a Variety of Building Forms and Lot Sizes, One to Five Stories

Pattern 1 consists of a range of building densities and lot sizes. There is also a very diverse range of building forms and design features. These areas are generally located close to major streets and commercial districts. They reflect significant changes over time including the introduction of higher density buildings adjacent to single family homes.

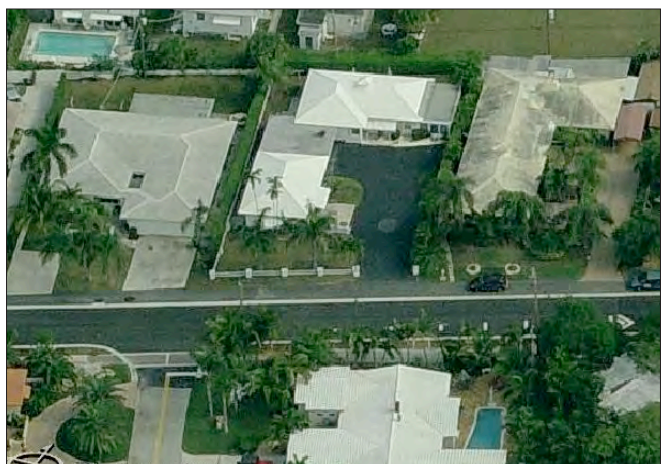
The pattern may include a range of building forms from small single family homes to duplexes and medium-sized multifamily buildings. Single family homes tend to be one and two-stories in height, and multifamily buildings range from three to five-stories.



*Aerial of sample Development Pattern - 1*



*Sample of multifamily building type*



*Sample of single family building type*

## Development Pattern 2

### Low to Medium Density Residential with a Variety of Building Forms and Lot Sizes, One to Three Stories

Pattern 2 consists of a range of building densities and lot sizes. There is also a very diverse range of building forms and design features. These areas are generally located close to downtown, major streets and commercial districts. They reflect significant changes over time including the introduction of higher density buildings adjacent to single family homes.

Residential building forms include single family, duplexes, townhomes and cluster types. Single family homes tend to be one and two-stories in height, and others generally range from two to three stories.



*Aerial of sample Development Pattern - 1*



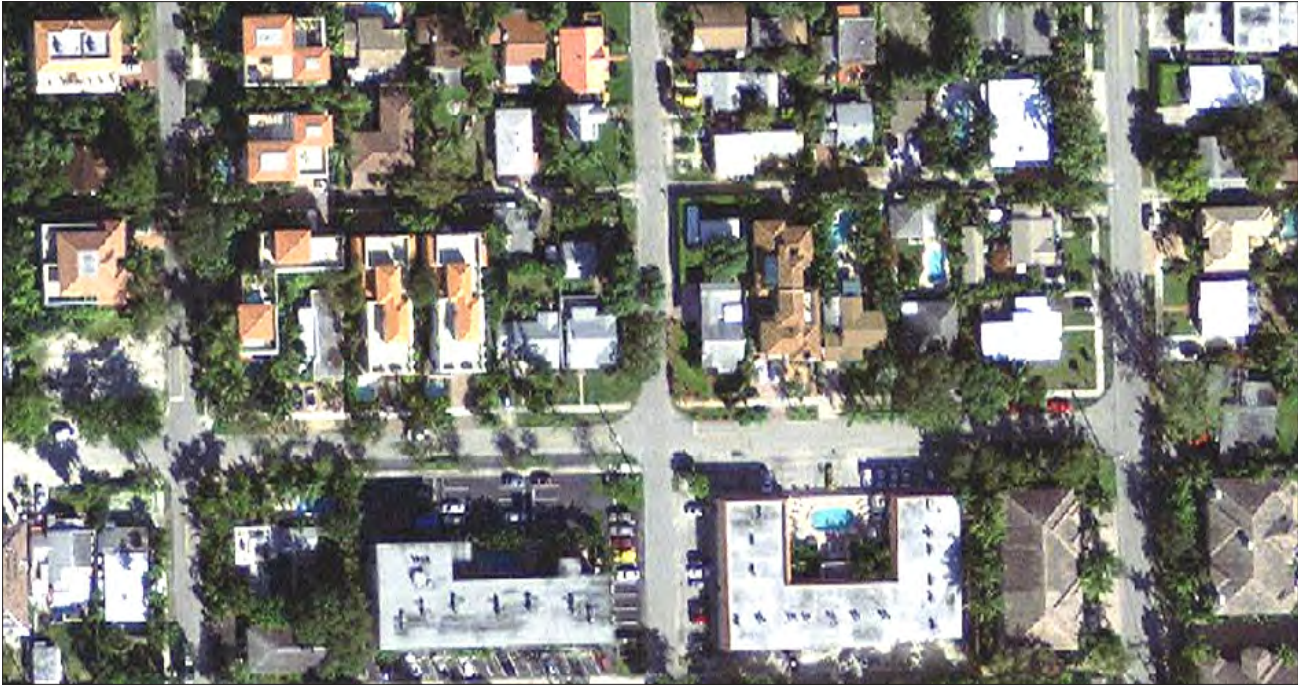
*Sample of cluster building type*



*Sample of rowhouse building type*

# Development Pattern 2

(Continued)



*Aerial of sample Development Pattern - 1*



*Sample of multifamily building type*



*Sample of townhouse or multifamily building type*



*Sample of single family building type*

# Development Pattern 3

Low to Medium Density Residential with mostly Single Family and some Duplex and Clusters on Medium Lots, mostly One-story

Pattern 3 consists of lower density building types on medium-sized lots. The majority of building forms are single family with a few duplex. Most front and rear setbacks are similar although there are some deviations that occur.

