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ARTICLE 1

GENERAL PROVISIONS

CHAPTER A  AUTHORITY

Section 1  General

A. Title and Citation
This Code shall be known as the “Palm Beach County Unified Land Development Code” and may be referred to herein as the “Code.”

1. Amendments
Any reference to this Code, a statute, ordinance, a resolution, or common law cited herein shall include any amendment thereto.

B. Authority
The Board of County Commissioners (BCC) has the authority to adopt this Code pursuant to Art. VIII, § 1(g), Fla. Const., the PBC Charter, F.S. § 125.01, F.S. § 163.3161, and such other authority and provisions that are established by statute, administrative rule, or common law in the State of Florida. [Ord. 2019-005]

C. Intent
1. Implementation of the Plan
It is the intent of the BCC that this Code implement and ensure that all Development Orders approved in unincorporated Palm Beach County (PBC) are consistent with the Comprehensive Plan and its managed growth systems.

2. Consistent Regulations
It is the intent of the BCC that this Code establish comprehensive and consistent standards and procedures for the review and approval of all proposed development of land in unincorporated PBC.

3. Efficient and Effective Regulations
It is the further purpose of the BCC that the development review, approval, and permitting process established by this Code be efficient, in terms of time and expense; effective, in terms of addressing the natural resource and public facility implications of proposed development; and, equitable, in terms of consistency with established regulations and procedures, respect for the rights of Property Owners, and consideration of the interests of the citizens of PBC.

4. Preserve and Enhance
This Code is adopted to encourage the most appropriate use of land, water, and natural resources; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewage, drainage, solid waste, parks, schools, fire, and police facilities; conserve, develop, utilize, and protect natural resources; protect human, environmental, social, and economic resources; and, maintain, through orderly growth and development, the community character and stability of present and future land uses and development in PBC.

D. Building Permits, Certificates of Occupancy (CO) and Use
1. Issuance
No Building Permit shall be issued for any structure on any lot created by a subdivision of land until such lot is shown on a plat of record or certified survey recorded in the manner prescribed in this Article, except as provided below.

a. Exceptions
Temporary structures, permanent structures having a temporary use, and ancillary structures such as fences, buffer walls, and guardhouses may receive a Building Permit prior to recordation of the Final Plat for the property only when the use and location have been approved by the DRO and shown on the approved Final Subdivision Plan. Such approval, however, shall not in any way relieve the Property Owner from the obligation to correct any and all nonconforming setbacks, separations, or encroachments due to inconsistencies between the location of said structures and lot, street, or easement boundaries as established by the applicable record plat.

b. Revocation
PZB may revoke a Building Permit or CO in those cases where an administrative determination has been duly made in which false statements or misrepresentations resulted as to material fact(s) in the application or plans upon which the permit or approval was based.
c. Suspension
PZB may suspend a Building Permit or CO or use where an administrative determination has been duly made in which an error or omission on either the part of the permit Applicant or government agency resulted in the issuance of the permit or certificate approval. A valid permit or certificate shall be issued in place of the incorrect permit or certificate after correction of the error or omission.

Section 2 Applicability
The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. [Ord. 2010-022]

Section 3 Definitions

CHAPTER B INTERPRETATION OF THE CODE
Section 1 Interpretations

A. Authority
Interpretations to this Code and the Official Zoning Map shall be made by the Executive Director of PZB or designee with the following exceptions: [Ord. 2011-016]
1. The Director of Parks and Recreation shall have the authority to interpret Art. 5.D, Parks and Recreation – Rules and Recreation Standards; [Ord. 2011-016]
2. The Executive Director of Palm Tran shall have the authority to make interpretations of Art. 5.H, Mass Transit Standards; [Ord. 2011-016]
3. The County Engineer shall have the authority to make all interpretations of Art. 4.B.10.B.7.a.10), Hauling Standards; Art. 4.B.10.B.7.b.2)c), Drainage; Art. 4.B.10.C.5.g.5), Haul Agreement; Art. 6.B.3.A.2.a.3), Driveways and Access; Art. 11, Subdivision, Platting, and Required Improvements; and, Art. 12, Traffic Performance Standards; [Ord. 2011-016] [Ord. 2017-007]
4. The Impact Fee Coordinator shall have the authority to make all interpretations of Art. 13, Impact Fees; [Ord. 2011-016]
5. The Director of ERM shall have the authority to make all interpretations of Art. 14, Environmental Standards and to interpret the following parts of Art. 4.B.10, Excavation Uses in consultation with the Executive Director of PZB or designee as appropriate: Art. 4.B.10.B.4.b.8), WCAA Canals; Art. 4.B.10.B.4.b.9), Mitigation Projects; Art. 4.B.10.B.4.b.10), Wetlands; Art. 4.B.10.B.4.b.13), Canals of Conveyance; Art. 4.B.10.B.7.c.1)a)(2), Littoral Planting; Art. 4.B.10.B.7.c.3), Littoral Planting Reclamation Standards; Art. 4.B.10.B.7.c.5), Area of Record; Art. 4.B.10.B.7.d.5)b), Excavated Area; Art. 4.B.10.B.7.d.5)c), Littoral Zones; Art. 4.B.10.B.7.d.6)b), Excavated Area and Litoral Zones; Art. 4.B.10.B.7.d.7)a), Excavated Areas for Type 3 Excavation; Art. 4.B.10.B.7.e, Maintenance and Monitoring; Art. 4.B.10.B.8.a, Administrative Waiver from Construction Criteria for Agricultural, WCAA, Type 2, and Type 3 Excavations; Art. 4.B.10.B.8.b.1), Violations; Art. 4.B.10.B.8.f, Use of Collected Monies; Art. 4.B.10.C.1.h, Art. 4.B.10.C.1.i.6), and Art. 4.B.10.C.5.g.6), Notice of Intent to Construct; Art. 4.B.10.C.1.c, Maximum Depth; Art. 4.B.10.C.4.e, Depth; and, Art. 4.B.10.C.5.e, Depth; [Ord. 2011-016] [Ord. 2017-007]
6. The County Health Department Director shall have the authority to make all interpretations of Art. 15, Health Regulations; [Ord. 2011-016]
7. The PBC Airport Director shall have the authority to interpret Art. 16, Airport Regulations; [Ord. 2011-016]
8. The Flood Damage Prevention Administrator shall have the authority to interpret Art. 18, Flood Damage Prevention; [Ord. 2011-016]
9. The County Administrator or designee shall have the authority to interpret Art. 5.I, Murals; and, [Ord. 2013-021]
10. The Executive Director of PZB or designee shall have the authority to make interpretations of the following provisions found in Art. 4.B.10, Excavation Uses in consultation with the Director of ERM and the County Engineer as appropriate: Art. 4.B.10.B.4.a, Prohibitions; Art. 4.B.10.B.4.b.12), De Minimis Impact; Art. 4.B.10.B.4.b.14), Excavation by Public Agencies; Art. 4.B.10.B.6.e, Written Approval; Art. 4.B.10.B.7.b.2), Slopes except for Art. 4.B.10.B.7.b.2)c), Drainage; Art. 4.B.10.B.7.d.1), General; Art. 4.B.10.B.7.d.2), Guarantees Required; Art. 4.B.10.B.7.d.4), Form of Guarantee; Art. 4.B.10.B.7.d.6),
Section 2 Assistance by Staff

Except as specifically set forth in Article 1.B.1, Interpretations, any assistance given or representation made by a PBC employee during consultation shall not constitute the approval of the Department, shall not bind the staff, the Department, the Division, the Executive Director, or the BCC, and shall not relieve any person of any requirements of this Code or other applicable provisions of federal, state law, or local ordinances. If there exists a conflict between any staff representation and the laws, rules, codes, or ordinances, such laws, rules, codes, or ordinances shall prevail to the extent allowed by law.

CHAPTER C RULES OF CONSTRUCTION AND MEASUREMENT

Section 1 Rules of Construction

The rules set out in this Section shall be used to enforce and apply this Code, unless such rules are inconsistent with the Plan. References to Florida Statutes (F.S.) and the Florida Administrative Code (F.A.C.) refer to citations published in 2003 as may be amended.

A. General

1. Rules and Definitions

The rules and definitions set out in this Section shall not be applied to any express provision, which are specifically excluded. This Code shall be liberally construed in order that the intent of the Plan may be fully carried out. In cases of conflict, the Plan shall prevail to the extent of the conflict. Terms used in this Code, unless otherwise stated, shall have the meanings prescribed by the statutes of the State of Florida for the same terms.

2. Interpretation and Application

The interpretation and application of any provision in this Code shall be the minimum required to promote the public health, safety, comfort, convenience, and general welfare. Where interpretation and application of any provision in this Code imposes greater restrictions upon the subject matter than a general provision imposed by the Plan or other provision in this Code, the provision imposing the greater restriction shall control.

a. Affected Area – Use of the term “affected area” shall refer to that portion of a project which is the subject of a Development Permit, Development Order, or a modification, including all aspects and peripheral areas.

b. And – All cases apply.

c. Building or Structure – Use of terms “building” or “structure” shall refer to the classification of the subject building or structure in the Florida Building Code.

d. Common Words and Punctuation – Common words, phrases and punctuation shall be construed and understood according to the common and approved use of the English language. Common words shall have the meaning assigned to them in the latest edition of an English dictionary unless otherwise defined in this Code.

e. Computation of Time – The time within which an act is to be completed shall be computed by excluding the first day and including the last day; if the last day is a Saturday, Sunday, or legal holiday recognized by PBC, that day shall also be excluded.

f. Day – A working weekday unless otherwise stated or used in reference to a violation. Violations shall be calculated on calendar days.

g. Delegation of Authority – If the head of a Department, Division, or other PBC Official or employee is required to do some act or perform some duty, it shall be construed to authorize the head of the Department, Division, or other official or employee to designate, delegate, and authorize professional-level subordinates to perform the required act or duty on their behalf, unless the terms of the Provision or Section specify otherwise.

h. Gender – Words implying the masculine gender shall be construed to include the feminine and neuter genders.

i. Headings – Headings of Articles, Chapters, Sections, and Subsections shall not be construed as the sole meaning or intent of the underlying regulation or standards.
Section 2 District Boundaries

In case of uncertainty, the PZB Executive Director shall interpret the intent of the Official Zoning Map to determine the location of boundaries. Where uncertainty exists concerning the boundary of a district on the Official Zoning Map, the following rules shall apply. [Ord. 2011-016]

A. Bisecting Lines
Where boundaries approximately bisect blocks, the boundaries shall be the median line of such blocks, or the centerline of the street that forms a boundary.

B. Center Lines
Boundaries indicated as approximately following the center lines of streets, alleys, or highways shall be construed as following such center lines.

C. Excluded Areas
Where parcels of land or water areas have been inadvertently excluded from a district, said parcels shall be given an Agricultural Residential (AR) classification.

D. Lot, Section, and Tract Lines
Boundaries indicated as approximately following platted lot lines, section, or tract lines shall be construed as following such lines.
E. Parallel Lines
   1. Lots with Frontage on Highway, Alley, or Railroad R-O-W
      Where boundaries are approximately parallel to a street, highway, alley, or railroad R-O-W, the distance of such boundaries from the property line of such shall be, one existing lot depth unless otherwise shown by dimensions on the Official Zoning Map.
   2. On Parallel Lots, Acreage, or Tracts
      The distance of such boundaries from the property line to the nearest lot line shall be between lots to conform to adjacent district lines or approximately 150 feet.

F. Political Boundaries
   Boundaries indicated as approximately following political boundaries shall be construed as following such political boundaries.

G. Railroad Lines
   Boundaries indicated as following railroad lines shall be construed as following centerline of the railroad R-O-W.

H. Shorelines
   Boundaries indicated as approximately following shorelines shall be construed as following such shorelines. In the event of a change in the shoreline, boundaries shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.

Section 3 Special Provisions for Lots Divided by District

A lot in its existing configuration as of the effective date of this Code, located in two or more zoning districts not as a result of actions by the Property Owner, shall apply the following:

   A. Use Regulations
      If more than 50 percent of the lot area is located in one district, the use regulations applicable to the district containing the majority lot area shall apply to the entire lot, if consistent with the Plan.

   B. Property Development Regulations (PDRs)
      If more than 50 percent of the gross lot area is located in one district, the PDRs applicable to the district containing the majority lot area shall apply to the entire lot.

Section 4 Measurement

Distance requirements between a proposed use and another use shall require the spatial separation to be measured between the proposed and the other use within the unincorporated PBC and, if applicable, other jurisdictions, including municipalities and other counties. If a conflict exists between this Section and another Section, the definition in Art. 1.H, Definitions and Acronyms, shall apply.

A. Depth
   From the lowest point of an excavated area to the ordinary high water mark.

Figure 1.C.4.A – Typical Example to Measure Depth
B. **Distance**

By drawing a straight line from a site element, use or structure to:

1. The intersection of two centerlines;
2. Another site element, such as parking; or,
3. A specific distance, such as 1,320 feet.

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**Figure 1.C.4.B – Typical Example of Measurement of Distance from Center Line to Site Element**

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**Figure 1.C.4.B – Typical Example of Measurement of Distance to a Specific Site Element (Parking Space)**

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Parking spaces in excess of 400' from the public entrance are required to provide pedestrian sidewalks.
C. Height
   From finished grade to highest point or peak of roof.
   1. Building Height
      Refer to definitions of building height in Art. 1.H, Definitions and Acronyms.

   ![Figure 1.C.4.C – Typical Example of Measurement of Building Height]
   [Ord. 2005-002]

   2. Fence/Wall Height
      Refer to Art. 5.B.1.A.2.a, Height Measurement.

   ![Figure 1.C.4.C – Typical Example of Measurement of Fence/Wall Height]

   The height of a fence shall be measured in accordance with Art. 5.B.1.A.2.a, Height Measurement.

   3. Hedge Height

   ![Figure 1.C.4.C – Typical Example of Measurement of Hedge Height]

   The height of a hedge shall be measured in accordance with Art. 7.D.4.A, Hedges.

   4. Berm Height
      Refer to Art. 7.D.6.C, Height Measurement, and Figure 7.D.6, Berm Elevation and Drainage Requirements. [Ord. 2005-002]
D. **On Center**
   By drawing a straight line between.
   1. Individual trees or shrubs (centerline to centerline); or
   2. Tree clusters, or shrub clusters (centerline to centerline).

**Figure 1.C.4.D – Typical Example of Measurement from Centerline**
E. Separation from a Structure
By drawing a straight line from the closest point on the perimeter of the exterior wall, structure or bay to another structure, the property line, or a well or septic.

Figure 1.C.4.E – Typical Example of Measurement of Separation from Structure

F. Separation from a Property Line
By drawing a straight line from the closest point on the perimeter of the exterior wall, structure or bay to the base building line, the R-O-W line, the edge of the water, or the property line.

Figure 1.C.4.F – Typical Example of Measurement of Separation from a Property Line
G. Separation from a Zoning District or FLU Designation
When adjacent parcels, located in different zoning districts or FLU designations, and are separated by a R-O-W, the required separation distance shall be measured by drawing a straight line from the closest point of the applicable structure to the closest point of the adjacent property line across the R-O-W. [Ord. 2018-002]

Figure 1.C.4.G – Typical Example of Separation from a Zoning District or FLU Designation

H. Sound
In decibels as defined in the specific Article and measures for impact from the adjacent property line.

I. Gasoline Pumps
For the purposes of Art. 1.F, Nonconformities and Art. 4.B, Use Classification, any fraction of the number of pumps shall be rounded upward to the nearest whole number for one-half or more of a whole pump, and downward if it is less than one-half of a whole pump. [Ord. 2010-005]
J. Surface Area
A polygon drawn tangent to the extremities of a vertical or horizontal plane and calculated to provide total acreage or square footage.

![Figure 1.C.4.H – Typical Examples of Measurement for Surface Area](Image)

K. R-O-W, Improved
By drawing a straight line between a site element, use or structure to the ultimate R-O-W.

![Figure 1.C.4.I – Typical Examples of Measurement from Improved R-O-W](Image)

L. Building Transparency
For the purpose of determining a building’s transparency requirement, the following calculation shall be utilized: the height of the first story of the building, a minimum height of 12 feet above finished grade, multiplied by the length of the façade and the applicable transparency percentage. The window or glass door openings including frames and mullions shall be allowed to be included in the calculation. [Ord. 2010-022]

M. R-O-W, Unimproved
By drawing a straight line between a site element, use or structure to the base building line.

Section 5 Density, Intensity, and Building Coverage
That portion of a property conveyed or dedicated for public right-of-way without compensation may be subsequently included with the subject property for the purpose of density, intensity, or building coverage calculations. [Ord. 2009-040] [Ord. 2010-005]

CHAPTER D IMPLEMENTATION

Section 1 Minimum Requirements
The provisions of this Code are the minimum requirements necessary to accomplish the purposes of this Code and implement and ensure consistency with the Plan.

Section 2 Effective Date
A. The effective date of this Code is January 1, 2004.
B. Applications submitted after the effective date of this Code shall be reviewed in accordance with the standards and procedures in this Code.
CHAPTER E  PRIOR APPROVALS

Section 1  General

A. Purpose and Intent
This Section establishes the review and approval procedures for: Development Orders or Permits approved prior to the effective date of this Code and their vested status, nonconforming site elements of a prior approval, and establish extent of vested status of the limits of affected area of modifications. [Ord. 2010-005]

B. Prior Approvals
All Development Orders, permits, enforcement orders, ongoing enforcement actions, and all other actions of the BCC, the ZC, the DRO, Enforcement Boards, all other PBC decision making and advisory boards, Special Masters, Hearing Officers, and all other PBC Officials, issued pursuant to the procedures established by prior PBC land development regulations, shall remain in full force and effect. The uses, site design, intensity, density, and tabular data shown on a Development Permit that was approved in accordance with a prior Ordinance, shall not be subject to the requirements of this Code for any information clearly shown. This information may be carried forward onto subsequent plans if necessary to implement the previously approved plan. [Ord. 2010-005] [Ord. 2010-022]

1. Prior Variances, Exemptions, or Waivers
Previously approved variances, exemptions, or waivers from property development regulations and standards no longer required by this Code shall remain in effect until superseded, modified, abandoned, voided, or revoked by the authority which granted the original approval. Such prior approvals may only be used in their entirety, as originally approved, and may not be amended or modified. [Ord. 2010-005]

C. Modification of Prior Approvals
A Development Order or Permit, which was approved under prior Code provisions, shall comply with the current review process for any modifications and the following: [Ord. 2010-005] [Ord. 2016-042]

1. Determination of Extent of Vested Status in the Area of Modification
The proposed modification shall comply with the current Code to the greatest extent possible in the affected area, which also includes the determination of whether the prior approval has nonconformities. A prior approval may be subject to rezoning in accordance with the requirements of Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA). [Ord. 2010-005] [Ord. 2011-016]

2. Modification to a Prior Approval with Nonconformities
Proposed modifications may not increase a nonconformity. The Applicant shall identify the extent of the proposed modification on the applicable plan and in the application pursuant to Art. 2.A.6.B, Plan Requirements. The application and plan shall: [Ord. 2010-005]

a. list all prior Zoning resolutions and prior ULDC Amendment Ordinances to establish a record of any prior vesting claim; [Ord. 2010-005]

b. delineate on the plan the boundary of the affected area and indicate all proposed modifications; If necessary, the Zoning Director shall render decision on the affected area. [Ord. 2010-005]

c. identify all nonconformities with prior approved Development Orders, which includes: lot, structure, use, and site elements of the subject property or affected area of the subject property to establish a record of nonconformities in the tabular data of the plan, and notate on the plan these nonconformities, where applicable. [Ord. 2010-005]

d. all nonconformities outside of the affected area that are clearly shown on a prior Development Order shall be vested. [Ord. 2010-005]

3. Mobile Home Park Exception
Pursuant to F.S. § 723.041(4), the placement of any size new or used mobile home and appurtenances on a mobile home lot shall be permitted in accordance with the lot sizes, separation and setback distances, and other requirements in effect at the time of the approval of the Development Order for the mobile home park, or any subsequent Development Order Amendment, if applicable. [Ord. 2016-042]

D. Invalid Approvals
Invalid Development Orders include those which have been revoked, voided, abandoned, or have expired. If a Development Order for a parcel of land is invalid, any future Development Order for that parcel shall be subject to all applicable provisions of this Code. [Ord. 2010-005]

E. Applications in Process
Development Order application that is found sufficient for review purposes shall be required to meet the Code provisions in effect on the date the application is submitted. The application shall not be required to
meet any subsequent Code amendments that may be adopted prior to final approval of the application by
the appropriate Board or County Official. [Ord. 2010-005]

CHAPTER F NONCONFORMITIES

Section 1 General

A. Purpose and Intent
The purpose and intent of this Chapter is: to establish regulations to address lots, structures, uses and site
elements that were lawfully established before this Code was adopted or amended, that now do not conform
to the terms and current requirements of this Code; to regulate and limit the continued existence of such
nonconformities; and, where possible, bring them into conformance with this Code.

