

In the City of Deerfield Beach, **RSO (Residential/Office)** is a mixed-use zoning district intended to serve as a transition or buffer between major roadways and nearby residential neighborhoods. It allows limited professional office uses, residential uses, or a combination of both. ([TotalCommercial](#))

Purpose of RSO Zoning

The district was created to:

- Provide a low-intensity transition between major thoroughfares and single-family residential areas.
- Minimize impacts from traffic and noise.
- Encourage development that maintains a residential appearance and neighborhood character. ([TotalCommercial](#))

Permitted Uses

RSO zoning allows:

1. **Professional offices**, including:
 - Doctors
 - Dentists
 - Chiropractors
 - Attorneys
 - Engineers
 - Architects
 - Insurance agents
 - Real estate brokers
2. **Residential dwellings**
 - Maximum density of **5 dwelling units per acre** (subject to the City's Future Land Use designation).
3. **Mixed residential and office development** on the same property. ([TotalCommercial](#))

Development Requirements

- Office buildings must be designed to resemble residential structures.
- Exterior colors and signage must be subdued and residential in character.
- Landscape buffers or masonry walls are typically required adjacent to residential properties.
- Development plans require review and approval by the City through the site plan process. ([TotalCommercial](#))

Typical Example

Many properties along Hillsboro Boulevard east of I-95 are zoned RSO. A property owner could develop:

- A professional office building designed like a residence,
- A small residential development,
- Or a combination of office and residential uses. ([CityFeet](#))

If you provide the **property address or parcel number**, I can look up the specific RSO development standards (setbacks, height limits, lot coverage, parking requirements, etc.) that apply to that parcel.