Single family buildings are primarily one-story although two-story types do occur. Duplex and clusters buildings tend to be two and three stories.



*Aerial of sample Development Pattern - 3*



*Sample of single family building types*



*Sample of two family building type*

# Development Pattern 4

## Low Density Residential with Single Family on Medium to Large Lots, mostly One-story

Pattern 4 consists of low density buildings on medium to large-sized lots. The majority of building forms are single family. Most front and rear setbacks are similar although there are a few deviations that occur.

Single family building types are primarily one-story although two-story types do occur.



*Aerial of sample Development Pattern - 4*



*Sample of single family building type*



*Sample of single family building types*

# Development Pattern 5

## Low Density Residential with Single Family on Medium Lots, One and Two Stories

Pattern 5 consists of low density building types on medium-sized lots. The majority of building forms are single family. Most front and rear setbacks are similar although there are a few deviations that occur.

These buildings are one and two-stories.



*Aerial of sample Development Pattern - 5*



*Sample of single family building types*



*Sample of single family building types*

# Development Pattern 6

Low Density Residential with Single Family Adjacent to Waterfront on Medium Lots, mostly One-story

Pattern 6 consists of low density waterfront areas with medium-sized lots and a similar range of buildings and design features. Restrictive covenants are often in place, resulting in a higher level of consistency than most other development patterns.

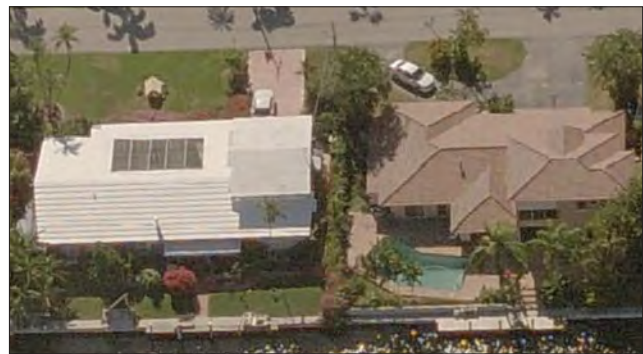
The pattern includes mostly single family building types. These buildings are one-story, although a few two-story buildings exist. Most rear yard areas are adjacent to a waterway and often include docking facilities.



*Aerial of sample Development Pattern - 6*



*Sample of single family building type*



*Sample of single family building types*

# Development Pattern 7

## Low Density Residential with Single Family Adjacent to Waterfront on Medium to Large Lots, Two and Three-stories

Pattern 7 consists of low density waterfront areas with medium to large-sized lots and a more diverse range of buildings and design features than are seen in Development Pattern 6. Because these areas are located adjacent to desirable waterways, a significant amount of change has occurred as smaller buildings have been replaced by large buildings on assembled lots.

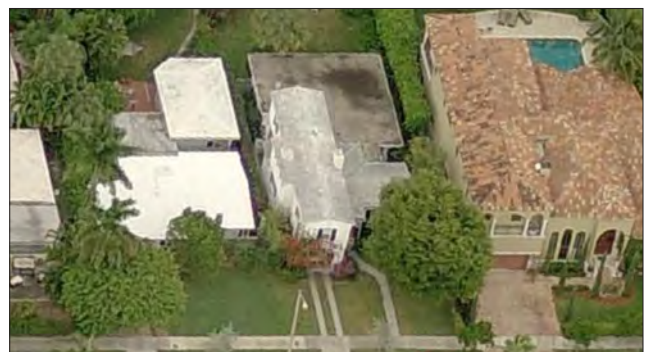
The pattern includes mostly single family building types. Many buildings are larger than those seen in Development Patterns 4 through 6 and they are often two or three stories.



*Aerial of sample Development Pattern - 7*



*Sample of single family building type*



*Sample of single family building types*

# Development Pattern 8

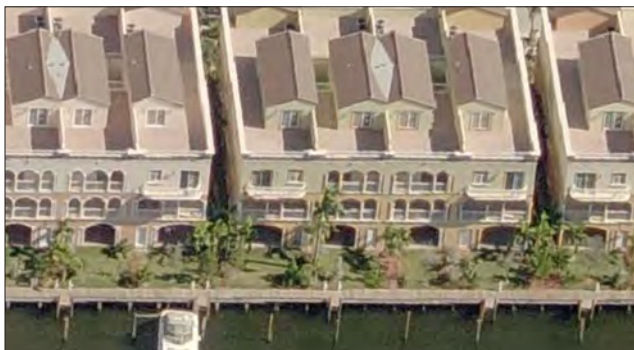
## Low to Medium-High Density Adjacent to Waterfront Residential with a Variety of Lot Sizes, One to Five Stories

Pattern 8 consists of a range of building densities and lot sizes. There is also a very diverse range of building forms and design features. Because these areas are located adjacent to desirable waterways, a significant amount of change has occurred including the introduction of multifamily building forms adjacent to older, single family forms.

The pattern includes a range of building forms, including single family, duplex, cluster, townhome and multifamily types. Single family homes tend to be one and two-stories in height, and multifamily types range from three to five-stories.



*Aerial of sample Development Pattern - 8*



*Sample of multifamily building type*



*Sample of multifamily building type*