In addition, this Chapter addresses projects within the Redevelopment Areas in Art. 3.B, Overlays (IRO,
URAO, and WCRAO) where new developments and redevelopments are regulated by form-based design
standards. The intent is to provide incentives to encourage infill and redevelopment in these areas, improve
the overall quality of the surrounding communities, to address any development restrictions unique to each
overlay and to ensure overall compliance with the general intent of non-conformity provisions. [Ord. 2010-
005] [Ord. 2010-022]

B. Applicability
This Chapter applies to nonconforming lots, structures, uses and site elements. In determining whether
such nonconformities will be regulated by the provisions of this Chapter, the following shall apply: [Ord.
2010-005]
1. Nonconforming status shall not be provided for any: lot, structure, use, or site element, which was
illegally created, commenced, constructed or unlawfully continued, or commenced after the restrictions,
became applicable. [Ord. 2010-005]
2. Nonconforming status shall only be authorized upon demonstration by the Applicant that a lot, structure,
use or site element was created, commenced or constructed, and not merely contemplated, unless
permitted by this Code. [Ord. 2010-005]
   a. For a nonconforming use, affidavits alone are not sufficient evidence to establish nonconforming
status. The Applicant must demonstrate that the use was in continuous operation during business
hours and not an occasional use of the property. The Applicant will be required to submit a Vested
Use Recognition Form established by the Zoning Director to confirm the use is vested. [Ord. 2010-
005]
3. An accessory nonconforming use shall not become the principal use. [Ord. 2010-005]
4. Exemption for All Designated Historic Sites/Structures by the BCC
   Limitations for maintenance, renovation and natural disaster damage repair shall not apply to
   conforming uses for nonconforming structures, site elements or lots that have been granted waivers
   from all applicable nonconformities by the BCC in accordance with Art. 9.B.4.B, Waiver of the Code
   Provisions, for historic sites. [Ord. 2010-022]

C. Improvements to Nonconformities
There are four classifications of improvements that may be made to nonconformities. These include:
Expansion, Maintenance, Renovation, and Natural Disaster Damage Repair pursuant to Art. 1.H.2,
Definitions. [Ord. 2010-005]

D. Improvement Value
Improvement Value, as determined by the Palm Beach County Property Appraiser, is utilized to calculate
allowable improvements for all types of nonconformities listed in this Chapter. The maximum allowable
improvement is based upon the Property Appraiser’s most recent Improvement Value of the structure as
follows: 125 percent for non-government structures including structures in the Redevelopment Area or in
the Overlays, and 185 percent for government structures. A Property Owner may apply to the Property
Appraiser for a re-assessment to obtain the most recent improvement value of the structure. If a new value
is established, it shall be forwarded directly to the Zoning Director from the Property Appraiser. [Ord. 2010-
005]

E. Total Value of Improvements
The International Code Council’s Building Valuation Data Table, which provides the "average" construction
costs per square foot, shall be used as the sole basis in determining the value of an improvement necessary
to perform expansion, maintenance, renovation, or natural disaster damage repair for any type of
nonconformity. The table is outlined in the most current building valuation data in the Building Safety
Journal, as amended periodically by the International Code Council. As an alternative to the Building
Valuation Data table, an Applicant may submit other comparable guidelines adopted by law or accepted in practice by the Building Official. [Ord. 2010-005]

F. Expansion for Nonconformities
Expansion shall comply with Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion and other applicable Sections of this Chapter. No variance shall be permitted beyond the percentages stated in this Table. [Ord. 2010-005]

Table 1.F.1.F – Nonconformities
<table>
<thead>
<tr>
<th>Percentage and Approval Process for Expansion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Nonconforming Use in a Conforming Structure (1)</td>
</tr>
<tr>
<td>Expansion</td>
</tr>
</tbody>
</table>

Notes:
1. Nonconforming use in a nonconforming structure shall not expand.
2. Expansion shall be based upon intensity or density pursuant to Art. 1.F.4.D, Expansion.
3. Refer to Art. 1.F.5, Nonconforming Site Element for additional information.

G. Maximum Improvement to a Nonconformity
The standards, limitations, and approval processes for improvements to nonconformities shall be as follows:

1. Maintenance, Renovation, and Natural Disaster Damage Repair – The total combined value for improvement classifications shall not exceed the allowable maximum percentage of any single improvement classification. The percentage of each improvement classification is pursuant to Table 1.F.1.G, Nonconformities – Percentage and Approval Process for Maintenance, Renovation, and Natural Disaster Damage Repair. [Ord. 2010-005]
2. Maintenance – may be performed in any 12-consecutive month period. [Ord. 2010-005]
3. Renovation and Natural Disaster Damage Repair – The cumulative changes in total value of improvement are calculated over the previous five-year period as a nonconforming use or structure is renovated or repaired for damages. [Ord. 2010-005]
4. Public utility facilities with nonconforming structures on existing sites shall not be subject to the requirements of this Chapter. [Ord. 2010-005]
5. For additional requirements for each type of nonconformities, see applicable Sections of this Chapter. [Ord. 2010-005]
6. No variance shall be permitted for the percentages stated in Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion. [Ord. 2010-005]
7. Repair for non-natural disaster damage shall comply with percentage pursuant to Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion. [Ord. 2010-005]
### Article 1 – General Provisions

#### Table 1.F.1.G – Nonconformities
Percentage (1) and Approval Process for Maintenance, Renovation, and Natural Disaster Damage Repair

<table>
<thead>
<tr>
<th>Improvement Classifications</th>
<th>Major Nonconforming Use (1)(2)</th>
<th>Minor Nonconforming Use (1)(2)</th>
<th>Conforming Use in a Nonconforming Structure (1)</th>
<th>Nonconforming Site Elements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Government</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance Renovation</td>
<td>20% and under; By Right</td>
<td>30% and under; By Right</td>
<td>20% and under; By Right OR 21-30%; DRO</td>
<td>Comply with applicable Code to greatest extent possible through applicable review approval process. (5)</td>
</tr>
<tr>
<td>Natural Disaster Damage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government (3)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance Renovation</td>
<td>30% and under; By Right</td>
<td>45% and under; By Right</td>
<td>30%; By Right OR 31-50%; DRO OR 31-50% DRO</td>
<td></td>
</tr>
<tr>
<td>Natural Disaster Damage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>URAO, WCRAO, IRO (4)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance Renovation</td>
<td>20% and under; By Right OR 21-30%; DRO</td>
<td>30% By Right OR 31-50%; DRO</td>
<td>OR 31-50%; DRO</td>
<td></td>
</tr>
<tr>
<td>Natural Disaster Damage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

[Ord. 2010-005] [Ord. 2010-022]

**Notes:**

1. All percentages shall be based on the Improvement Value of the structure pursuant to Art. 1.F.1.D, Improvement Value, unless stated otherwise herein.
2. For nonconforming use in a conforming or nonconforming structure, the percentage of the nonconforming use shall apply.
3. A higher percentage shall be allowed for Government structures as appraisals by the Property Appraiser’s Office are conducted less for Government structures due to exemptions for property tax.
4. A higher percentage shall be allowed for Redevelopment Areas and Overlays to encourage infill and redevelopment that requires built forms to regulate uses. All improvements must comply with applicable Sections of Art. 3.B, Overlays.
5. If the use or structure is nonconforming, the maximum allowable percentage for improvements for the site elements shall be included in the total value of improvements.
Section 2 Nonconforming Lot

A. Applicability
This Section shall only apply to non-conforming lots that do not meet the minimum lot acreage and dimensional criteria pursuant to Table 3.D.1.A, Property Development Regulations (PDRs) of this Code, if all of the following conditions are met: [Ord. 2008-037] [Ord. 2010-005]

1. FLU and Zoning Consistency
The existing zoning or any rezoning is in compliance with the requirements of Art. 3.A.3, Zoning District Consistency with the Future Land Use (FLU). [Ord. 2008-037] [Ord. 2010-005] [Ord. 2019-034]

2. Lot Recombination Requirements
Where applicable, the lot or lots have complied with the lot recombination requirements of Plan FLUE Policy 2.2.1-f, and Art. 11, Subdivision, Platting, and Required Improvements. [Ord. 2008-037] [Ord. 2010-005]

B. Subdivision (Includes Lot Combinations)
Non-conforming lots may be combined with any other conforming or non-conforming lot without obtaining variance relief for non-conforming lot dimensions, inclusive of frontage, width, depth, and size, if all of the following conditions are met: [Ord. 2008-037] [Ord. 2010-005]

1. The newly created lot complies with the lot dimensions of this Code, or reduces the non-conformity; and [Ord. 2008-037] [Ord. 2010-005]

2. Can comply with the requirements of Art. 11, Subdivision, Platting, and Required Improvements. [Ord. 2008-037] [Ord. 2010-005]

C. Residential Development Regulations
A nonconforming residential lot may utilize the following property development regulations for a Single Family dwelling unit only, or for related accessory structures in the AR district in accordance with Art. 5.B.1.A.1.d.2)b), Non-Conforming Lot Dimensions. [Ord. 2010-005] [Ord. 2016-042]

1. Minimum Setback Requirements
Minimum setback requirements may be in accordance with the percentages listed below: [Ord. 2010-005] [Ord. 2016-042] [Ord. 2019-034]

   a. If the minimum depth dimension is nonconforming: [Ord. 2010-005]
      Front: 30 percent of lot depth. [Ord. 2010-005]
      Rear: 20 percent of lot depth. [Ord. 2010-005]

   b. If the minimum width dimension is nonconforming: [Ord. 2010-005]
      Side Interior: 15 percent of lot width. [Ord. 2010-005]
      Side Street: 20 percent of lot width. [Ord. 2010-005]

2. Building Coverage
The maximum lot coverage calculations shall be based on the size of the lot indicated in the Table below, and shall include accessory structures. [Ord. 2010-005] [Ord. 2016-042]

<table>
<thead>
<tr>
<th>Non-Conforming Lot Size</th>
<th>Maximum Building Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater than 2.5 acres</td>
<td>15%</td>
</tr>
<tr>
<td>20,000 sq. ft.-2.5 acres</td>
<td>20%</td>
</tr>
<tr>
<td>14,000 sq. ft.-19,999 sq. ft.</td>
<td>30%</td>
</tr>
<tr>
<td>13,999 sq. ft. and under</td>
<td>40%</td>
</tr>
</tbody>
</table>

| Ord. 2016-042 |

3. Floor Area Ratio
Maximum Floor Ratio Area (FAR) requirements for the AR district do not apply. [Ord. 2016-042]

4. Accessory Structures
Accessory structures shall comply with all applicable Code requirements. [Ord. 2010-005] [Ord. 2016-042]
Figure 1.F.2 – Nonconforming Lots and Setbacks

**SCENARIO**

Application of setbacks for Residential Lots

For the purpose of calculating setbacks for residential lots, the AR zoning district has been selected for this explanation.

1. Example of Conforming Lots:
   **See Diagram A.** Lot complies with minimum acreage and lot dimensions:
   - Minimum acreage = 10 ac
   - Front setback (F) = 100'
   - Rear setback (R) = 100'
   - Side Interior (SI) = 50'
   - Side Corner (SC) = 80'

2. Example of Non-Conforming Lots: **See Diagrams B**
   Lots do not comply with minimum lot dimensions.

**LEGEND**

- Road
- Building

F = Front
SC = Side Corner
SI = Side Interior
R = Rear

**LOT SETBACKS**

**CONFORMING LOT**

Single lot 10 acres

- Minimum 300 ft. depth
- Minimum 300 ft. wide

- F = 100'
- SC = 80'
- S = 50'
- R = 100'

**EXAMPLE OF NON-CONFORMING LOTS IN AR DISTRICT**

Single lot 3 acres

- < 300' depth
- < 100' (i.e. 101 ft width)

- F = 30% depth = .30 x 250' = 75'
- SC = 20% width = .20 x 101' = 20'
- S = 15% width = .15 x 101' = 15'
- R = 20% depth = .20 x 250' = 50'

[Ord. 2005-002] [Ord. 2010-005] [Ord. 2016-042]
D. **Accessory Quarters**

Accessory Quarters on non-conforming lots with an RR FLU designation that are equal to or less than 1.5 acres may utilize a 25-foot side or rear setback, subject to the following where the setback is less than the setback required for the SFD unit: [Ord. 2006-004] [Ord. 2010-005] [Ord. 2017-007]

1. A minimum five-foot-high continuous solid opaque visual screen consisting of a hedge, fence, or wall, shall be installed and maintained along the property line adjacent to the length of the Accessory Quarters. [Ord. 2006-004] [Ord. 2010-005] [Ord. 2017-007]

2. Ingress/egress to the Accessory Quarters shall not be oriented towards the adjoining property. [Ord. 2006-004] [Ord. 2010-005] [Ord. 2017-007]

E. **Non-Residential Development and/or Residential Development Other Than Single Family**

Non-residential development and residential development other than Single Family may be developed, subject to the following: [Ord. 2008-037] [Ord. 2010-005]

1. The proposed use is allowed by this Code; and [Ord. 2010-005]

2. All other PDRs, supplemental development regulations and setbacks for the use are met, or variances are obtained pursuant to the requirements of Art. 2.B.7.E, Type 2 Variance or Art. 2.C.5.D, Type 1 Variance and Art. 2.C.5.E, Type 1 Waiver. [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2018-002]

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**Section 3 Nonconforming Structure**

A. **General**

A nonconforming structure may continue to exist in accordance with this Section. [Ord. 2010-005]

B. **Expansion**

Expansion of a nonconforming structure shall not change or increase the nonconforming features of the structure, and shall not result in the intensification of a nonconforming use through the structural expansion. Expansion shall not exceed the percentage pursuant to Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion. [Ord. 2010-005]

C. **Maintenance, Renovation, and Natural Disaster Damage Repair**

Maintenance, renovation, and damage repair caused by acts of nature shall not exceed the percentage pursuant to Table 1.F.1.G, Nonconformities – Percentage and Approval Process for Maintenance, Renovation, and Natural Disaster Damage Repair. [Ord. 2010-005]

D. **Uses and Structures within an Airport Zone established in Article 16**

1. **Applicability**

   Uses, structures and other obstructions permitted prior to the effective date of the Airport regulations, November 1, 1996, that lie within regulated areas defined in Art. 16, Airport Regulations, which do not comply with the Airport Land Use Compatibility Schedule or FDOT, “Guidelines for the Sound Insulation Residences Exposed to Aircraft Operations,” or exceeds permitted height limitations shall be considered a nonconforming use unless the structure or use is brought into conformance with the provisions of Art. 16, Airport Regulations. [Ord. 2010-005] [Ord. 2017-025]

   a. **Exemptions**

      Land Uses within regulated areas for PBC Park Airport (Lantana), PBC Glades Airport (Pahokee), Belle Glade Municipal Airport, and Palm Beach North County Airport are exempt from the requirements of this Article. [Ord. 2010-005] [Ord. 2017-025]

2. **Existing Uses and Occupancy**

   The requirements of Art. 16, Airport Regulations, shall not be construed to necessitate the removal, lowering, or other modification of a structure or building supporting an existing use non-conforming to the requirements therein, or otherwise interfere with the continuance of such use which legally existed prior to November 1, 1996, provided the continuation does not jeopardize life or health. Construction or alterations which existed or started prior to November 1, 1996, and are diligently pursued and completed in accordance with Building permitting requirements as defined by PZB, shall not be required to comply with the provisions in Art. 16, Airport Regulations. [Ord. 2010-005] [Ord. 2017-025]

   a. **Change in Use and Occupancy**

      If a change of use is proposed for an existing structure or building which does not comply with the Airport Zoning provisions for that particular use, as specified in the Airport Land Use Compatibility Schedule, the entire structure or building shall be brought into conformance with Art. 16, Airport Regulations. [Ord. 2010-005]
3. **Discontinuance or Cessation**

A nonconforming use or structure that is intentionally discontinued, abandoned, or changed shall lose its nonconforming status and shall not be reestablished or resumed. Any subsequent use or structure in the same location shall be consistent with this Code. A use or structure that has been discontinued, abandoned, or changed for a period of more than 180 consecutive days, or for a total of 540 calendar days during any three-year period, shall constitute a presumption of the intent to discontinue, abandon, or change the use or structure. In the event either time period has been exceeded, an Applicant shall have the burden of rebutting the presumption by presenting competent, substantial evidence of the intent to maintain the nonconforming use or structure. [Ord. 2017-025]

4. **Repair, Reconstruction, Restoration, or Alteration of a Structure**

   a. **Height Restrictions**

      Permits shall not be granted that would allow an existing structure to become higher or become a greater hazard to air navigation than it was as of November 1, 1996. All structures shall comply with Art. 16.B.1, Airspace Height Regulations. [Ord. 2010-005]

   b. **Use Regulations**

      Any permits to substantially modify, repair, restore, reconstruct, or rebuild a structure supporting a non-conforming use shall comply with Art. 16.C.1.E, General Land Use Regulations – Off-Airport Land Use Compatibility Schedule (Appendix 8). In such cases, the entire building or structure shall be brought into conformance with these requirements. For the purposes of this Article, substantially modify shall mean: [Ord. 2010-005] [Ord. 2017-025]

      1) the structure is more than 80 percent torn down, destroyed, deteriorated, or decayed; or [Ord. 2010-005]

