

ZONING RESOLUTION #3-I-64  
MODIFYING THE REGULATIONS  
TO INCLUDE PROVISIONS FOR BASE BUILDING LINES

ADOPTED JUNE 4, 1964

BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, in regular session assembled this the 4th day of June, A. D. 1964, that the following modifications are hereby adopted as an Amendment to Zoning Resolution #3 pursuant to the authority vested in said Commission by Chapter 59-1686, Special Laws of Florida 1959:

Under Section 2 - DEFINITIONS, insert the following definitions in their proper alphabetical order:

**BASE BUILDING LINE.** A line, measured at right angles, as prescribed in Section 14-2 running parallel to the centerline of the street right-of-way from which all front yard, street side yard, and lot requirements of this resolution shall be measured.

**STREET.** A public, or private, right-of-way which affords the principal means of vehicular access to abutting property.

**STREET CENTERLINE.** The line midway between the street right-of-way lines or the surveyed and prescribed centerline established by the Palm Beach County Engineering Department which may or may not be the line midway between the existing or proposed right-of-way lines.

Delete Section 14-2 as written and substitute the following:

2. Effect of Ultimate Right-of-Way Lines for Future Street Widening

- (a) Where ultimate right-of-way lines have been, or shall hereafter be, established on streets, roads or highways for the purpose of future widening, the base building lines shall be the ultimate right-of-way lines, except that where existing right-of-way lines are beyond the ultimate right-of-way lines, the setbacks for building lines shall be measured from the right-of-way lines providing the widest right-of-way.

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(b) Notwithstanding the requirements of the Setback Resolutions, heretofore adopted by the Board of County Commissioners, the following shall be deemed to be minimum base building lines for right-of-way for existing or future streets, roads or highways.

1. State Highways - one hundred six (106) feet, measured fifty-three (53) feet each side of the centerline of existing right-of-way, unless otherwise prescribed by individual setback resolution.
2. County Primary Roads - eighty (80) feet, measured forty (40) feet each side of the centerline of the existing right-of-way unless otherwise prescribed by individual setback resolution.
3. For all other streets in the county, the base building line shall be located thirty feet (30') from the centerline of the street right-of-way except where there is an existing right-of-way line or ultimate right-of-way line greater than thirty feet (30') from such centerline, in which case, such existing line shall constitute the base building line.

Attest:

Thiola McCarthy  
Clerk

George R. Borchert  
Chairman  
George H. Waterhouse  
William F. Kelly  
William M. Harvee  
W. R. ...

As and constituting the Zoning Commission  
of Palm Beach County, Florida.