

Revised
September 2017



ROOFS

Prepared by

**City of Coral Springs
Community Development Division**

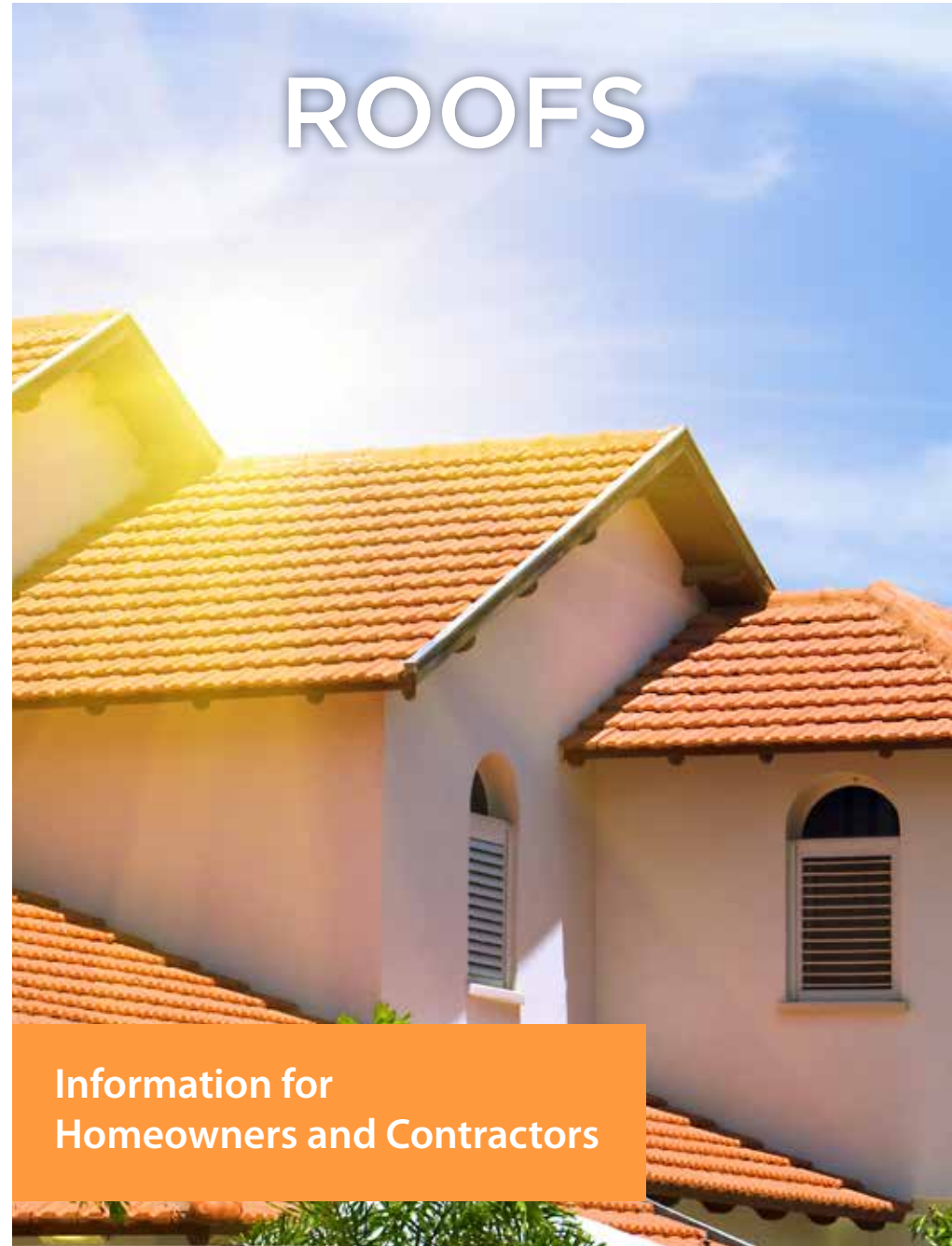
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For more information:

CoralSprings.org/communitydevelopment
or
CoralSprings.org/code



Information for
Homeowners and Contractors

Residential Roofs

Roof Replacement:

A permit is required to replace the roof. The Building Permit Application Zoning Addendum has a section entitled "Re-Roof Permit Details" that must be completed for zoning review. This area is where you indicate the product manufacturer, color name, profile, and roof material. The manufacturer and color name must be from the list of approved roof colors.

Approved Roof Colors:

The City has a list of roofing tiles that comply with the design guidelines of the City. Only these colors and styles are pre-approved for single-family homes. In general, roof tiles with antiquing (black or dark stripes) dark colors, and contrasting roof blends are not allowed. Before any tiles are ordered, owners and contractors should contact the Community Development Division 954-344-1160 or visit www.CoralSprings.org/forms to ensure proposed tile is on the approved list.



Single-family Dwellings:

- Roof shall be constructed of cement or clay tiles
- Metal roofs are not permitted but will be considered on a case-by-case basis and require review by the Architectural Review Committee (ARC).
- Initial use of other new roof materials is encouraged, but will require ARC review.
- There are 10 subdivisions that have been approved to install asphalt shingles, these are:

Better Homes	Beachwood Heights
Crossing #2	Rushwood
Westview Estates	Greenwood
Greenwood II	Royal Palm Pointe
The Springs	Grenadier Estates
- In other neighborhoods, replacement of shingle roofs with shingles is only allowed with Engineer's Letter stating it is not structurally possible to support a tile roof.
- No roof color shall be painted or coated without approval of the City of Coral Springs.
- Flat roofs may be permitted if the flat roof area does not comprise over twenty-five (25) percent of the total roof area. Such flat roofs may be permitted over porches, Florida rooms, and utility rooms located at the rear of the dwelling unit.

Semi-attached and Duplex Dwellings:

- Roofing material shall be of the same profile, material and color hue so as to function as a singular and integrated structure in semi-attached dwellings.
- Roofing material shall be of the same profile, material and color so as to function as a singular and integrated structure in attached dwellings that have an uninterrupted roofing system.

This guide is for informational purposes only and is not inclusive of all City Requirements.