      2) the Total Value of Improvement of repair, reconstruction, or restoration exceeds 50 percent of the Improvement Value of the existing building or structure. [Ord. 2010-005] [Ord. 2013-001] [Ord. 2017-025]

      If the structure does not meet these criteria, then only the new construction, alteration, or repair shall be subject to the requirements of Art. 16, Airport Regulations. [Ord. 2010-005]

5. **Relocated Buildings**

Buildings or structures moved into or within Palm Beach County, into a RPZ or ALUNZ shall comply with the height and noise level reduction provisions in Art. 16, Airport Regulations. [Ord. 2010-005]

6. **Obstruction and Marking Requirements**

Any repair restoration, reconstruction or alteration to a non-conforming structure or establishment of a new use shall require compliance with the Obstruction Marking and Lighting provisions in Art. 16.B.1, Airspace Height Regulations. [Ord. 2010-005]

**Section 4 Nonconforming Use**

A. **Nonconforming Use Classifications**

There are three classes of nonconforming uses: Major, Minor, and Nonconforming to Airport Regulations. [Ord. 2010-005]

1. **Major**

   A major nonconforming use is a use that was legally established in a zoning district where the use is now prohibited under the terms of this Code. Major nonconforming uses are inappropriately located and create or threaten to create incompatibilities that are detrimental to the public welfare. The intent of the PBC Comprehensive Plan is to eliminate or reduce existing or previously approved land uses, and activities, which were lawful before the adoption of the Plan but are now prohibited, regulated, or restricted under the terms of the Plan. [Ord. 2010-005]

2. **Minor**

   A minor nonconforming use is a use that was legally established in a zoning district under a prior Code and one or more of the following applies: the use has been changed to a more restrictive review or approval process under the terms of this Code; DOAs or improvements to the use would exceed the development and approval thresholds; or, the use does not meet the property development regulations of this Code. Minor nonconforming uses do not create or threaten to create incompatibilities injurious to the public welfare. An Applicant who is requesting modification or improvement to a minor nonconforming use is encouraged to apply pursuant to the review and approval process now in effect to correct the nonconforming status of the use for the benefit of future Development Order Amendments and other types of improvements. [Ord. 2010-005] [Ord. 2015-006]
3. Nonconforming to Airport Regulations
Requirements for uses nonconforming to Airport regulations are set forth in Art. 1.F.3.D. Uses and Structures within an Airport Zone established in Article 16. Nonconforming uses that are also nonconforming to the Airport zoning regulations shall comply with both the nonconforming provisions in Art. 1.F. Nonconformities and the nonconforming provisions in Art. 16, Airport Regulations. These uses shall be regulated as follows: [Ord. 2010-005] [Ord. 2017-025]
   a. A major nonconforming use shall comply with the major nonconforming use provisions in Art. 1.F. Nonconformities. [Ord. 2010-005] [Ord. 2017-025]
   b. A minor nonconforming use shall comply with both provisions of the minor nonconforming use provisions in Art. 1.F. Nonconformities and the Nonconforming to Airport Regulations in Art. 16.C.2, Nonconforming Uses. [Ord. 2010-005] [Ord. 2017-025]

B. Change in Use
A nonconforming use shall not be changed to any other use, unless the new use conforms to this Code. A nonconforming use physically replaced by a permitted use shall not be re-established. [Ord. 2010-005]

C. Discontinuance or Cessation
A nonconforming use that is intentionally discontinued, abandoned, or changed to an accessory use shall lose its nonconforming status and shall not be reestablished or resumed. Any subsequent use in the same location shall be consistent with this Code. A use that has been discontinued, abandoned, or changed to an accessory use for a period of more than 180 consecutive days, or for a total of 540 calendar days during any three-year period shall constitute a presumption of the intent to discontinue, abandon, or change to an accessory use. In the event either time period has been exceeded, an Applicant shall have the burden of rebutting the presumption by presenting competent, substantial evidence of the intent to maintain the nonconforming use. [Ord. 2010-005] [Ord. 2017-025]

D. Expansion
1. Major Nonconforming Use
   Expansion shall not exceed the percentage pursuant to Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion. [Ord. 2010-005]

2. Minor Nonconforming Use
   A minor nonconforming use may be expanded pursuant to Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion, and the following: [Ord. 2010-005]
      a. The expansion shall not exceed ten percent of the approved floor area of the structure or ten percent of the improvement value of the structures on site, whichever is less; or any other form of measure of intensity/density for the specific use such as but not limited to: beds for congregate living facilities; decks for restaurants; number of children for daycares; number of fueling stations or gas pumps for Retail Gas and Fuel Sales; or, other traffic intensity measures. [Ord. 2010-005] [Ord. 2017-007]

E. Maintenance, Renovation, and Natural Disaster Damage Repair
Shall not exceed the percentage pursuant to Table 1.F.1.G, Nonconformities – Percentage and Approval Process for Maintenance, Renovation, and Natural Disaster Damage Repair. For natural disaster damage repair, improvement value shall be established at the time the damage occurred. [Ord. 2010-005]

F. Relocation
   See Figure 1.F.4, Relocation and Expansion for permitted relocation of nonconformities. A nonconforming use shall not be relocated. [Ord. 2010-005]
Section 5 Nonconforming Site Element

A. Applicability
This Section establishes procedures for improvements and modifications to a prior approval with nonconforming site elements and establishes thresholds for vesting nonconformities. This Section shall apply to non-conforming site elements, including but not limited to: Art. 5.E.4.E., Outdoor Lighting, Art. 6, Parking, Loading, and Circulation, Art. 7, Landscaping, and Art. 8, Signage that may be impacted by proposed improvements or modifications to a prior approval. In addition, this Section shall also apply to projects that meet the threshold pursuant to Art. 5.B, Accessory Uses and Structures and Art. 5.C, Design Standards, and those that are subject to Art. 16, Airport Regulations. [Ord. 2010-005] [Ord. 2019-005]
B. Modification or Improvement to a Prior Approval with Nonconforming Site Elements

Proposed modification or improvement to a project where the use or structure is conforming or has been brought into conformance with this Code through an applicable approval process, and where only the site elements are nonconforming, the following requirements shall be met: [Ord. 2010-005]

1. Projects without an Approved Plan
   A project without an approved plan shall comply with this Code. [Ord. 2010-005]

2. Unbuilt Projects with an Approved Plan
   An unbuilt project with an approved plan shall only comply with Art. 6, Parking, Loading, and Circulation, Art. 7, Landscaping, and Art. 8, Signage in the affected area to the greatest extent possible without the loss of density, intensity, or required parking. [Ord. 2010-005]

3. Built Projects with an Approved Plan
   Projects, which have commenced development or have been constructed, shall comply with the requirements of this Code and the following: [Ord. 2010-005]
   a. Projects with 80 percent or more of the approved density or intensity (number of units, square feet, or footprint of buildings) constructed shall remain valid for any information and items clearly shown on the approved Development Order. The affected area shall meet this Code to the greatest extent possible. [Ord. 2010-005]
   b. Projects with less than 80 percent of the approved density or intensity constructed shall comply with Art. 6, Parking, Loading, and Circulation, Art. 7, Landscaping, and Art. 8, Signage in the affected area to the greatest extent possible without the loss of density, intensity, or required parking. [Ord. 2010-005]

C. Additional Improvement Threshold for Nonconforming Site Elements

When improvements are proposed to a conforming structure with a conforming use, the associated nonconforming site elements must also be improved to comply with current Code requirements (See Zoning Division Technical Manual for examples). The required improvements shall be determined based on the Improvement Value of the structure pursuant to Table 1.F.5, Thresholds for Improvements – Nonconforming Site Elements. These improvements are required in addition to the standards pursuant to Art. 1.F.5.B.3, Built Projects with an Approved Plan. [Ord. 2010-005]

<table>
<thead>
<tr>
<th>Use or Structure</th>
<th>Percentage (1)(2)</th>
<th>ULDC Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Government</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35% and over</td>
<td></td>
<td>Art. 5.E.4.E, Outdoor Lighting</td>
</tr>
<tr>
<td>75% and over</td>
<td></td>
<td>Art. 5.E.4.E, Outdoor Lighting</td>
</tr>
<tr>
<td></td>
<td>In addition to the above requirements:</td>
<td>Art. 5.C, Design Standards, if applicable</td>
</tr>
<tr>
<td></td>
<td>Art. 7, Landscaping</td>
<td>Art. 5.B.1.A.19, Permanent Generators, if applicable</td>
</tr>
<tr>
<td>Government (3)</td>
<td>100% and over</td>
<td>Art. 5.E.4.E, Outdoor Lighting</td>
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<td></td>
<td>Art. 6, Parking, Loading, and Circulation</td>
<td>Art. 7, Landscaping</td>
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<td></td>
<td>Art. 8, Signage</td>
<td>Art. 5.C, Design Standards, if applicable</td>
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<td>Art. 5.B.1.A.19, Permanent Generators, if applicable</td>
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[Ord. 2010-005]

Notes:
1. The percentage is based on the Improvement Value of conforming structure(s). [Ord. 2010-005]
2. The percentage applies to improvements for a conforming use or structure with nonconforming site elements. If the use or structure is nonconforming, the maximum allowable percentage shall comply with Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion. [Ord. 2010-005]
3. Applies only to exterior renovations or additions to existing buildings and structures. [Ord. 2010-005]

D. Standalone Improvements to Nonconforming Site Elements

Standalone improvements to nonconforming site elements shall comply with Art. 1.F.5.B, Modification or Improvement to a Prior Approval with Nonconforming Site Elements in the affected area, to the greatest extent possible, and the following, where applicable: [Ord. 2010-005]

1. Outdoor Lighting
   Alterations or additions to outdoor lighting shall comply with Art. 5.E.4.E, Outdoor Lighting. [Ord. 2010-005]
2. Vehicular Use Areas
Alterations or additions to vehicular use areas shall comply with Art. 5.E.4.E, Outdoor Lighting Standards, Art. 6, Parking, Loading, and Circulation, and Art. 7, Landscaping. [Ord. 2010-005]
   a. Non-Residential PDDs and TMDs Parking Calculation
      Proposed modifications to a previously approved development, whether modifications is for the entire or a portion of the development, shall be in compliance with the following: [Ord. 2010-005]
      1) the minimum parking requirements pursuant to the non-residential parking requirements of Art. 3.E.1.C.2.h, Parking; and, [Ord. 2010-005]
      2) applicable Sections of Art. 7, Landscaping. [Ord. 2010-005]

3. Sign Renovations or Additions
Approved signs as shown on plans or pursuant to conditions of an approval shall remain valid. Renovations or additions to a sign shall be in compliance with Art. 8, Signage. The maximum percentage of improvements for a nonconforming sign shall be based on the original value of the previously approved sign. [Ord. 2010-005]

4. Landscaping
Approved landscape plans shall remain valid unless the development is amended or modified. The affected area of the amended or modified plans shall be subject to Art. 7, Landscaping to the greatest extent possible. All plans shall also be subject to Art. 14.C, Vegetation Preservation and Protection. [Ord. 2010-005]

CHAPTER G      EMINENT DOMAIN

Section 1      Properties Affected by Eminent Domain Proceedings

A. Applicability
For the purposes of this Code, an eminent domain action occurs when property is acquired through an eminent domain proceeding or where such property is voluntarily conveyed under the threat of condemnation to a condemning authority. This Section shall apply to all properties impacted by an eminent domain action. Site improvements and conditions, including nonconforming features and uses existing prior to the time of the eminent domain action shall not be affected by this Section. This Section alone shall not cause a specific use on a property impacted by an eminent domain action to cease.

B. Development Standards
Properties and site improvements impacted by eminent domain action may continue to exist and may expand as outlined below.

1. General
   Where, due to an eminent domain action, a reduction in the size of a lot causes a reduction below the required lot area, setbacks, parking, landscaping, sign location, or other development regulations in this Code, the structure(s) on the property, the use(s) within the structure(s), and other site improvements may continue to exist in the configuration remaining after the condemnation, except that:
   a. Access
      The length of access ways shall not be less than ten feet measured from the R-O-W, unless otherwise approved by the County Engineer; and
   b. Direction
      Ingress and egress to and from the site shall be in a forward direction.

2. Enlargement or Change in Use
A structure or other site improvement located on property reduced by an eminent domain action may be enlarged or expanded if the enlarged or expanded portion meets the requirements of this Code.
   a. Parking
      Parking for the new use shall utilize the excess spaces, if any provided for the existing use.
      1) For the purpose of determining the required parking, the Code in effect at the time of the enlargement or change in use shall be used.
      2) There shall be no reduction in required spaces designated for physically disabled persons. Where parking is reduced, the use of off-site parking, cross parking agreements, and shared parking agreements are encouraged.
3. Redesign of Sites

Redesign of sites, at any time, is encouraged for the purposes of achieving safer sites and enhanced landscaping along roadways. Site improvements may be relocated or replaced elsewhere on site and shall be approved if the redesign meets current Code requirements, unless otherwise stated in this Section. Redesign shall follow the permitting procedures of this Code, except for provisions specifically identified in this Section.

a. Variance Required for New Deviation from Regulations

A variance shall be obtained for any additional deviation from required property development regulations or site design standards proposed by the redesign. Any redesign or expansion which reduces an existing deviation from required property development regulations or site design standards shall not require a variance. When applying the variance standards in Art. 2.B.7.E, Type 2 Variance, and Art. 2.C.5.D, Type 1 Variance, the eminent domain action shall be presumed to be sufficient evidence to demonstrate a hardship (only applies to Type 2 Variance Standard “d.” listed under Art. 2.B.7.E.6, Standards for Zoning or Subdivision Variance). To encourage site redesign, in cases when a DRO site plan approval and a variance would both be required, only a variance shall be required. [Ord. 2010-022] [Ord. 2014-001]

b. Modification of Zoning Commissions ZC or BCC Approved Plans

Where a proposed redesign is located on property that is the subject of a plan approved by the ZC or BCC, redesign shall be approved by the DRO even if the redesign is in excess of the limitations in Art. 2.C.5.B, Administrative Modifications to Prior DOs. Conditions imposed by the ZC or BCC shall not be amended without ZC or BCC approval, whichever is applicable.

c. Parking Area Reduction

If site redesign involves either a lot combination, vehicular use area, or alteration required by Art. 1.G.1, Properties Affected by Eminent Domain Proceedings, a reduction of up to 35 percent of the required spaces shall be permitted provided:

1) The access standards of Art. 6.B.3.A.2.a.3), Driveways and Access are met; and
2) A minimum of five feet wide landscape buffer with landscaping as required in Art. 7, Landscaping, is installed along the frontage of the property.

4. Damage and Restoration of Structures

A structure subject to this Section which becomes damaged may be reconstructed in the location and manner as it legally existed before the eminent domain action except that a structure that is destroyed or damaged in excess of more than 50 percent of its value at the time of reconstruction shall be considered a vacant lot pursuant to Art. 1.G.1.B.6, Lots Reduced by Eminent Domain. In determining the value of such a structure, the standards and procedures described in Art. 1.F.3, Nonconforming Structure, shall be used.

5. Signs

Any existing, legally established point of purchase or freestanding sign located on the property included in the eminent domain action may be relocated on site subject to the standards of this Section provided any sign(s) to be relocated shall comply with the requirements of this Code and the following criteria: [Ord. 2005-002]

a. Sign Number and Size

Any sign(s) to be relocated shall comply with the height, size (face area), and maximum number of signs allowed in accordance with the requirements of the Code. [Ord. 2005-002]

b. Sign Relocation

In no event shall the front setback be less than five feet from the ultimate R-O-W and have less than a two-foot side setback, except upon issuance of a sign relocation permit. [Ord. 2005-002]

c. Sign Relocation Permit

Signs that must be relocated which are physically precluded from compliance with the setback requirements in Art. 1.G.1.B.5.b, Sign Relocation, above may obtain, upon payment of a fee, a sign relocation certificate from the Zoning Director subject to this Subsection. The Zoning Director shall issue a sign relocation certificate provided the Applicant can meet the following standards: [Ord. 2005-002]

1) The sign relocation in accordance with Art. 1.G.1.B.5.b, Sign Relocation, above, would not create additional loss in the number of required parking spaces; [Ord. 2005-002]
2) The proposed sign location does not encroach into the R-O-W, unless it is part of negotiated settlement with the condemning authority; and, [Ord. 2005-002]
3) There is no other location on the subject property to place the sign consistent with safe vehicular use area design. [Ord. 2005-002]
6. **Lots Reduced by Eminent Domain**
   A lot reduced by an eminent domain action to any size or configuration below that required by the applicable zoning district may be developed, subject to the following: [Ord. 2014-001]
   a. Uses subject to lot size requirements in [Art. 4.B. Use Classification], shall comply with those standards. Type 2 Variance relief may be requested from this requirement if it cannot be met as a result of the eminent domain action; and [Ord. 2014-001]
   b. In all cases, required district setbacks shall be used.

7. **Lot Combination**
   Lot combinations are encouraged for the purposes of creating safer, more functional and aesthetically pleasing developments, and attaining a greater degree of compliance with Code requirements. This Section may apply to the combined lots whether or not they are owned by the same person. Combined lots may be considered as a single lot for the purposes of applying property development regulations, provided either a cross parking or cross access agreement is executed. The agreement shall be made in the form acceptable to the County Attorney and recorded in the official records of PBC. Lot combination shall follow the permitting requirements and procedures of this Code, except as provided below:
   a. **Parking Credit**
      Except as provided below, required parking for combined lots may be administratively reduced by up to 20 percent upon approval by the DRO of a site plan which reduces the number of access points and the execution of a unity of control which includes a cross parking or cross access agreement.
   b. **Razed Lots**
      Lots which have been combined and where all principal structures have been demolished shall be considered a vacant lot pursuant to [Art. 1.G.1.B.6, Lots Reduced by Eminent Domain].
   c. **Sites Subject to Approved Site Plans or Certificates of Conformity**
      For properties, which are the subject of a valid Certificate of Conformity, the Certificate may be amended, upon application by the Property Owner and approval of the DRO, to allow the combination and the configuration shown on the Certificate may be implemented. Where a proposed lot combination is located on property which is the subject of a site plan approved by the BCC, combination may be approved by the DRO even if the redesign proposes site plan changes in excess of the administrative limits contained in [Art. 2.C.5.B, Administrative Modifications to Prior DOs], of this Code. Conditions imposed by the BCC shall not be amended without BCC approval.

**C. Certificates of Conformity**
A Certificate of Conformity issued pursuant to either Ord. No. 73-2, as amended, or Ord. No. 92-20, as amended through June 1993, shall be honored provided the Certificate of Conformity was issued to the Property Owner, or a notice of intent to issue a Certificate of Conformity was signed by the Property Owner before June 30, 1994 and is presently on file at the Zoning Division.
CHAPTER H  DEFINITIONS AND ACRONYMS

Section 1  General

A. Terms in this Code shall have the following definitions. Supplemental terms and definitions are defined in specific Articles and/or their Chapters. The definitions outlined in this Article apply to all Articles, unless specifically outlined in the respective Article. If a conflict exists in terms between Articles, the terms defined in the specific Article shall apply.

