EVERYTHING UNDER THE SUN

PREPARED BY
City of Coral Springs
Community Development Division
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Monday to Thursday
8 a.m. to 5:30 p.m.
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For more information:
CoralSprings.org/communitydevelopment
or
CoralSprings.org/code

Information for
Homeowners and Contractors
Permitted Materials

(Check with your HOA, they may have stricter regulations. For a complete list of permitted materials please refer to Section 250128 of the Coral Springs Land Development Code)

- Vinyl Chain Link - Slats made of metal, vinyl or any other material are not allowed. Black, green or bronze are the only allowed colors.
- PVC – semi private only (Ex. Shadowbox style, or board on board with 9” to 15” lattice on top) – not allowed on waterside
- Wood – semi private only (Ex. Shadowbox style, or board on board with 9” to 15” lattice on top) – not allowed on waterside
- Aluminum Rail
- Opaque fences are prohibited along rear of property facing a waterway.

Colors

All standard colors are acceptable but if the rear of the property is by a waterway, you can avoid installing landscaping in this area as long as you use black vinyl chain link, bronze or black aluminum rail. You will still need landscaping when the fence faces a street, regardless of the fence color. Wood fences must be maintained in their natural state or stained to preserve their natural state.

Height

- Maximum 6'
- Front yard 4’ maximum; limited to decorative fences. No chain-link fencing is allowed in front area. Owner or contractor must submit a picture of the house and fence prior to submitting the permit, may require Architectural Review Committee review (ARC).

Setback

- Fences are to be installed inside the property line. However, sides that face a street or waterway must be set back 2.5 feet from property line to allow for proper landscaping.
- Please make sure all gates swing towards owner’s property (in) and no gate gives access directly onto neighboring property.

Easements

- If there is an easement, easement agreements will be required from the drainage district (D.E.), utility companies (U.E.), or association if it is a private waterway or easement.
- There are 6 Drainage Districts in Coral Springs, please contact the Community Development Division to determine which district you should contact for your property.
- For utility easements, you may pick up the easement agreement information package in the Building Division. This package contains all instructions necessary for this process.
- When permission from a homeowner’s associations is required, please obtain a letter on the association letterhead and signed by an officer of the association.

Landscaping

When landscaping is required, shrubs must be a minimum of 18” tall at time of planting and spaced a maximum of 18” apart on center. We strongly recommend the use of native planting materials.

Landscaping is required when:

- Fence faces a street (right-of-way)
- Fence faces a waterway (canal, lake, etc.)

Landscaping is not required:

- If the fence is immediately adjacent to a deck or patio.
- In the front yard when the fence is decorative.
- Along a section that faces any body of water and the fence is black vinyl, bronze or black aluminum rail.

Inspections

The contractor or owner must call the Building Division to schedule the inspection.

- If the fence is installed by the homeowner, they are responsible for installing the landscaping before calling for the zoning inspection on the fence. We will inspect the landscaping and fence at the same time. All required landscaping will be marked on the plans when reviewed by zoning.
- When a fence contractor installs the fence, two permit numbers are issued. The first one is for the fence and the second one for the landscaping. The contractor will schedule the zoning inspection and then when the homeowner is done installing the shrubs, the owner must call to schedule the landscape inspection. The permit will be closed only when all inspections are successfully completed.
- Failure to successfully complete the inspection process by closing out all permits (fence and landscape) may result in an expired permit status once the validity of the issued permits expires.

This guide is for informational purposes only and is not inclusive of all City Requirements. Please refer to Section 250128 for additional information.