

City of Sunrise Information for Single Family Homeowners

If you are planning a home improvement project, please check the zoning and permitting requirements with the Community Development Department before you begin. Please call (954) 746-3281 or send your question to AskZoning@sunrisefl.gov.

Planning Division staff can assist you in determining which improvements you can make to the exterior of your home, and the best location for them, based on the City's Land Development Code regulations. Building Division staff can assist you with questions about structural, electrical, mechanical and plumbing aspects of the project as they relate to the Florida Building Code. For Building permit questions, please call (954) 572-2375.

Before you apply for a permit, you will need a current survey of the property that accurately depicts the property boundary, easements, rights-of-way, existing buildings and structures. You will need to hire a land surveyor to prepare a survey. If you have recently bought your home, you may be able to use the survey you received at closing.

The following information is provided for general guidance only. Unique circumstances may apply to your property. You should always verify how the City Code and Florida Building Code apply specifically to your property and proposed project by contacting Community Development Department staff.

Fences

- New and replacement fences require a city Building Permit. (Building Fence Permit)
- Stockade fences / board on board fences are not permitted.
- Pool fences must be at least 4 feet high.
- There are additional regulations for corner lots and parcels within planned developments.

Sheds

- New and replacement sheds require a city Building Permit.
- Storage sheds can be up to 100 square feet and up to 9 feet high.
- A shed must be set back at least 5 feet from the adjacent property line in side or rear yard.
- There are additional regulations for corner lots.
- A shed may not be constructed over a utility or drainage easement.

Pools and Hot Tubs

- All pools (above ground and in-ground) and hot tubs require a city Building Permit.
- Screen enclosures require separate permit (see below).
- Pools must be set back 5 feet from property line.
- There are additional regulations for corner lots.
- Pools must have approved safety barriers. (Residential Swimming Pool, Spa and Hot Tub Safety Act.pdf)
- A pool or hot tub may not be constructed over a utility or drainage easement.

Screen Enclosures

- New and replacement screen enclosures require a city Building Permit.
- Screen enclosures with a screen roof may be up to 14 feet in height, and must be at least 5 feet from the rear property line.
- Screen enclosures with a solid roof may be up to 14 feet in height, and typically must be at least 20 feet from the rear property line (this may vary based on location).
- Roof runoff must be retained on site.
- There are additional regulations for corner lots.
- Existing screen enclosures with screen roofs cannot be enclosed without a city Building Permit.
- A screen enclosure may not be constructed over a utility or drainage easement.

Room Additions

- All room additions require a city Building Permit.
- Screen enclosures and patio spaces cannot be enclosed without a city Building Permit, even if they have a solid roof.
- Conversion of a single family garage into a habitable room is prohibited.
- Additions must comply with all building setbacks for the zoning district.
- Additions may not be constructed over a utility or drainage easement.

Driveways

- New and replacement driveways require an Engineering permit
- Seal coating a single family driveway does not require a permit.

Tree Removal

- Tree removal permits are needed to remove/replace trees at your home (including those in the back yard). (Engineering PermitApplication.pdf)
- In general, single family homes must have a minimum of 3 trees, including two planted in the front yard; however to verify your specific requirements, please contact the Urban Forester.
- Replacement trees must meet code requirements (size, species, location of planting) – see Approved Plant List (PlantList.pdf)
- Certain exotic trees are prohibited in Sunrise.
- Only licensed tree trimmers may perform work in Broward County.
- Please contact the Urban Forester at (954) 746-3272 for further information.

FOR FURTHER INFORMATION please call (954) 746-3281 or send your question to AskZoning@sunrisefl.gov.