B. All provisions, terms, phrases, and expressions contained in this Code shall be liberally construed in order that the true intent and meaning of the BCC as established in the Plan may be fully carried out. Terms used in these regulations, unless otherwise specifically provided, shall have the meanings prescribed by the statutes of the State of Florida for the same terms.

C. In the interpretation and application of any provision of this Code it shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, and general welfare. Where any provision of this Code imposes greater restrictions upon the subject matter than a general provision imposed by the Plan or another provision of this Code, the provision imposing the greater restriction or regulation shall be deemed to be controlling.

Section 2  Definitions

A. Terms defined herein or referenced in this Article shall have the following meanings:

1. **A-Weighted Sound Pressure Level** – for the purposes of Art. 5, Supplementary Standards, the sound pressure level as measured with a sound level meter using the A-Weighting network. The standard notation is dB.

2. **Abandon** – given up, unused, vacant, or not occupied for the purpose it was originally intended.

3. **Abandoned Tower** – any commercial communication tower whose principal use has been discontinued for a period in excess of three months.

4. **Abutting Property** – lying immediately adjacent to and sharing a common property line with other property.

5. **Accent Lighting** – For the purposes of Art. 5.E.4.E, Outdoor Lighting, shall mean lighting used to accent a sculpture, trellis, waterfalls, statue, foot bridge, rock outcrop, fountain or other similar feature and landscaping. [Ord. 2008-037]

6. **Access, Legal** – the principal means of access from a lot to a public street or to a private street over which a perpetual ingress and egress easement or R-O-W has been granted to the owners of any lot serviced by such street.

7. **Access Way** – a non-dedicated area that is permitted for ingress or egress of vehicles or pedestrians. An access way is permitted to traverse a required landscape buffer.

8. **Accessory Agricultural Uses** – For the purposes of Art. 4.B, Use Classification, these uses include “U-Pick-Em” operations; sale of on-site produced products; corrals; pens; training facilities; dipping vats; processing of raw material; storage sheds; repair, fabrication, body work and welding of agricultural equipment; freestanding coolers; bulk storage of petroleum products; shipping containers used for temporary storage; washing, cutting, and packing of farm products, and canning, dehydration, and basic preparation of raw food products prior to shipment and outdoor storage of equipment. [Ord. 2005-002]

9. **Accessory Building or Appurtenant Structure** – for the purposes of Art. 18, Flood Damage Prevention, a structure that is located on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment not to exceed 25 percent of the value of the primary structure, shall not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory buildings or appurtenant structures for flood damage purposes are detached garages, carports, storage sheds and barns. All structures used for human occupancy shall be deemed principal structures and shall comply with these regulations, and not be defined as an Accessory Building or Appurtenant Structure. [Ord. 2004-013]

10. **Accessory Building or Structure** – a detached, subordinate structure meeting all property development regulations (PDRs), the use of which is clearly incidental and related to that of the principal building or use of the land, and which is located on the same lot as that of the principal building or use.

11. **Accessory Overnight Accommodation (AOA)** – A limited service overnight facility for visiting researchers, scientists and dignitaries. [Ord. 2004-040]
12. **Accessory-Retail** – Where a retail sales use is not the principal use, but may be permitted as an accessory use. [Ord. 2010-005]

13. **Accessory Use** – see Uses, Accessory

14. **Acre** – land or water consisting of 43,560 square feet.

15. **Acreage, Gross** – the total land area, including all public and private areas, within the legal boundaries of a particular parcel of land or project.


17. **Adaptive Use** – for the purposes of Art. 9, Archaeological and Historic Preservation, the process of converting a building to a use other than that which it was originally designed.

18. **Addition** – means any walled and roofed expansion to the perimeter of an existing building. Expansion shall be connected by a roof line, foundation, and a common load-bearing wall of an existing building. Any walled and roofed expansion, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is considered as new construction, and not an addition. An expansion that is connected to an existing building by a breezeway shall be considered an accessory structure. [Ord. 2018-018]

19. **Adequate Protection by Treatment** – for the purposes of Art. 15, Health Regulations, any one or any combination of the controlled processes of coagulation, sedimentation, absorption, filtration, or other processes in addition to disinfection which produces water consistently meeting the requirements of this Article including processes which are appropriate to the source of supply.

20. **Adjacent Parcel of Land** – A parcel of land that has all or part of a boundary in common with another parcel, including point to point, or is separated from such parcel by a street, easement, R-O-W, waterway, park or other minor geographical division. [Ord. 2008-037]

21. **Administrative Inquiry** – a request by PBC Officials to the Board of County Commissioners (BCC) for direction on procedural matters or to resolve inconsistencies in a Development Order; or to provide status or an inquiry of a specific site when the Monitoring provisions of Art. 2.E, Monitoring of Development Orders (DOs) and Conditions of Approval are not applicable. [Ord. 2011-016] [Ord. 2017-002]

22. **Adopted Level of Service (LOS)** – for the purposes of Art. 12, Traffic Performance Standards, LOS D; except as specifically set forth by the Plan or pursuant to Policies of the Transportation Element. For Test 2 it is LOS E except as set forth by the Plan.

23. **Adverse Effect** – for the purposes of Art. 9, Archaeological and Historic Preservation, any action which will significantly alter or destroy a historic resource. [Ord. 2008-037]

24. **Adverse Impact** – for the purposes of Art. 18, Flood Damage Prevention, the increased probability of damage to structures from flooding or from floodwater erosion. [Ord. 2004-013]

25. **Advertising Structure** – for the purposes of Art. 8, Signage, a sign representing or directing attention to a business, commodity, service, or entertainment, conducted, sold, or offered.

26. **Aerobic Treatment Unit** – for the purposes of Art. 15.A, PBC Environmental Control Rule I – Onsite Sewage Treatment and Disposal Systems, as defined by Chapter 64E-6, F.A.C.

27. **Aeronautical Study** – means a Federal Aviation Administration study, conducted in accordance with the standards of 14 CFR 77, Subpart C, and Federal Aviation Administration policy and guidance, on the effect of proposed construction or alteration upon the operation of air navigation facilities and the safe and efficient use of navigable airspace. [Ord. 2017-025]

28. **Affected Area** – For the purposes of Art. 1.E, Prior Approvals, the area on a plan or a development that is subject to the proposed modification, including but not limited to: lot, structures, uses, or site elements. [Ord. 2010-005]

29. **Affidavit of Exemption** – for the purposes of Art. 2, Application Processes and Procedures, a document, recorded in the public record, evidencing the grant of an exemption for an unrecorded subdivision existing prior to February 5, 1973, from the provisions of the former PBC Subdivision and Platting Regulations (Ord. No. 73-4), as amended, granted pursuant to said regulations.

30. **Affidavit of Waiver** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a document evidencing the grant of an exception to the platting requirement or the required installations installation requirement.

31. **Affordable Housing** – a dwelling unit for which a household spends no more than 30 percent of its gross income for housing costs. Rental housing costs include contract rent and utilities. Owner occupied housing costs include mortgage principal and interest, property taxes, insurance, and, where applicable, homeowner's association fees. The current median income for PBC and income categories established within the Plan are available at the Planning Division.
32. **Affordable Housing Program** – a voluntary program used by an Applicant seeking additional density for an affordable housing development. [Ord. 2009-040]

33. **AGR-PUD Gross Site Area** – the land area of the PUD less land dedicated per the Thoroughfare Identification Map. The gross site area includes land to be used for other R-O-W, streets, Preservation Areas, Development Areas, water retention, open space, commercial, recreation, and civic uses.

34. **AGR-PUD Preservation Area** – land contained in the preservation pod preserved in perpetuity to bona-fide agriculture, fallow land, water preserve areas, wetlands or uplands.

35. **AGR-PUD 60/40 Development Area** – that portion of the PUD which contains the residential, recreational, civic, and commercial pods with support facilities such as streets, internal open space, and stormwater retention areas.

36. **AGR-PUD 80/20 Development Area** – that portion of the PUD which contains the residential, recreational, civic, and commercial pods.

37. **Aggrieved or Adversely Affected Person** – any person or local government which will suffer an adverse effect to an interest protected or furthered by the Plan, including interests related to health and safety, police and fire protection systems, densities or intensities of development, transportation facilities, health care facilities, or environmental or natural resources. The alleged adverse effect may be shared in common with other members of the community at large, but shall exceed in degree the general interest in common good shared by all persons.

38. **Agriculture, Food Processing** – a facility for the canning, dehydration and basic preparation of raw food products, such as the washing and cutting prior to shipment.

39. **Air Rights** – the right to use space above ground level.

40. **Air Space** – for the purposes of Art. 16, Airport Regulations, any area of land or water designed and set aside for the taking off, maneuvering and landing of aircraft and used or to be used in the interest of the public for such purpose, including Palm Beach International Airport (PBIA), Park Airport (Lantana), PBC Glades Airport (Pahokee), Belle Glade Municipal Airport, Palm Beach North County Airport and Boca Raton Airport and any area owned or operated by PBC, or other public entity, validly licensed by the State of Florida for public use. [Ord. 2017-025]

41. **Air Stripper** – a temporary remedial system which treats contaminated groundwater.

42. **Aircraft** – any vehicle which is used or designed for navigation of or flight in the air.

43. **Airport** – for the purposes of Art. 16, Airport Regulations, any area of land or water designed and set aside for the taking off, maneuvering and landing of aircraft and used or to be used in the interest of the public for such purpose, including Palm Beach International Airport (PBIA), Park Airport (Lantana), PBC Glades Airport (Pahokee), Belle Glade Municipal Airport, Palm Beach North County Airport and Boca Raton Airport and any area owned or operated by PBC, or other public entity, validly licensed by the State of Florida for public use. [Ord. 2017-025]

44. **Airport Elevation** – for the purposes of Art. 16, Airport Regulations, the highest point of an airport's usable landing area measured in feet above mean sea level (AMSL).

45. **Airport Hazard** – for the purposes of Art. 16, Airport Regulations, an obstruction to air navigation which affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities. [Ord. 2017-025]

46. **Airport Hazard Area** – for the purposes of Art. 16, Airport Regulations, any area of land or water upon which an airport hazard might be established. [Ord. 2017-025]

47. **Airport Land Use Compatibility Zoning** – for the purposes of Art. 16, Airport Regulations, airport zoning regulations governing the use of land on, adjacent to, or in the immediate vicinity of airports. [Ord. 2017-025]

48. **Airport Layout Plan** – for the purposes of Art. 16, Airport Regulations, a set of scaled drawings that provide a graphic representation of the existing and future development plan for the airport and demonstrate the preservation and continuity of safety, utility, and efficiency of the airport. [Ord. 2017-025]

49. **Airport Master Plan** – a comprehensive plan for an airport which typically describes current and future plans for airport development designed to support existing and future aviation demand. [Ord. 2017-025]

50. **Airport Protection Zoning Regulations** – for the purposes of Art. 16, Airport Regulations, means airport zoning regulations governing airport hazards. [Ord. 2019-005]

51. **Airport Obstruction** – for the purposes of Art. 16, Airport Regulations, any existing or proposed permanent or temporary object, natural growth or terrain, or structure construction or alteration which would exceed the Federal obstruction standards as contained in 14 CFR 77, Subpart C (as may be amended from time to time). [Ord. 2017-025]

52. **Airspace Height** – for the purposes of Art. 16, Airport Regulations, the height limits as established and set forth in this Section. Above Mean Sea Level (AMSL) elevation shall be the datum unless otherwise specified.
53. **Alley** – a R-O-W providing a secondary means of access to property that is not intended or used for principal traffic circulation.
   a. a R-O-W providing a secondary means of access to property that is not intended or used for principal traffic circulation. `[Ord. 2010-022]`
   b. for the purposes of the Priority Redevelopment Areas, may provide for primary vehicular access to a building, parking and service areas. `[Ord. 2010-022]`

54. **Alter Structurally** – for the purposes of **Art. 8, Signage**, in the case of a sign means to make a change in the supporting members of a structure, such as bearing walls, columns, beams, sign poles or posts, or girders, that will prolong the life of the structure.

55. **Alteration**
   a. for the purposes of **Art. 9, Archaeological and Historic Preservation**, any change affecting the exterior appearance of an existing structure or improvement by additions, reconstruction, remodeling, maintenance or structural changes involving changes in form, texture, materials or color or any such changes in appearance in specially designated historic sites, or historic interiors;
   b. for the purposes of **Art. 14.C, Vegetation Preservation and Protection**, human-caused activity that modifies, transforms, or otherwise changes the vegetation, including, but not limited to:
      1) Removal, displacement, mowing, or disturbance (severe pruning, hatracking or internodal cutting, or poisoning) of vegetation excluding prescribed burns for the management of native vegetation communities;
      2) Removal, displacement, demucking, or disturbance of soil, rock, minerals, or water within the plant’s root zone;
      3) Introduction of livestock for grazing; `[Ord. 2005-003]`
      4) Placement of vehicles, structures, debris, fill, or other material objects thereon, including introduction or injection of water and other substances; and,
      5) Use of mechanical equipment within the plant’s root zone.
   c. for the purposes of **Art. 16, Airport Regulations**, modification to any permanent or temporary existing structure by a change in the structure's height, including appurtenances, lateral dimensions, and equipment or materials used in the structure. `[Ord. 2019-005]`


57. **Alteration, Building** – any change in the structure which will increase the number of dwelling units, the floor area, or height of the structure.

58. **Alteration of a Watercourse** – for the purposes of **Art. 18, Flood Damage Prevention**, a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the Base Flood. `[Ord. 2017-026]`

59. **Alternative Landscape Plan (ALP)** – a plan showing the location, quantity, and species of plants to be installed at non-residential, Multifamily, or residential planned developments. This plan shall be designed to preserve and incorporate existing native vegetation in excess of minimum standards or demonstrate innovative use of plant material and improve site design.

60. **Ambulatory Surgical Center** – An establishment primarily providing elective surgical care, in which the patient is admitted to and discharged within the same working day and is not permitted to stay overnight; and which is not part of a hospital. `[Ord. 2017-007]`

61. **Animal Control Facility** – means a government owned facility charged with enforcement of all local, State and Federal laws pertaining to animals or animal welfare, operation of an animal shelter(s), licensing of certain animals, investigations for dangerous dogs and animal-to-human bites, impoundment of stray or unwanted animals, disposition and adoption of animals, licensing and permitting of animal businesses as outlined in Palm Beach County **Ord. No. 98-22**, as may be amended, administration and oversight of animal welfare and animal issues that relate to animal protection, public safety and public health, rabies surveillance and vaccination programs, development of local standards for both public and private animal shelters and animal rescue organizations, and development and oversight of pet overpopulation programs. `[Ord. 2008-037]`

62. **Animal Shelter** – means a not for profit institutional establishment regulated by ACC **Ord. No. 98-22**, as amended, as a humane society, or private animal non-profit organization on 2.5 acres or more or when open to the public, that is used for the protection of unwanted or abandoned domesticated animals, the use of which may include sheltering, adoption, fostering, providing rescue or old age homes, medical or behavioral rehabilitation, or other accessory uses as may be permitted by ACC that are not regulated elsewhere by this Code. `[Ord. 2008-037]`
63. **ANSI** – the American National Standards Institute or its successor bodies.

64. **Antenna Height** – the overall vertical length of the antenna and antenna support structure above grade, or if such system is located on a building, then the overall vertical length includes the height of the building upon which the structure is mounted. In the event a retractable or demountable-type antenna support structure is utilized, the antenna height is to be calculated as the overall vertical length of the antenna and antenna support structure when fully extended.

65. **Antenna Support Structure** – any structure, mast, pole, tripod, or tower utilized for the purpose of supporting an antenna or antennas.

66. **Antiquated Subdivision** – as defined in the Plan.

67. **Appeal** – for the purposes of [Art. 18, Flood Damage Prevention], a request for a review of the Floodplain Administrator’s interpretation of any provision of [Art. 18, Flood Damage Prevention], which is filed with the Flood Damage Prevention Board. [Ord. 2017-025]

68. **Applicant**
   a. the owner of record, the agent pursuant to an agent's agreement acceptable to the County Attorney or the mortgagor in the case of bankruptcy.
   b. for the purposes of [Art. 12, Traffic Performance Standards], person seeking a Site Specific Development Order. In the Unincorporated Area, it consists of those Development Orders for which a Concurrency Certificate or Concurrency Exemption Determination is required.

69. **Approach Zone** – for the purposes of [Art. 16, Airport Regulations], an area longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary zone. An approach zone is designated for each runway based upon the type of approach available or planned for that runway end.

70. **Appurtenance** – for the purposes of [Art. 9, Archaeological and Historic Preservation], a part, possession, or other incidental part which is generally subordinate to, or adjoins the principal use of structure, i.e. fences, walls, steps, paving, sidewalks, signs and light fixtures.

71. **Aquifer** – a groundwater bearing geologic formation, or formations, that contain enough saturated permeable material to yield significant quantities of water.

72. **Arcaded Sidewalk** – a covered pedestrian walkway contiguous to a street, plaza or square that is open to the public and includes usable floor area above the roof of the arcade. [Ord. 2006-004] [Ord. 2010-022]

73. **Archaeological Evaluation Report** – for the purposes of [Art. 9, Archaeological and Historic Preservation], a letter prepared by the County Archaeologist evaluating the potential significance of an archaeological site after issuance of a Suspension Order by the Department.

74. **Archaeological Resources** – all evidences of past human occupations which can be used to reconstruct the life ways of past peoples and evidence of past animal life in the form of non-human vertebrate fossils. These include sites, artifacts, environmental and all other relevant information and the contexts in which they occur. Archaeological resources are found in prehistoric and historic period sites and areas of occupation and activity.

75. **Archaeological Site** – property or location which has yielded or might yield information on PBC, State or Nation's history or prehistory. Archaeological sites are evidenced by the presence of artifacts and features on or below the ground surface indicating the past use of a location at least 75 years ago by people or the presence of non-human vertebrate fossils. Archaeological sites include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, historic or prehistoric ruins which are, or may be the source of artifacts or other items of significant archaeological value.

76. **Archaeologist, Qualified** – a member of, or qualified for membership in the Florida Archaeological Council (FAC), or the Society of Professional Archaeologists (SOPA), Registry of Professional Archaeologists (RPA) or a person who meets the minimum professional requirements for an archaeologist as set by the United States Secretary of Interior. [Ord. 2008-037]

77. **Architectural Features** – for the purposes of [Art. 9, Archaeological and Historic Preservation], architectural features include the architectural style, scale, massing sitting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, type and texture of building material, public access open courtyards, windows, doors, and appurtenances. These features will include interior spaces where the interior has been given historic designation under the procedures listed in [Art. 9.B.3.A, Application for Historic Site or District Designation].

78. **Architectural Terms** – for the purposes of [Art. 5.C, Design Standards].
b. Architectural Compatibility – similar architectural composition that is agreeable, consistent, complimentary, and provides a degree of architectural integration with the structures in the surrounding area. Particular attention should be given to scale, proportion, unity, harmony, and context. [Ord. 2009-040]

c. Architectural Composition – the scale, height, mass, proportion, color, form, style, detail, treatment, texture, construction material, and roof design of a project or building. [Ord. 2009-040]

d. Architectural Style Sheets – examples of various architectural elements and components that define a particular character, style, or classification of architecture. [Ord. 2009-040]

e. Balance – the pleasing or harmonious arrangement or proportion of parts or elements in a design or composition. [Ord. 2009-040]

f. Green Architecture – a building designed to limit its environmental impact through environmentally conscious methods of design and construction. The focus shall pertain to the exterior of the building i.e. façade, roofline, exterior treatment, fenestration. [Ord. 2009-040]

g. Harmony – the orderly or congruent arrangement of elements or parts of a whole. [Ord. 2009-040]

h. Order – the condition of logical, harmonious, or comprehensible arrangement in which each element of a group is properly disposed with reference to other elements and to its purpose. [Ord. 2009-040]

i. Proportion – the comparative, proper, or harmonious relation of one part to another or to the whole with respect to magnitude, quantity, or degree. [Ord. 2009-040]

j. Rhythm – movement characterized by a patterned repetition or alternative of formal elements or not if it is in the same or a modified form. [Ord. 2009-040]

k. Scale – certain proportion to size, extent, or degree usually judged in relation to some standard or point of reference. [Ord. 2009-040]

l. Style – key elements associated with the style of a building. [Ord. 2009-040]

m. Unique Structure – a structure that is unusual, unequal, rare, or has distinct characteristics in relation to the architectural compatibility of a defined area. Scale, proportion, unity, and harmony shall be considered for unique structure classification. [Ord. 2009-040]

n. Unity – the state or quality of being combined into one that promotes a singleness effect. [Ord. 2009-040]

79. Area of Potential Effect (APE) – for the purposes of Art. 9, Archaeological and Historic Preservation, is the geographic area or areas within which a project’s undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist. The area of potential effects is influenced by the scale and nature of the undertaking and may be different for different kinds of effects caused by the undertaking. [Ord. 2008-037]

80. Arterial Street – see Street, Arterial.

81. Articulated Parapet – for the purposes of Art. 5, Supplementary Standards, a parapet with a height variation proportional to the building height.

82. Artifacts – for the purposes of Art. 9, Archaeological and Historic Preservation, relics, specimens, or objects of historical, prehistorical, archaeological, or anthropological nature, over 75 years old, which may be found on, above, or below the surface of the earth, including land and water, which have a scientific or historic value as objects of antiquity, as aboriginal relics, or as anthropological specimens, including but not limited to clothing, tools and weapons made of ceramics, worked stone, shell, bone, teeth, hide, feathers and horn, metal coins, glass, beads, building material, daub, and plant fibers. Objects over 75 years old but not of significant archaeological value shall not be considered an artifact for purposes of this Code. Further, objects under 75 years old and deemed by a qualified archaeologist to be of significant archaeological value shall be subject to the provisions of this Code.

83. Artificial Light Source(s) – for the purposes of Art. 14, Environmental Standards, any exterior source of light emanating from a man-made device, including but not limited to, incandescent, fluorescent, mercury vapor, low voltage, metal halide or sodium lamps, spotlights, flood lights, landscaping lights, street lights, vehicular lights, construction or security lights.

84. Artisanal Use – a land use involving the manufacture and sale of goods using only hand labor or table mounted electrical tools.

85. ASCE 24 – for the purposes of Art. 18, Flood Damage Prevention, a standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA. [Ord. 2017-026]

86. Association, Master Property Owners’ – a Property Owners’ Association (POA) of which membership is mandatory with the ownership of property subject to the master POA and which has the authority to represent the members and bind the members by such representation.
87. **Association, Property Owners** – an organization recognized under the laws of the State of Florida, operated under recorded maintenance and ownership agreements through which each owner of a portion of a subdivision, be it a lot, home, property or any other interest, is automatically a voting member, and each such member is automatically subject to a charge for a prorated share of expenses, either direct or indirect, for maintaining common properties within the subdivision, such as roads, parks, recreational areas, common areas and other similar properties. Within the text of this Code, a POA is considered to be a single entity for property ownership. As used in this Code, the term “Property Owners' Association” shall also be deemed to include a homeowner's association (HOA), condominium association or cooperative (apartment) association, as defined in F.S. ch. 711, as amended, having a life tenure of not less than 20 years, as well as a third party having an agreement with a condominium or cooperative association as permitted by F.S. ch. 711, as amended.

88. **Assured Construction**
   a. For the purposes of Art. 12, Traffic Performance Standards, Road Construction Improvements scheduled to be made to the Major Thoroughfare System by one or more of the following means:
      1) Inclusion in the adopted Five-Year County Road Program for commencement of construction; provided any anticipated non-public funds are secured by Performance Security;
      2) Inclusion in the adopted Five-Year State Department of Transportation Work Program for commencement of construction;
      3) Major Intersection or Link improvement for which a contract for construction which is secured by Performance Security has been executed and which, by its terms, requires that construction be completed within six years;
      4) Major Intersection or Link improvement which will be constructed pursuant to an Agreement; and which, by its terms, requires that construction be completed within six years;
      5) Major Intersection or Link improvements which is required to be constructed pursuant to a condition of a Development Order which by its terms requires that it be completed within six years and which has been secured by Performance Security;
      6) Specific inclusion in the capital improvements element of a municipal comprehensive plan for commencement of construction within five years provided:
         a) The improvements are financially feasible, based on currently available public revenue sources adequate to complete the improvement; and
         b) A comprehensive plan amendment would be required to eliminate, defer, or delay construction; or
   b. For purposes of a Concurrency Certificate for a Site Specific Development Order only, a Major Intersection or Link that the Applicant agrees to construct and guarantee through a Condition of Approval, or Agreement, said construction to be completed prior to issuance of the Certificate(s) of Occupancy which are phased to the improvement(s) and to be secured by Performance Security within six months of issuance of the Site Specific Development Order. No further Development Orders for the Project shall be issued if Performance Security is not timely posted.

89. **Attic** – the non-habitable storage area immediately beneath the pitch of a roof.

90. **Automated Teller Machines (ATMs)** – computerized, self-service machines used by financial institution customers permitting a full range of financial transactions, including (but not limited to) deposits, withdrawals and fund transfers, or the technological evolution thereof, without contact with financial institution personnel. [Ord. 2013-021]

91. **Average Daily Traffic** – for the purposes of Art. 12, Traffic Performance Standards, the average of two 24-hour weekday traffic counts taken at one location, with one count being taken in the Peak Season and the other in the Off-Peak Season. The Traffic Volume Map of the MPO shall normally be used to determine existing ADT for the West Palm Beach Urban Study Area. However, in all cases, where newer data are available from the FDOT or PBC, such newer data shall be used. Any person may provide a traffic count or counts which may be used, subject to the prior approval of the County Engineer for count location and adjustment factors based upon accepted traffic engineering principles, instead of the counts used in creating the Traffic Volume Map(s) where such counts are not available. The Average Daily Traffic established by the counts of PBC shall not include Friday counts after 8:00 a.m.

92. **Aviation Easement** – for the purposes of Art. 16, Airport Regulations, the assignment of a right to an airport proprietor to a portion of the total benefits of the ownership of real property. The selected rights may be granted or may be purchased.

93. **Awning** – a temporary hood or cover that projects from the wall of a building and that may include a type, which can be retracted, folded, or collapsed against the face of a supporting building.
B. Terms defined herein or referenced in this Article shall have the following meanings:


2. **Balloon** – an airtight bag that rises above the earth when force filled with hot air.

3. **Banner** – see Flag.

4. **Banquet/Reception Hall Facility** – a facility rented or used for temporary gathering of people for food, entertainment, and celebration of an event.

5. **Base Building Line** – a line horizontally offset from and running parallel to the centerline of a street from which property development regulations, including landscaping, parking and setbacks for front yard, corner side yard, are measured as set forth in this Code.

6. **Base Flood Elevation (BFE)** – for the purposes of Art. 18, Flood Damage Prevention, the elevation of the Base Flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Ord. 2004-13] [Ord. 2017-026]

7. **Basement** – for the purposes of Art. 18, Flood Damage Prevention, the portion of a Building having its floor subgrade (below ground level) on all sides. [Ord. 2017-026]

8. **Beach** – the zone of unconsolidated material that extends landward from the mean high water line of the Atlantic Ocean and inlets to the place where there is a marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. Beach is alternately termed shore.

9. **Beach Access Point** – for the purposes of Art. 5, Supplementary Standards, any path through or over the dune used by the general public or, with respect to private property, by the owners or with the owner’s permission, for the purpose of gaining access to the beach.

10. **Beach Compatible Sand** – for the purposes of Art. 14.A, Sea Turtle Protection and Sand Preservation, any sand that is similar to the native beach and dune material in terms of grain, size, distribution and color. The fill material shall consist of sand that falls within the same size classification of sand within the Unified Soils Classification System [i.e., fine sand (0.074 to 0.42 millimeters), medium sand (0.42 to 2.0 millimeters) and coarse sand (2.0 to 4.76 millimeters)] as that of the native beach material. The acceptable silt/clay fraction (less than 0.074 millimeters) and gravel/cobble fraction (greater than 4.76 millimeters) shall be based upon existing site conditions. Sand grain size analyses shall be consistent with the grain size methodologies described in ASTM standard D-422 and D-1140. The fill material color shall match the color of the existing beach and dune coloration. [Ord. 2011-001]

11. **Beach Fill** – for the purposes of Art. 5, Supplementary Standards, sand placed on the beach.

12. **Beachfront Lighting** – for the purposes of Art. 14, Environmental Standards, all lighting within or causing illumination within the jurisdictional boundaries of this Chapter or which is directly or indirectly visible from the beach. For the purpose of this Chapter, Coastal Lighting is synonymous with Beachfront Lighting. [Ord. 2011-001]

13. **Beach Obstruction** – Any natural or artificially constructed structure(s) that: (1) does not constitute fixed structure(s); (2) does not require a Building Permit; (3) is not required for public safety; (4) upon review by the County Administrator or his/her designee does not present an actual or potential threat to the beach and the dune system and adjacent properties. All temporary manmade structures including but not limited to beach umbrellas, beach furniture, recreational equipment, boats or any other man-made items that interfere with the use of the beach as a nesting habitat. [Ord. 2006-036] [Ord. 2011-001]

14. **Benefit Zones** – for the purposes of Art. 13, Impact Fees, the geographic area as set forth in individual Chapters of this Article within which impact fees are collected and spent.

15. **Berm** – man made or natural change in grade not exceeding a three-in-one slope measured from the highest curb or parking area. A berm shall be constructed of clean fill as defined by DEP, excluding block, brick, tile, and glass.

16. **Best Management Practices (BMPs)** – technologically and economically feasible means of preventing or reducing amounts of pollution generated by point and non-point sources to a level compatible with the water quality and quantity objectives of PBC. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters. [Ord. 2013-021]

17. **Billboard** – a sign or structure, other than temporary signs as defined in this Article, portraying information or directing attention to a business, activity, commodity service, entertainment, or communication which is not conducted, sold or offered at the parcel on which the sign or structure is located, or which does not pertain to the parcel upon which the sign or structure is located.
18. **Billboard, Changeable Copy Sign Face** – a sign face containing one or more advertisements or promotions that are changed automatically or mechanically.

19. **Billboard Company** – any firm, organization, or individual which owns one or more billboards.

20. **Billboard Demolition Permit** – the permit issued by the Building Division which allows demolition of an existing billboard.

21. **Billboard Height** – measured from finished grade to the highest point of a billboard face, excluding temporary embellishments.

22. **Billboard Inventory** – the official inventory, as updated by the signatories to the billboard stipulated settlement agreement, of billboards existing in unincorporated PBC.

23. **Billboard, Lawfully Erected** – any billboard erected in PBC consistent with applicable Zoning Code and Building Permit procedures and described on the official inventory prepared by the PZB in 1988, and as updated pursuant to the billboard stipulated settlement agreement,

24. **Billboard Location** – an area within a radius of not more than 100 feet from the location of an existing billboard structure.

25. **Billboard Registration Permit** – the annual permit issued by the Zoning Division for existing billboards that can be replaced or relocated.

26. **Billboard Relocation** – the removal of an existing billboard structure from a billboard location included in the updated billboard inventory to a different location consistent with the terms of this Code and the billboard stipulated settlement agreement.

27. **Billboard Relocation Permit** – the permit issued by the Zoning Division which allows relocation of an existing billboard to another location.

28. **Billboard Replacement** – the removal of an existing billboard structure and construction of a new billboard within the permitted billboard location.

29. **Billboard Setback** – the required minimum horizontal distance between a billboard structure and all property lines.

30. **Billboard Sign Face** – the fixed or changeable portion of the billboard structure upon which one or more advertising messages are displayed.

31. **Billboard Stipulated Settlement Agreement** – the agreement between PBC, Ackerley Advertising, 3M National Advertising, and any other affected parties who may agree to the stipulations therein, approved on February 6, 1996 by the BCC to terminate legal proceedings initiated by Case No. 92-8752, Case No. CL92-1187-AO, Case No. 92-1187-AO, and Case No. CL93-7958AH.

32. **Billboard Structure** – all structural elements of a billboard, including but not limited to structural framework and supports, and lighting.

33. **Billboard Temporary Embellishment** – additional billboard area attached to and extending beyond the side and top of a billboard.

34. **Biohazardous Waste** – any solid waste or liquid waste, which may present a threat of infection to humans. The term includes, but not limited to, non-liquid human tissue and body parts; hospital, laboratory, or veterinary waste which contains human disease-causing agents; discarded sharps; human blood, human blood products, and body fluids.

35. **Biomass** – For the purposes of Art. 4, Use Regulations, Plant material, vegetation or agricultural waste used as a fuel or energy source. [Ord. 2008-037]

36. **Blank Copy** – any paraphernalia including pennants, streamers, and banners that are intended solely to attract attention and which contain no letters or symbols.

37. **Block**
   a. A parcel of land entirely surrounded by streets, railroad R-O-W, parks or other public space, or a combination thereof.
   b. For the purposes of Art. 3, Overlays and Zoning Districts, an area of land entirely bounded by streets.

38. **Boarding House** – a dwelling, or part thereof, in which lodging is provided by the owner or operation to three or more boarders.

39. **Boat Trailer** – any non-powered car coupled to, and drawn by, a motorcar in front of it for the carrying of boats.

40. **Boatyard** – a facility intended to provide complete construction or repair services for marine crafts in addition to such dry storage as may be found complimentary to the primary use, but not including docking of pleasure craft for residential purposes.

41. **Boca Taxing District** – the Greater Boca Raton Beach and Park Taxing District, including the municipal limits of Boca Raton.
42. **Bottled Water** – for the purposes of [Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems](#), water that is sealed in a container or package and is offered for sale for human consumption or other uses.

43. **Bottled Water Plant** – for the purposes of [Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems](#), any place or establishment in which bottled water is prepared for sale.

44. **Boundary Plat** – see Plat, Boundary.

45. **Branch** – for the purposes of [Art. 7, Landscaping](#), a secondary shoot or stem arising from one of the main axes (i.e., trunk or leader) of a tree.

46. **Breakaway Walls** – any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic, or other suitable building material, that is not part of the structural support of the building and is intended through its design and construction to collapse under specific later loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

47. **Buffer Area** – for the purposes of [Art. 14.D, Prohibited Invasive Non-Native Vegetation Removal Ordinance](#), an area outside the perimeter of a designated natural area drawn by geographical information system reference which determines what is to be protected from unwanted seed source, prohibited invasive non-native vegetation removed, incentives provided and canopy replaced.

48. **Buffer, Landscape** – see Landscape Buffer.

49. **Build-to-Line** – an alignment establishing a certain location for a building from either the R-O-W for a public street or the curb line along internal streets for a TMD, TND Neighborhood Center, WCRAO, IRO, or PRA project. ([Ord. 2010-005] [Ord. 2010-022] [Ord. 2017-025]

50. **Buildable Area** – the portion of a lot remaining after the setbacks have been provided.

51. **Building**
   a. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature. For purposes of this Code, tanks (including but not limited to water, gas and other types of storage tanks) and water towers will not be considered buildings. ([Ord. 2007-013]
   b. For the purposes of [Art. 18, Flood Damage Prevention](#), a structure that encloses an area for any use and shall not include structures such as walls, playground equipment or gas tanks. The terms Structure and Building are interchangeable in the National Flood Insurance Program. ([Ord. 2004-013] [Ord. 2017-026]

52. **Building Construction** – the erection of a structure intended for human habitation in the case of residential land use, or occupancy or use of such in the case of non-residential land use.

53. **Building Coverage** – that portion of the area of a lot, expressed as a percentage, occupied by the square footage of the ground floor area of a building or structure.

54. **Building, Elevated** – a non-basement building that has its lowest floor elevated above ground level by fill, solid foundation perimeter wall pilings, columns, posts or piers, shear walls, or breakaway walls.

55. **Building Frontage** – the linear dimensions of a building which faces upon a public street, projected along the street property line. Where a building faces two or more streets, the frontage containing the principal street address shall be designated as the building frontage.

56. **Building Height** – the vertical distance measured in feet from finished grade to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs.

57. **Building Mezzanine** – a low-ceilinged story between two main stories of a building. A mezzanine shall be counted as one story if it covers more than one-third of the area of the floor below.

58. **Building Permit**
   a. an official document or certificate issued by the governmental authority having jurisdiction, authorizing the construction of any building. Building Permit includes a tie-down permit for a structure or building that does not require a Building Permit, such as a mobile home, in order to be occupied.
   b. for the purposes of [Art. 12, Traffic Performance Standards](#), a Development Order under F.S. § 163.3164, issued under the Standard Building Code by the Building Division of PZB in the unincorporated area or similar department in a municipality authorizing the construction of a structure.

59. **Building Site** – a portion or parcel of land considered as a unit, devoted to a certain use or occupied by a building or group of buildings that are united by a common interest or use and customary accessory buildings and open spaces.

60. **Building Square Footage** – the gross constructed area of all buildings and structures covered by a solid or screened roof and totally or partially enclosed by walls or other material. Non-residential outdoor...
areas covered or uncovered which functionally extend the primary use, such as open seating and open retail are included, except that uses which generally completely occur outdoors, such as vehicle or monument sales, nurseries, gasoline sales, salvage yards, and outdoor storage, are not included. Non-residential canopies and screened enclosures, which functionally extend the primary use, are included. Decorative canopies or canopies designed to protect from weather are not included. For Art. 13, Impact Fees, purposes of residential development, the square footage is the conditioned area of the building as measured to the outside of the exterior wall. If the residential structure or addition has no conditioned area, square footage shall be the living area of the building as measured to the outside of the exterior wall.

61. **Building Story** – the Florida Building Code says for purposes of determining construction type (material requirements, etc.), that a basement is not counted as a story when the upper surface of the first floor above it complies with all of the following:
   a. Is less than seven feet above grade;
   b. Is less than seven feet above finish ground level for more than 50 percent of the perimeter of a building; and
   c. Is less than 12 feet above finish ground level around the entire building perimeter.

62. **Building, Modular** – constructed in accordance with PBC Building Code, composed of components substantially manufactured and assembled off-site and shipped for final assembly on the building site on a permanent foundation.

63. **Building, Principal** – a building in which is conducted the primary use of the lot on which it is located.

64. **Buildout Period** – for the purposes of Art. 12, Traffic Performance Standards, the anticipated time between the issuance of the Site Specific Development Order and December 31st of the year of completion of a proposed Project as assumed in the Traffic Impact Study and approved by the County Engineer in accordance with the standards set forth in Art. 12.C.1.B.3, Projected Buildout Period. Completion of a project shall mean the issuance of the final Certificates of Occupancy (COs) for buildings in a project. [Ord. 2005-002] [Ord. 2007-013] [Ord. 2010-022]

65. **Bulkheads** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, structures of concrete, wood, or other permanent material affixed to the land adjacent to a water management tract or other water body for the purpose of establishing a vertical surface at the waters edge and stabilizing the land behind the bulkhead; provided, however, that water control structures and endwalls around outfalls and bridges shall not be considered bulkheads.

66. **Bus Bays (Turnouts or Pullouts)** – For the purposes of Art. 5.H, Mass Transit Standards, a specifically constructed area off the normal roadway section for bus loading and unloading. Typically, they are used in areas of high bus and rider volumes with adequate right of way where the roadway speed limit is 40 MPH or greater. Located outside of the sight triangle, cross walk area and adjacent to the sidewalk, they require a minimum 12-foot travel lane adjacent to the curb side lane measured parallel to the adjacent roadway with adequate provisions for appropriate curb side Bus Stop infrastructure. Minimum length is dependent on distance to the adjacent curb/shoulder. [Ord. 2008-003]
   a. Urban (Curb and Gutter): A minimum 240-foot length is required (80-foot entrance taper, 100-foot stopping area for 2-buses, 60-foot exit taper). Increase the stopping area by 50-feet for each additional bus expected to stop simultaneously. [Ord. 2008-003]
   b. Rural (Shoulder): A minimum 190-foot length is required (80-foot entrance taper, 50-foot stopping area for 1-bus, 60-foot exit taper). Increase the stopping area by 50-feet for each additional bus expected to stop simultaneously. [Ord. 2008-003]

67. **Bus Bulb Outs (Nubs or Curb extensions)** – For the purposes of Art. 5.H, Mass Transit Standards, a bus stop wherein the sidewalk is extended into the parking lane, thereby allowing the bus to pick up passengers without leaving the travel lane. Typically, they are used in areas of high pedestrian and vehicular activity with limited sidewalk space and where the roadway speed limit is less than 40 MPH. Located outside of the sight triangle, cross walk area and adjacent to the sidewalk, they require a minimum width of 30-foot measured parallel to the roadway. Adequate length measured perpendicular to the curb and transition to the curb are required. [Ord. 2008-003]

68. **Bus Rapid Transit (BRT)** – For the purposes of Art. 5.H, Mass Transit Standards, flexible, rubber-tired rapid transit mode integrating facilities, services, and infrastructure that collectively improves the speed, reliability, and identity of bus transit by combining stations, vehicles, services, running ways, and Intelligent Transportation System (ITS) elements into an integrated system. [Ord. 2008-003]
   a. Stations: Bus Stop Boarding & Alighting Areas widened to 50 feet typically spaced 2,000 to 7,000 feet apart enabling buses to operate at high speeds and located curbside or on the outside of bus-only roads or arterial median busways. [Ord. 2008-003]
b. Vehicles: Conventional standard and articulated diesel buses but may include innovative and distinctive designs for dedicated BRT vehicles. [Ord. 2008-003]

c. Services: Service Patterns may include express, limited-stop, or all stop operation in addition to feeder bus services at selected stations and extending beyond the limits of busways and bus lanes. [Ord. 2008-003]

d. Running Ways: Dedicated guideways and high occupancy vehicle lanes that can include mixed traffic lanes, curb bus lanes contra-flow freeway bus lanes, separated rights-of-way (busways), and median busways on urban streets; reserved lanes on freeways; and bus only roads, tunnels, and bridges. [Ord. 2008-003]

e. Intelligent Transportation System (ITS): Automated Vehicle Locator (AVL) systems; passenger information systems; and transit preferential systems at signalized intersections, controlled tunnel or bridge approaches, toll plazas, and freeway ramps. [Ord. 2008-003]

69. **Bus Stop Boarding and Alighting Area** – For the purposes of Art. 5.H, Mass Transit Standards, The Bus Stop Boarding and Alighting Area is the area at a Bus Stop consistent with the above Bus Stop standards with a minimum 30-foot length inside, parallel to, and along the property line; and a minimum 10-foot depth inside and perpendicular to the development site property line. It can be as much as 200 feet from any site triangle. It must agree with applicable portions of the Palm Tran Design Manual as well as other ADA, FDOT, PBC requirements. [Ord. 2008-003]

70. **Bus Stop Zone** – For the purposes of Art. 5.H, Mass Transit Standards, The length of roadway designated, marked, or signed as available for use by a bus loading or unloading passengers including ingress and egress from a bus stop. [Ord. 2008-003]

C. **Terms defined herein or referenced in this Article shall have the following meanings:**

1. **Canopy** – a permanently roofed shelter whether fabric or hand construct, projecting over a sidewalk, driveway, entry, window, or similar area, which shelter may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground, free of enclosed walls.

2. **Canopy Tree** – see Tree, Canopy or Shade.

3. **Capacity** – for the purposes of Art. 13, Impact Fees, the maximum number of vehicles for a given time period which a road can safely and efficiently carry, usually expressed in terms of vehicles per day.

4. **Capital Drainage Facility** – the planning of, engineering for, acquisition of land for, or the construction of drainage facilities necessary to meet the LOS for Capital Drainage Facilities.

5. **Capital Facilities** – for the purposes of Art. 13, Impact Fees, land, infrastructure, structures, and fixtures having a cost or value of at least $1,000; personal property and equipment having an aggregate cost or value of at least $1,000; hard-bound books and materials having a cost or value of at least $25, which must be of a non-consumable nature and be expected to be in service for at least one year.

6. **Capital Facility Costs** – all costs directly associated with the acquisition, design, engineering, site preparation, construction and placement of a capital facility. It excludes operation and maintenance costs, and the repair, replacement, or renovation of existing capital facilities where the capital facility improvement does not add capacity.

7. **Capital Fire-Rescue Facilities** – for the purposes of Art. 13, Impact Fees, the planning of, engineering for, acquisition of land for, or the construction of fire-rescue facilities and the purchase of equipment necessary to meet the LOS for Capital Fire-Rescue Facilities.

8. **Capital Improvement Element** – the Capital Improvement Element of the Plan.

9. **Capital Mass Transit Facilities** – the planning of, engineering for, acquisition of land for, or the construction of or purchase of mass transit facilities and equipment necessary to meet the LOS for Capital Mass Transit Facilities.

10. **Capital Potable Water Facilities** – the planning of, engineering for, acquisition of land for, or the construction of potable water facilities necessary to meet the LOS for Capital Potable Water Facilities.

11. **Capital Recreation and Park Facilities** – the planning of, engineering for, acquisition of land for, or the construction of buildings and park equipment necessary to meet the LOS for Urban Capital Park and Recreation Facilities and Rural Capital Park and Recreation Facilities.

12. **Capital Road Facilities** – the planning of, engineering for, acquisition of land for, or the construction of roads on the Major Road Network System necessary to meet the LOS for Capital Road Facilities.

13. **Capital Sanitary Sewer Facilities** – the planning of, engineering for, acquisition of land for, or the construction of sanitary sewer facilities necessary to meet the LOS for Capital Sanitary Sewer Facilities.

14. **Capital Solid Waste Facilities** – the planning of, engineering for, acquisition of land for, or the construction of solid waste facilities necessary to meet the LOS for Capital Solid Waste Facilities.

15. **Carport/Private Garage** – a roofed accessory structure or a portion of a main building providing space for the parking or storage of motor vehicles of the occupants of the main building.
16. Catchment – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a sub-area of a drainage basin which contributes stormwater runoff by overland flow to a common collection point.

17. Certificate of Appropriateness – for the purposes of Art. 9, Archaeological and Historic Preservation, a written document, issued under the terms and conditions of this Article, allowing specified alterations, demolition, construction, or other work to a designated historic site, or for a building or structure within a designated historic district.

18. Certificate of Completion – see Chapter 1 of the Florida Building Code with PBC Amendments.


20. Certificate to Dig – for the purposes of Art. 9, Archaeological and Historic Preservation, a written document, issued under terms and conditions of this Article and is necessary prior to:
   a. Issuance of a Development Order for parcels identified on the map of known archaeological sites;
   b. Removal of a suspension order on a site where artifacts or fossilized human remains or non-human vertebrate fossils are found during the development process; or,
   c. Issuance of a Development Order for a Type 3 Excavation.

21. Certification – all applicable code regulations and standards have been addressed.

22. Champion Tree – the largest tree of a species which has been designated by the Florida Department of Agriculture and Consumer Services.

23. Chapel – For the purposes of Art. 4, Use Regulations, means a use other than a Place of Worship, for religious fellowship, prayer or worship as an accessory use to a non-religious institution or use, such as a College or University, Hospital, Prison, Funeral Home, Airport, and Cemetery. [Ord. 2017-007]

24. Chipping and Mulching – an establishment using equipment designed to cut tree limbs, brush or wood construction debris into small pieces for use as mulch.

25. Circumference – for the purposes of Art. 14.C, Vegetation Preservation and Protection, a measurement of the circular distance around a tree trunk measured at a point four and one-half feet above the ground.


28. Climb Gradient – for the purposes of Art. 16, Airport Regulations, an aircraft instrument departure procedure requiring adherence to minimum climb stops or grade expressed in feet per nautical mile.


30. Clustered Lots – residential parking lots grouped on a common street or parking tract where access is either a dead end street, loop, or otherwise designed so as to preclude its extension for access to additional lots.

31. Coastal Construction – means the carrying out of any activity within jurisdictional boundaries specified in Art. 14.A, Sea Turtle Protection and Sand Preservation, to modify or improve site conditions including, but not limited to, building, clearing, filling, excavation, grading, removal or planting of vegetation, or the making of any material change in the size or use of any structure or the appearance of site conditions, or the placement of equipment or material upon such sites. [Ord. 2011-016]

32. Coastal Construction Control Line – for the purposes of Art. 18, Flood Damage Prevention, the line established by the State of Florida, pursuant to F.S. § 161.053, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions. [Ord. 2017-026]

33. Coastal High Hazard Area – For the purposes of Art. 18, Flood Damage Prevention, a Special Flood Hazard Area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal High Hazard Areas are also referred to as “high hazard areas subject to high velocity wave action” or “V Zones” and are designated on a Flood Insurance Rate Map as Zone V1-V30, VE, or V. [Ord. 2004-013] [Ord. 2017-026] [Ord. 2004-013]

34. Coastal Protection Zone – an area of jurisdiction established by this section. This zone extends from the mean high water line of the Atlantic Ocean to a line 25 feet landward of the crest of the dune or the State of Florida Coastal Construction Control Line, whichever is more landward.


36. Code Inspector – any authorized agent or employee of PBC whose duty is to assure Code compliance.
37. **Collocated Use** – Development in a Standard Zoning District with two or more uses classified with the definition of a use listed in Art. 4, Use Regulations. [Ord. 2006-013]

38. **Collocation** – the placement of more than one service providers’ antenna on an existing commercial communication tower or structure. The term collocation also includes the ground-mounted, structure-mounted or roof-mounted installation of the accessory equipment and structures needed for the functioning of the wireless facility. [Ord. 2006-004]

39. **Colonnade** – a covered pedestrian structure over a sidewalk that is open to the street except for supporting columns. Awnings are not considered colonnades.

40. **Combined Transmission/Communication Structure** – any combination of communication tower and electrical transmission line constructed within an electrical transmission line streets created pursuant to the “Transmission Line Siting Act” in F.S. § 403.52.

41. **Commercial Agricultural Development** – agriculture conducted for commercial purposes within the Agricultural Production Plan Category North of the L-8 Canal and East of the North Tieback Canal, the Agricultural Reserve (AGR) Plan Category, and those activities classified as special agriculture.

42. **Commercial Corridor** – For the purposes of the IRO, linear Arterial or Collector Streets located in the Urban/Suburban Tier that are predominantly lined with properties having a commercial FLU designation or zoning district. [Ord. 2010-005]

43. **Commercial Sewage Waste** – as defined by Chapter 64E-6, F.A.C.

44. **Commercial Vehicle** – a vehicle principally used in commerce or trade or any vehicle that is not a recreational vehicle that exceeds the following limits: rated capacity of one ton; gross vehicle weight rating (GVWR) does not exceed 12,500 pounds, including load; height exceeds nine feet, including any load, bed or box; and total vehicle length of 26 feet. Such vehicles shall include tow trucks, transport vehicles, construction vehicles, semi-trucks and step-vans. [Ord. 2008-003]

45. **Communication Tower Users List** – an official list of commercial communication tower service providers, maintained by the Development Review Officer, to assist new users to locate existing sites to encourage collocation, pursuant to Art. 4.B.9.E, Eligible Facilities Request for Modification. [Ord. 2009-040] [Ord. 2017-007]

46. **Community Development District** – Refer to F.S. ch. 190 for applicability. [Ord. 2020-001]

47. **Community Water System** – for the purposes of Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems, a public water system which serves at least 15 service connections used by year round residents or which serves at least 25 year round residents.

48. **Community Well** – for the purposes of Art. 15.A, PBC Environmental Control Rule I – Onsite Sewage Treatment and Disposal Systems, a water well that is a source of potable water and functions as part of a community water system.

49. **Commuter Bus** – For the purposes of Art. 12, Traffic Performance Standards, transit service connecting communities to employment centers. [Ord. 2006-036]

50. **Compatible/Compatibility**
   a. For the purposes of Art. 5, Supplementary Standards, design, which utilizes accepted site planning (e.g. building placement, orientation, and sitting) and the elements of architectural composition within the context of the surrounding area. Similar adjacent land uses or square footage shall not necessarily constitute architectural compatibility.
   b. Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.

51. **Compatible Sites** – residential uses or pods adjacent to residential uses or pods; or adjacent to residential uses or pods with a density difference less than or equal to two units per acre.

52. **Complaining Land** – for the purposes of Art. 5, Supplementary Standards, that land which is included in a residential district receiving sound levels above those permitted by Art. 5.E, Performance Standards.

53. **Complement/Complementary** – for the purposes of Art. 5, Supplementary Standards, having similar architectural composition.

54. **Complete Application**
   a. For the purposes of Art. 12, Traffic Performance Standards, an application filed with the Local Government which satisfied all application requirements of State law; and the relevant land development regulations, the general rules and policies adopted, and the customary general practices of the Local Government.
b. For the purposes of Art. 14, Environmental Standards, an application which includes all materials and documents which are necessary to support the application and which has been accepted as complete by ERM.

55. Completely Enclosed – a building separated on all sides from adjacent open area, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows or entrances or exit doors normally provided for the accommodation of persons, goods, or vehicles.

56. Composting – the process by which biological decomposition of organic solid waste is carried out under controlled conditions, and which stabilizes the organic fraction into a material which can easily and safely be stored, handled, and used in an environmentally acceptable manner. [Ord. 2013-021]

57. Comprehensive Plan – see Plan.

58. Conceptual Master – for the purposes of Art. 8, Signage, a conceptual plan indicating the total number, location, and sign area of all proposed signs on a site plan or typical building elevation.

59. Concurrency, Affidavit of Waiver – a document evidencing the grant of an exception to the plating requirement or the required improvements installation requirement.

60. Concurrency Certificate – for the purposes of Art. 12, Traffic Performance Standards, in the Unincorporated Area, Concurrency Reservation, or Adequate Public Facilities Determination, as defined in Art. 2.F. Concurrency (Adequate Public Facility Standards), and this Chapter; or similar confirmation in a Municipality.

61. Concurrency, 80 Percent Built Out – 80 percent built out means the evaluation of the entire project.

62. Concurrency Exemption Certificate – a properly issued order of the Hearing Officer pursuant to the Code of Laws and Ordinances of PBC, Florida, as amended, by which a parcel or lot is exempt from the concurrency requirements of the Plan.

63. Concurrency Exemption Determination
   a. For the purposes of Art. 2, Application Processes and Procedures, a determination that the land in the Unincorporated Area is exempt from the concurrency standards of the Plan and this Code;
   b. For the purposes of Art. 12, Traffic Performance Standards, a determination that the property in the Unincorporated Area is exempt from the concurrency requirements of the Plan pursuant to Ord. No. 89-5, as amended.

64. Concurrency Exemption (Exemption) – an order approved by the Zoning Director that the development is exempt from the concurrency standards of the Plan pursuant to meeting the requirements of Art. 2.E. Monitoring of Development Orders (DOs) and Conditions of Approval.

65. Concurrency Exemption Extension – an order issued by the Zoning Director extending a Concurrency Exemption for a two-year period.

66. Concurrency, Equivalency Determination – a determination approved by the Zoning Director that the proposed development or uses would require equal or lesser public facility capacity than the valid concurrency reservation or existing use(s) require(s). Approval of an equivalency determination results in either (1) amending an existing reservation or exemption; or (2) the issuance of a new reservation.

67. Concurrency, Level of Service (LOS) – an indicator of the extent or degree of service provided by, or proposed to be provided by a public facility or service based on and related to the operational characteristics of the public facility or service.

68. Concurrency, Public Facilities – capital facilities including, but not limited to, roads, parks and recreation, fire-rescue, library, law enforcement, and public buildings. [Ord. 2018-002]

69. Concurrency, Public Facilities Agreement – an agreement entered into by PBC or a service provider and a developer or landowner for the purpose of ensuring public facility capacity is reserved for a proposed development.

70. Concurrency Requirements of the Plan – the provisions in the Plan and the implementing land development regulations requiring that public facilities for traffic circulation, mass transit, sanitary sewer, potable water, recreation/open space, fire-rescue, solid waste, and drainage are available at the minimum LOS concurrent with the impact of the Development; and, as to the applicability of expanded or more stringent traffic performance standards pursuant to State of Florida mandates under F.S. ch. 163 such requirements as set forth in the future traffic performance standards ordinance(s). [Ord. 2019-005]

71. Concurrency Reservation – a certificate approved by the Zoning Director with or without conditions, which may be considered in conjunction with a Development Agreement, public facility agreement, or other binding agreement and pursuant to the terms of Art. 2.F.1, General, Adequate Public Facility Standards, that constitutes proof of adequate public facilities to serve the proposed development.

72. Concurrency, Service Provider – any agency that is responsible for the provision of public facilities to development in PBC.
73. **Condition of Approval** – imposed as part of, or associated with, the issuance of a Development Order. [Ord. 2010-022]

74. **Conditional Use** – those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, configuration, intensity and density of use, structures, and may require the imposition of conditions pertinent thereto in order to ensure the appropriateness of the use at a particular location.

75. **Cone of Depression** – for the purposes of [Art. 14.B, Wellfield Protection], an area of reduced water levels which results from the withdrawal of groundwater from a point of collective source such as a well, wellfield, de-watering site or quarry. The aerial extent and depth of the depression is a function of the hydraulic properties of the aquifer, the pumping rates and recharge rates. [Ord. 2006-036]

76. **Confluent Growth** – for the purposes of [Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems], a continuous bacterial growth covering the entire filtration area of a membrane filter used for coliform detection, or a portion thereof, in which bacterial colonies are not discrete.

77. **Conforming** – complies with the current regulations.

78. **Congregate Living Personal Services** – assistance with or supervision of essential activities of daily living such as eating, bathing, grooming, dressing, and ambulating; supervision of self-administered medication and such other similar services as may be defined by the State of Florida Department of Health and Rehabilitative Services.

79. **Conical Zone** – for the purposes of [Art. 16, Airport Regulations], the area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet.

80. **Consecutive Water System** – a water supply system which serves at least 15 service connections used by year round residents or which serves at least 25 year round residents which receives its water from a community water system. [Ord. 2005-003] [Ord. 2006-004]

81. **Consistency** – determined to satisfy the specific requirement(s) of this Code or F.S. § 163.3194.

82. **Constrained Facility** – for the purposes of [Art. 12, Traffic Performance Standards], a Link which is widened (or assumed to be widened under Test 2) to its adopted width as determined by the BCC as part of the Thoroughfare R-O-W Identification Map.

83. **Construction** – the placement, assembly, erection, substantial repair, alteration or demolition of a building or structure on land, the placement of concrete, asphalt, similar materials on land, or grading or earthwork of land.

84. **Construction and Demolition Debris** – for the purposes of [Art. 4.B.5.C.12, Recycling Plant], Construction and Demolition Debris means discarded solid materials that are not water soluble and not hazardous, including, but not limited to: steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, lumber. It also includes rocks and soils from construction, renovation or demolition of a structure or a site; and, trees or vegetative material from land clearing. [Ord. 2017-007]

85. **Construction Equipment** – a mechanical implement principally used in construction activity. Such equipment shall include but is not limited to: bobcats, front-end loaders, over-head cranes, graders, dump trucks, compactors, forklift, steam rollers, earth movers, bulldozer, backhoe, concrete mixer, trenchers, cable/pipe layers or any such equipment that is not a street worthy vehicle.

86. **Construction Work**
   a. Any site preparation, assembly, erection, substantial repair, alteration, demolition or similar action to buildings or land.
   b. For the purposes of [Art. 5, Supplementary Standards], the use of mechanical or manual equipment to build or improve a lot or structure such as but not limited to: shovels, saws, drills, hammers that creates noise.

87. **Contaminant** – for the purposes of [Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems], any physical, chemical biological or radiological substance or matter in water.

88. **Contiguous**
   a. Lots that share a common border, or lands separated only by streets, easements, pipelines, power lines, conduits, R-O-W under ownership of the land owner of one of the subject parcels, a POA or a governmental agency, or a public utility. [Ord. 2006-004]
      1) For density purposes lots that touch point-to-point, or lots which are separated by waterways, streets or major easements are not considered contiguous. [Ord. 2006-004]
      2) For the purpose of AGR preservation parcels, the following shall not be considered contiguous: lots that touch point-to-point or are separated by Collector or Arterial Streets. [Ord. 2006-004]

89. **Contributing Resource** – for the purposes of [Art. 9, Archaeological and Historic Preservation], building, site, structure, or object adding to the historic significance of a property or district.

90. **Control Device** – the element of a discharge structure which allows release of water under controlled conditions.
91. **Control Elevation** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], the lowest elevation at which water can be released through a control device.

92. **Corner Clip** – an area at each side of a street intersection, or driveway connection to a street, which is subject to restrictions on the construction, installation, placement, or maintenance of visual obstructions. The location and dimensions of said area, whether located within or adjacent to the legally established street boundaries, shall be as shown in Figure 3.D.1.D, Corner Clip Setback.

93. **Corner Store** – a small store located in a multi-story mixed use building devoted to the retail sale of a limited line of food and household items with a corner entrance.

94. **County** – Palm Beach County, Florida. Also referred to as PBC in this Code.

95. **County Archaeologist** – for the purposes of [Art. 9, Archaeological and Historic Preservation], staff member of or contracted to PZB who shall be a qualified Archaeologist.

96. **County Standards** – the minimum standards, specifications, and details for design and construction of streets and other infrastructure improvements, as promulgated by the County Engineer pursuant to Resolution R-90-740 of the BCC as may be amended. Said standards include, but are not limited to those compiled in the most current edition of the Palm Beach County Land Development Design Standards Manual.

97. **Covenant** – a recordable instrument that runs with the land, binds the fee simple owner, heirs, successors, and assigns, and is recorded. It may include recorded Development Agreements or other agreements. Covenants may include PBC as a party or intended beneficiary, shall recite the benefit intended, and shall include any terms or conditions under which it may be released.

98. **Covered Walkway** – a pedestrian walkway that is covered by a roofed structure that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground.


100. **Credit** – for the purposes of [Art. 13, Impact Fees], a reduction in the particular impact fee based on: (1) previous payments for which no benefit was received and future payments of the development toward the capital facilities for which the impact fee is assessed; (2) a reduction of impact due to: redevelopment of existing square footage; other assessments for the same capital facilities; in-kind contributions; or, in the case of Park Impact Fees, alternative municipal provision of like capital facilities, or proximity to the beach.

101. **Credit Factor** – For the purposes of [Art. 12, Traffic Performance Standards], a multiplier used in calculating points available as a result of a project’s use of congestion mitigation strategies. [Ord. 2006-036]

102. **Crest of Dune** – for the purposes of [Art. 14.A, Sea Turtle Protection and Sand Preservation], the highest point in elevation of the dune.

103. **Crime Prevention Through Environmental Design (CPTED)** – design philosophy which promotes proper design and effective use of the built environment with the goal of reducing the fear and incidence of crime, and improving quality of life.

104. **Critical Facility** – for the purposes of [Art. 18, Flood Damage Prevention], a facility for which any flooding would adversely affect essential public services. Critical facilities include, but are not limited to, nursing homes, hospitals, police, fire and emergency response installation, or installations which produce, use or store hazardous materials or hazardous waste. [Ord. 2004-013]

105. **Critical Volumes** – for the purposes of [Art. 12, Traffic Performance Standards], the sum of all movements in an intersection which conflict with one or more other movements as established pursuant to the Transportation Research Board, Special Report 209, Highway Capacity Manual (1985), “Planning Analysis,” pages 9-21 and 9-22, as amended by the PBC Intersection Analysis by Critical Sum Method. (See LOS D and E definitions).

106. **Cross-connection** – for the purposes of [Art. 15, Health Regulations], any physical arrangement whereby any drinking water supply is connected, directly or indirectly, with any other supply system, sewer, drain, conduit, pool, storage reservoir, plumbing fixture, or other device which contains or may contain contaminated water, sewage or other waste or liquid of unknown or unsafe quality which may be capable of imparting contamination to the drinking water supply as the result of backflow. Bypass arrangements, jumper connections, removable sections, swivel or changeable devices and other temporary or permanent devices through which or because of which backflow could occur are considered to be cross connections.

107. **Crown** – for the purposes of [Art. 7, Landscaping], the main point of branching or foliage of a tree or plant, or the upper portion of a plant or tree.

108. **Cul-de-sac** – see Street, Cul-de-sac.
109. **Cultural Resources** – for the purposes of Art. 9, Archaeological and Historic Preservation, are material culture remains including artifacts, pits, trash dumps, middens, architectural features, standing structures, remains of structures, and the physical alteration of the natural landscape such as ponds, roads landscaping, canals and fences. [Ord. 2008-037]

110. **Curb Side Mass Transit Factors** – For the purposes of Art. 5.H, Mass Transit Standards, Mass Transit infrastructure located off the roadway that affects rider comfort, convenience, and safety. [Ord. 2008-003]

**D. Terms defined herein or referenced in this Article shall have the following meanings:**

1. **D Factor** – for the purposes of Art. 12, Traffic Performance Standards, the ratio of peak hour directional traffic to peak hour two-way traffic, as provided in the FDOT Quality/LOS Handbook. Example: Peak Hour Two-Way = 1,000 peak hour direction volume = 600, D = 0.60.

2. **Damage** – loss in structural integrity due to an act of calamity. Also see Natural Disaster Damage. [Ord. 2010-005]

3. **Day-Night Average Sound Level (Ldn)** – a 24-hour average Noise level in weighted decibels, for a period from midnight to midnight, adding a ten-decibel penalty for each Noise event during the hours between midnight and 7:00 a.m. and 10:00 p.m. and midnight.

4. **DBA** – the total sound level of all noise as measured with a sound level meter using A-Weighting Network. The unit is decibel based on a reference sound pressure of 0.0002 microbars.

5. **Decibel** – a unit of sound pressure level abbreviated as dB.

6. **Decision Height** – for the purposes of Art. 16, Airport Regulations, the height at which a pilot must decide, during an Instrument Landing System (ILS) approach, to either continue the approach or to execute a missed approach.

7. **Defined Search Area** – the geographic area in which an antenna is proposed to be located to provide the carrier’s designed service. [Ord. 2006-004]

8. **Demolition** – the act or process of wrecking, destroying, or removing any building or any exterior or structural part thereof.

9. **Density** – the ratio of the number of dwelling units per acre of land.

10. **Density Bonus** – an increase in the residential density above the maximum or PDD density permitted by the Plan for the applicable residential Future Land Use category.

11. **Density, Entitlement** – granted by PBC which permits use of land until concurrency provisions can be satisfied as shown in Figure 2 of the FLUE of the Plan, as amended.

12. **Density, Maximum Level** – allowed by the Plan, as amended, with a Planned Development, as shown in the FLUE.

13. **Density, Minimum Level** – must be attained when land is developed pursuant to the 1989 Plan, as amended in the FLUE.

14. **Density, Standard** – allowed by the Plan, as amended, without a Planned Development as shown in FLUE Table III.C.1.

15. **Department**
   - a. For the purposes of Art. 14, Environmental Standards, PBC Department of Environmental Resources Management or the PBC PZB Departments, or an entity of any municipality in PBC which has been assigned the responsibility of administering and enforcing this Code;
   - b. For the purposes of Art. 15, Health Regulations, PBC Health Department.

16. **Design Flood** – for the purposes of Art. 18, Flood Damage Prevention, the flood associated with the greater of the following two areas: [Ord. 2017-026]
   - a. Area with a floodplain subject to a one percent or greater chance of flooding in any year; or
   - b. Area designated as a Special Flood Hazard Area on the community’s flood hazard map, or otherwise legally designated. [Ord. 2017-026]

17. **Design Flood Elevation** – for the purposes of Art. 18, Flood Damage Prevention, the elevation of the Design Flood, including wave height, relative to the datum specified on the community’s legally-designated flood hazard map plus any freeboard specified by the community. In areas designated as Zone AO, the Design Flood Elevation shall be the elevation of the highest natural grade, prior to site Development at the Building’s perimeter, plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO, where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet plus any freeboard specified by the community. [Ord. 2017-026]

18. **Design Professional** – an architect, landscape architect, or engineer licensed in the State of Florida with good standing.

19. **Designated Disposal Facility** – for the purposes of Art. 5.J, Best Management Practices for Livestock Waste Received from Offsite Sources, a solid waste management facility operated, permitted or
designated by the Solid Waste Authority to receive solid waste generated within Palm Beach County, or such alternate facility as may be designated by the Solid Waste Authority in writing. [Ord. 2013-021]

20. **Designated Exterior** – for the purposes of Art. 9, Archaeological and Historic Preservation, all outside surfaces of any improvement, building, or structure as defined in the historic preservation survey and pursuant to Art. 9.B, Historic Preservation Procedures, or an exterior designated under Art. 9.B, Historic Preservation Procedures, as having significant value to the historic character of the building, district, or PBC.

21. **Designated Public Utility** – for the purposes of Art. 14.B, Wellfield Protection, that public utility which operates a well or wells for which the Zones of Influence include part or all of the property on which the non-residential activity is located.

22. **Designation** – for the purposes of Art. 9, Archaeological and Historic Preservation, the act of designating specific historic sites or districts pursuant to the provisions of this Code.

23. **Detention** – the collection and temporary storage of stormwater runoff for the purpose of treatment and/or discharge rate control with subsequent gradual release directly to surface waters. See also dry detention/retention.

24. **Determination** – for the purposes of Art. 16, Airport Regulations, the term used by FAA to denote the outcome of an aeronautical study under FAR Part 77 (See: Airport Hazard or No Hazard).

25. **Developed Area** – that portion of a site upon which any building structure, pavement, landscape material, stormwater facility, excavated lake, or other improvement has been or will be placed or on which a development activity occurs or has occurred.

26. **Developer** – any person, including a governmental agency, undertaking any development.

27. **Developer's Engineer** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a single engineering firm or a professional engineer registered in the State of Florida, and engaged by the developer to coordinate the design and monitor the construction of the work required under Art. 11, Subdivision, Platting, and Required Improvements.

28. **Development**
   a. The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of land, or the dividing of land into two or more parcels;
   b. For the purposes of Art. 9, Archaeological and Historic Preservation, archaeological preservation, the definition in F.S. § 380.04, as well as site preparation work consisting of excavation, earth moving, and the like. This definition shall not include the dividing of land into two or more parcels;
   c. For the purposes of Art. 12, Traffic Performance Standards, as defined in F.S. § 380.04, except that it shall not include the following items listed therein the: (1) demolition of a structure except as an adjunct of construction; (2) clearing of land except as an adjunct of construction; and, (3) deposit of refuse, solid or liquid waste, or fill on a lot unless the Site Specific Development Order is specifically for such as the end use and not as an adjunct to the end use;
   d. For the purposes of Art. 13, Impact Fees, as the context indicates, either the carrying on of construction or any physical alteration of a building or structure; the result of such activity; a legally divisible parcel of land developed under a common plan; or, the change in any use of a structure or land that increases the impact on capital facilities for which the particular impact fee is assessed. It includes the placement of a mobile home for dwelling purposes;
   e. For the purposes of Art. 18, Flood Damage Prevention, any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations, or any other land-disturbing activities. [Ord. 2017-026]

29. **Development Agreement** – a development agreement, public facilities agreement, or other binding agreement entered into between the Applicant and PBC or other service provided for the purpose of assuring compliance with the adopted LOS standards. The form of the agreement may include, but not be limited to a development agreement pursuant to F.S. § 163.3220.

30. **Development Order**
   a. Any order granting, granting with conditions, or denying an application for a Development Permit through procedures required by the Code which establishes the specific use or uses of land, sets the density, and involves an active and specific consideration by PBC of particular detailed development concept. A Development Order typically involves the submission and review of a plan, but may not necessarily involve such. It shall not include land use designations or amendments established by the Comprehensive Plan and Rezoning initiated by PZB pursuant to direction of the BCC. [Ord. 2010-022]
b. For the purposes of Art. 2.F, Concurrency (Adequate Public Facility Standards), any Concurrency Reservation that applies to lands that are owned by a unit of local, State, or Federal government and utilized for buildings or facilities that are owned by a government entity and support government services or delivery of public services. [Ord. 2007-013]

31. Development Permit – includes any Building Permits, Zoning Permits such as Rezoning, Conditional Uses, Development Order Amendments, DRO/Administrative Approvals, Special Permits, Deviations, Waivers, Variances, Subdivisions, or any other official action of PBC having the effect of permitting the development of land or the specific use of land. [Ord. 2010-022] [Ord. 2017-007]

32. Development Plan, Preliminary – a generalized depiction of use categories presented to the appropriate review body for planned development districts, previously approved planned developments (master plans and site plans), and Class A conditional use and Class B conditional use approvals.

33. Development of Regional Impact – as defined in F.S. § 380.06.

34. Deviation(s) Subject To BCC Approval – An abatement of the requirements of Art. 5, Supplementary Standards, Art. 6, Parking, Loading, and Circulation, and Art. 7, Landscaping of the ULDC for development supporting government facilities within the PO Zoning District, subject to approval by the BCC. [Ord. 2007-013]

35. Deviation(s) Subject To County Engineer Approval – An abatement of the requirements of Art. 11, Subdivision, Platting, and Required Improvements of the ULDC for development supporting government facilities within the PO Zoning District, subject to approval by the County Engineer. [Ord.2007-013]

36. Dewatered Domestic Wastewater Residuals – the solid, semisolid or liquid residue removed during the treatment of wastewater which is more than 12 percent or greater dry solids by weight. Not included is the treated effluent or reclaimed water from a domestic wastewater treatment plant.

37. Diameter at Breast Height (DBH) – the diameter of a tree trunk measured at a point four and one-half feet above the ground.

38. Direct Illumination – illuminated as a result of glowing element(s), lamp(s), globe(s), or reflector(s) of an artificial light source which is visible to an observer on the beach. [Ord. 2011-001]

39. Disabled – for the purposes of Art. 2.C.5.F, Reasonable Accommodation, a disabled person is an individual that qualifies as disabled or handicapped under the FHA or ADA. [Ord. 2011-016]

40. Discharge Structure – a structural device, constructed or fabricated from durable material such as concrete, metal, or decay-resistant timber, through which water is released to surface water from detention.

41. Disposition, Off-site – the off-premises transportation of excavated material.

42. Disposition, On-site – the on-premise use of extractive or excavated material.

43. District – any certain described zoning district of PBC to which these regulations apply and within which the zoning regulations are uniform.

44. Disturbed Excavated Area – the total area altered by excavation activities.

45. Ditch – For the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a swale that is three feet or greater in depth from the top of bank to the invert and with the capacity of temporarily containing or conveying stormwater runoff. [Ord. 2014-025]

46. Dock, Private – a structure built on or over the water which is designed or used to provide no more than ten boat slips, and anchorage for, and access to, one or more boats belonging to the Property Owner. Necessary services such as water, and other utilities are considered a part of a dock; which does not provide a fuel facility, however, no cooking, sleeping or business activity shall be permitted.

47. Domestic Sewage Waste – as defined by F.S. § 381.0065(2). Domestic sewage is further categorized as:
   a. Blackwater by F.S. § 381.0065(2).
   b. Graywater by F.S. § 381.0065(2).
   c. Domestic Sewage Characteristics.
      1) Carbonaceous Biochemical Oxygen Demand, maximum 300 mg/l.
      2) Total Suspended Solids, maximum 200 mg/l.
      3) pH, six to eight; or within one pH unit of the water supply pH.
      4) Nitrogen (TKN) maximum 100 mg/l.

48. Domestic Sludge – a solid waste resulting from sewage, seepage, or food service operations, or any other such waste having similar characteristics. Domestic sludge includes sludge resulting from the treatment of domestic wastewater.

49. Domestic Wastewater – wastewater derived principally from dwellings, business buildings, institutions, and the like; sanitary wastewater; sewage.
50. **Domesticated Livestock** – for the purposes of Art. 5, Supplementary Standards, shall include, but not be limited to, all animals of the equine (excluding horses), bovine (cattle), porcine (swine), caprine (goats), ovine (sheep), and camelid (llamas, alpacas) families as well as poultry (chickens and ducks). For the purposes of Art. 5.J, Best Management Practices for Livestock Waste Received from Offsite Sources, livestock shall include all domesticated livestock and horses. [Ord. 2012-027] [Ord. 2013-021]

51. **Downtown Revitalization** – the physical and economic renewal of a central business district of a community as designated by the local government in its Comprehensive Plan, and including both downtown development and redevelopment.

52. **Drainage Basin** – a sub-area of a watershed which contributes stormwater runoff to a watercourse tributary to the main receiving water.

53. **Drainage Easement** – see Easement, Stormwater Management.

54. **Drainfield** – for the purposes of Art. 15, Health Regulations, as defined by Chapter 64E-6, F.A.C.

55. **Dripline** – an imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

56. **Drive-through** – any place of business which serves, sells or otherwise makes available its services or products to patrons in automobiles for their off premise use or consumption.

57. **Driveway, Shared** – a driveway that serves more than one dwelling unit.

58. **Drop Lens Fixture** – Any luminaire that is not a full cut off luminaire. [Ord. 2005-041]


60. **Dry Detention/Retention** – detention or retention of water in a storage facility which is designed, constructed, and operated to limit the duration of ponding within the facility so as to maintain a normally dry bottom between rainfall events.

61. **Dune** – a hill or ridge of windblown sand and marine deposits lying landward of, and adjacent to, the beach which is formed by natural or artificial processes.

62. **Dune Profile** – the cross-sectional configuration of the dune.

63. **Dwelling Unit** – one or more rooms designed, occupied or intended for occupancy as separate living quarters, with only one kitchen plus sleeping and sanitary facilities provided within the unit, for the exclusive use of a single family maintaining a household. Specialized residences, such as accessory apartments for the elderly or handicapped, congregate living facility quarters, groom's quarters, farm worker quarters, or migrant labor quarters shall not be considered “dwelling units” for the purpose of applying restriction on density contained in the Plan or this Code unless otherwise stated in the Plan or the Code.

E. Terms defined herein or referenced in this Article shall have the following meanings:

1. **Easement** – any strip of land created by subdivision or granted by the owner, for public or private access utilities, drainage, sanitation or other specified uses having limitations, the title to which shall remain in the name of the land owner, subject to the right of use designated in the reservation of the servitude.

2. **Easement Holder or Beneficiary** – the grantee or persons directly benefitting from the existence of the easement.

3. **Easement, Lake Maintenance** – created by plat dedication or other instrument of record, establishing access and use rights on or to the periphery of a water management tract for purposes of construction, maintenance, and repair of wet detention/retention facilities and appurtenant structures therein.

4. **Easement, Limited Access** – established adjacent to a street for the purpose of prohibiting vehicular access to the street from abutting property except at those locations specifically authorized by the BCC.

5. **Easement, Public** – granted to a governmental entity, public agency, a utility, or the public.

6. **Easement, Quasi-public** – granted to a POA in which PBC or the public have some beneficial interest.

7. **Easement, Stormwater Management** – establishing rights to collect, drain or convey surface water by way of natural or man-made facilities, including, but not limited to water bodies, water courses, canals, ditches, swales, storm sewers and overland flow. It also includes any fee interest of a governmental entity in land to collect, drain, or convey water.

8. **Easement, Utility** – established for the purpose of the installation, operation, repair, or maintenance of facilities and equipment used to provide utility services.

9. **Ecosystem** – an assemblage of living organisms (plants, animals, microorganisms, etc.) and nonliving components (soil, water, air, etc.) that functions as a dynamic whole through which organized energy flows.

10. **Elderly Person** – as defined in the Plan.

11. **Electrical Transmission Line** – street means the area necessary for construction and maintenance of a 230 kilovolt or greater electrical transmission line, as provided in F.S. § 403.52.
12. **Elevated Building** – see Building, Elevated.
13. **Emergency** – an incident or natural disaster which results in immediate danger to the health, safety, welfare or resources of the residents of PBC. [Ord. 2011-001]
14. **Emergency Hazardous Situation** – for the purposes of Art. 14.B, Wellfield Protection, occurs whenever there is an immediate and substantial danger to human health, safety, or welfare or to the environment. [Ord. 2011-001]
15. **Eminent Domain Proceeding** – for the purposes of this Article, a formal court initiated civil action to acquire fee simple, easement, or R-O-W interest in land for governmental purposes, or a voluntary conveyance of such in lieu of formal court initiated action.
16. **Encroachment** – for the purposes of Art. 18, Flood Damage Prevention, the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a SFHA, which may impede or alter the flow capacity of floodwaters. [Ord. 2004-013]
17. **Encroachment, Vehicular** – for the purposes of Art. 7, Landscaping, any protrusion of a motor vehicle outside of the boundaries of a vehicular use area into a landscape or other area.
18. **Encumber** – to reserve or earmark funds for a specific expenditure or an identified development.
19. **Engineer** – a person registered to engage in the practice of engineering under F.S. § 471.001-471.037, and includes the terms “professional engineer” and “registered engineer.”
20. **Endangered, Threatened, Rare, and Species of Special Concern** – any species listed as endangered, threatened, rare, or of special concern by one or more of the following agencies:
   a. U.S. Fish and Wildlife Service;
   c. Florida Committee on Rare and Endangered Plants and Animals;
   d. Florida Department of Agriculture and Consumer Services; or,
   e. Treasure Coast Regional Planning Council.
21. **Enlargement or to Enlarge** – an addition to the floor area of an existing building, an increase in the size of any other structure, an addition of a use or an increase in that portion of a tract of land occupied by an approved use.
22. **Entrance Area** – 66 feet (see IES definition). [Ord. 2005-041]
23. **Environmental Appeal Board (EAB)** – For the purposes of Art. 15, Health Regulations, is the five-member board appointed by the Environmental Control Board (ECB) to hear appeals under this Article. [Ord. 2006-004]
24. **Environmental Control Board (ECB)** – for the purposes of Art. 15, Health Regulations, is the board consisting of the seven members of the BCC, which adopts, reviews, and amends Ordinances and rules under Chapter 77-616, Special Acts, Laws of Florida, as amended.
25. **Environmental Control Hearing Board (ECHB)** – for the purposes of Art. 15, Health Regulations, is the five-member board appointed by the ECB, pursuant to Chapter 77-616, Special Acts, Laws of Florida, as amended, to conduct hearings on alleged violations of this Article.
26. **Environmental Control Officer (ECO)** – is the person appointed by the ECB under Chapter 77-616, Special Acts, Laws of Florida, as amended.
27. **Environmentally Sensitive Lands** – ecological sites (ecosites), other than wetlands, that are designated in the Inventory of Native Ecosystems in Palm Beach County and on its accompanying aerial photographs as “A” quality, representing high-quality native Florida upland ecosystems. These sites are indicated on the aerial photographs (received on May 30, 1989) that are on file at ERM and are incorporated herein by reference. Inventory of Native Ecosystems in Palm Beach County is a report and annotated aerials produced during the study with this title, which was conducted by consultants under contract to PBC.
28. **Equestrian Use** – use of land for boarding, breeding, training, riding, showing or raising horses, ponies, mules or donkeys.
29. **Equestrian Waste** – for the purposes of Equestrian Waste Management Facility, waste composed of the excreta of horses and residual organic materials that have been used for bedding, sanitary, or feeding purposes for horses. [Ord. 2017-007]
30. **Equivalency Determination** – means a determination approved by the Zoning Director that the proposed development or uses will require equal or lesser public facility capacity than the valid Concurrency Reservation or existing use(s) require(s). Approval of an Equivalency Determination results in either (1) amending an existing Reservation or Exemption; or (2) the issuance of a new Reservation.
31. **Establishment**
   a. Single structure or a group of structures other than a Single Family residence on one or more parcels of land with common access, parking, drainage facilities and/or water supply. It may also
include the premise on which the business is located, including the interior of the business, or portion thereof, upon which activities or operations are being conducted for commercial gain. [Ord. 2005-041]

b. For the purposes of Art. 15, Health Regulations, single structure or a group of structures other than a Single Family residence on one or more parcels of land with common access, parking, drainage facilities and/or water supply.

32. Ethanol – type of alcohol used as a biofuel alternative to gasoline, that is made from biomass. [Ord. 2008-037]

33. Excavate or Excavation – For the purposes of Art. 4.B.10, Excavation Uses, the extraction of minerals from the earth necessary to (1) construct a Single Family dwelling; or (2) support bona fide agricultural production operations; or (3) to implement a final site development plan; or (4) any act wherein the earth is cut into, dug, quarried, uncovered, removed, displaced, or deliberately disturbed to create a temporary or permanent body of water, including the conditions resulting there from. Excavation excludes agricultural plowing, site grading, dry retention/detention, demucking and canal dredging in preparation for construction. [Ord. 2017-007]

34. Excavation – For the purposes of Art. 14.A, Sea Turtle Protection and Sand Preservation, displacement of soil or sand by the processes not limited to digging, dredging, scooping, or hollowing out. [Ord. 2017-007]

35. Exceptional Hardship – for the purposes of Art. 18, Flood Damage Prevention, (as applied to variance criteria), a condition of a parcel of property which is unusual or exhibits peculiar physical characteristics. These characteristic(s) must be unique only to that property and not to be shared by adjacent parcels. These unique characteristics must pertain to the land itself, not to the structure, its inhabitants, or the Property Owners. Mere economic or financial hardship alone is not “exceptional.” Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors cannot, as a rule, qualify as exceptional hardships. A hardship shall not necessarily exist even if the alternative is more expensive, or requires the Property Owner to build elsewhere or put the parcel to a different use than originally intended. [Ord. 2004-013]

36. Excessive Noise – noise that disturbs a reasonable person of normal sensitivity.

37. Exfiltration System – for the purposes of Art. 14, Environmental Standards, any gallery, perforated or “leaky” pipe or similarly designed structure which is used to dispose of untreated stormwater by allowing the routed water to percolate by subsurface discharge directly or indirectly into the groundwater.

38. Existing – for the purposes of Art. 18, Flood Damage Prevention, (as applied to building, development or structure), any man-made improvement on which the Start of Construction commenced before the enactment of the first Flood Damage Prevention Regulations adopted by the County, Ord. No. 79-1, on January 31, 1979. [Ord. 2004-013]

39. Existing Manufactured Home Park or Subdivision – for the purposes of Art. 18, Flood Damage Prevention, a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads was completed before January 31, 1979. [Ord. 2004-013] [Ord. 2017-026]

40. Existing Residential Use – any residential structure on a parcel of land or property possessing either residential designation by the FLUA of the Plan or a residential zoning designation consistent with the underlying FLU designation.

41. Exotic Plant Species – a plant species not indigenous to State of Florida including those plants listed as prohibited and invasive non-native plant species. A list of exotic plant species shall be maintained by ERM.

42. Expansion – the increase in the floor area of a structure, including covered attached decks and porches, outdoor seating, coolers, and interior mezzanines or the increase in the height of a structure.

43. Expansions to an Existing Manufactured Home Park or Subdivision – for the purposes of Art. 18, Flood Damage Prevention, the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads. [Ord. 2004-013]

44. Expenditure – the irrevocable contractual obligation which requires the remittance of money by the Applicant for services, goods, facilities, or fixtures, for the project; the post remittance of money for such.

45. Exterior – for the purposes of Art. 9, Archaeological and Historic Preservation, the outside surfaces of a building.
F. Terms defined herein or referenced in this Article shall have the following meanings:

1. **Facility** – for the purposes of Art. 14, Environmental Standards, main structures, accessory structures and activities which store, handle, use or produce Regulated Substances. Where contiguous facilities exist and such facilities are separate in the nature of the businesses, they shall remain separate under this Chapter.

2. **Family** – either a single person occupying a dwelling unit and maintaining a household, including not more than one boarder, roomer, or lodger as herein described; or two or more persons related by blood, marriage, or adoption occupying a dwelling, living together, and maintaining a common household, including not more than one such boarder, roomer, or lodger; or, not more than four unrelated persons occupying a dwelling, living together, and maintaining a non-profit housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A common household shall be deemed to exist if all members thereof have access to all parts of the dwelling.

3. **Farm Structure** – any building or structure used for agricultural purposes excluding those used for residences.

4. **F.A.R. (Part 77)** – for the purposes of Art. 16, Airport Regulations, Federal Aviation Regulation. The “Part numbers” identify specific subject areas. All FARs are contained in Title 14, CFR (Part 77 – Title: Objects Affecting Navigable Airspace).

5. **Federal Emergency Management Agency (FEMA)** – for the purposes of Art. 18, Flood Damage Prevention, the Federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program. [Ord. 2017-026]

6. **Feeder Transit Services** – For the purposes of Art. 12, Traffic Performance Standards, transit service connecting communities and/or employment centers directly to rail stations or bus terminals. [Ord. 2006-036]

7. **Feed Stock** – for the purposes of Art. 4, Use Regulations, biomass consisting of: authorized wood material (clean wood recovered from construction and demolition wood debris, land clearing debris, and yard waste consisting of tree and shrub trimmings, grass clippings, palm fronds, trees, tree stumps, and other clean vegetative matter); agricultural residue (waste resulting from the production of sugar, rice, vegetable crops or fruit). This definition specifically excludes hazardous substances and waste, biomedical waste, trash, garbage, sludge or special waste. [Ord. 2008-037]

8. **Feepayer** – for the purposes of Art. 13, Impact Fees, the person paying the impact fee associated with a Building Permit or change in use, or the feepayer’s agent.

9. **Fence** – an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

10. **Fenestration** – windows, doors and openings in a building façade or wall allowing light and views between interior and exterior. [Ord. 2010-022]

11. **Filling** – the placement of any material in, on, or over a jurisdictional wetland.

12. **Final Plan** – the most recent site or subdivision plan approved by the DRO.

13. **Finished Floor Elevation** – the highest finished ground floor surface elevation to which no additional permanent finished material would be applied. [Ord. 2005-002]

14. **Fire-Rescue Facilities** – mean the planning, engineering for, preparation of acquisition documents for, acquisition of land for, or the construction of fire-rescue facilities and the purchase of equipment necessary to meet the LOS for fire-rescue facilities.

15. **Firewall** – a wall of incombustible construction which subdivides a building or separates buildings to restrict the spread of fire and which starts at the foundation and extends continuously through all stories to and above the roof, except where the roof is of fireproof or fire resistive construction and the wall is carried up tightly against the underside of the roof slab, pursuant to the PBC Building Code.

16. **First Directly Accessed Link** – For the purposes of Art. 12, Traffic Performance Standards, Roadway(s) providing a main entrance to a project. [Ord. 2006-036]

17. **Five-Year Analysis Period**

   a. For the purposes of Art. 12, Traffic Performance Standards, the period of time between the submittal of a Traffic Impact Study and the end of the fifth year of the Florida Department of Transportation Five-Year Transportation Improvement Program in effect at the time of Traffic Impact Study submittal. [Ord. 2007-013]

18. **Fixed Mechanical Equipment** – mechanical equipment, such as an air conditioning unit, water cooling tower, swimming pool pump, irrigation pump, well water pump, fan, power generator or other similar power source equipment, permanently affixed to land or structure, as distinguished from temporary, portable, non-fixed mechanical equipment.
19. **Fixture** – the assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror and/or a refractor or lens. [Ord. 2005-041]

20. **Flag** – a fabric or plastic sheet of square, rectangular or triangular shape which is mounted on a pole, cable or rope at one end.

21. **Flag, Official** – a flag which represents a political/public region or jurisdiction and is not used for advertising purposes.

22. **Flag Poles** – a pole used to display a fabric or plastic sheet of square, rectangular or triangular shape.

23. **Flex Space** – A type of use that allows a flexible amount of retail, office and industrial space in one structure located on parcels with an Industrial (IND), Economic Development Center (EDC), or Commercial High (CH) Future Land Use (FLU) designation, that are directly related to the principal use. [Ord. 2010-005]

24. **Flood or Flooding**
   a. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; or the unusual and rapid accumulation or runoff of surface waters from any source. Terms associated with flooding include: Frequent, flooding which occurs more than once every two years on the average; and ten-year flood elevation, which has a ten in 100 probability of being equaled or exceeded in any calendar year.
   b. For the purposes of Art. 18, Flood Damage Prevention, a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; or the unusual and rapid accumulation or runoff of surface waters from any source. [Ord. 2004-013]

25. **Flood Damage Prevention Board** – for the purposes of Art. 18, Flood Damage Prevention, a group of citizens appointed to the Construction Board of Adjustments and Appeals, who shall hear and decide variance requests and appeals made under Art. 18, Flood Damage Prevention. [Ord. 2004-013]

26. **Flood Damage Resistant Materials** – for the purposes of Art. 18, Flood Damage Prevention, any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Ord. 2017-026]

27. **Flood Hazard Area** – for the purposes of Art. 18, Flood Damage Prevention, the greatest of the following three areas: [Ord. 2017-026]
   a. The area within a floodplain subject to a one percent or greater chance of flooding in any year. [Ord. 2017-026]
   b. The area designated as a Flood Hazard Area on the community’s flood hazard map, or otherwise legally designated. [Ord. 2017-026]
   c. The area developed into Building sites without a master-engineered stormwater drainage plan. [Ord. 2017-026]

28. **Flood Insurance Rate Map (FIRM)** – for the purposes of Art. 18, Flood Damage Prevention, the official map of the community on which the Federal Emergency Management Agency has delineated both Special Flood Hazard Areas and the risk premium zones applicable to the community. [Ord. 2004-013] [Ord. 2017-026]

29. **Flood Insurance Study** – the official report provided by the Federal Emergency Management Agency (FEMA) that contains flood profiles, as well as the Flood Hazard Boundary Map and the water surface elevation of the base flood. [Ord. 2004-013]

30. **Flood Insurance Study (FIS)** – for the purposes of Art. 18, Flood Damage Prevention, the official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the Water Surface Elevations of the Base Flood, and supporting technical data. [Ord. 2004-013] [Ord. 2017-026]

31. **Floodplain**
   a. The land area adjacent to the normal limits of a watercourse or water body which is inundated during a flood event of specified magnitude or return period.
   b. For the purposes of Art. 18, Flood Damage Prevention, any land area susceptible to flooding, as defined in FIRM and any area without a master storm water drainage system. [Ord. 2004-013]

32. **Floodplain Development Permit or Approval** – for the purposes of Art. 18, Flood Damage Prevention, an official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific Development activities that are located in Special Flood Hazard Areas and that are determined to be compliant with Art. 18, Flood Damage Prevention. [Ord. 2017-026]

33. **Floodproofing** – any combination of structural or nonstructural adjustments, changes, or actions that reduce or eliminate flood damage to a structure, content, and attendant utilities and equipment. [Ord. 2017-026]
34. **Floodway**
   a. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

35. **Floodway Encroachment Analysis** – for the purposes of [Art. 18, Flood Damage Prevention](#), an engineering analysis of the impact that a proposed encroachment into a Floodway is expected to have on the Floodway boundaries and Base Flood Elevations; the evaluation shall be prepared by a qualified Florida-licensed engineer using standard engineering methods and models. [Ord. 2017-026]

36. **Floor** – the top surface of an enclosed area in a building (including basement) i.e., top of slab in concrete construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

37. **Floor Area, Gross (GFA)** – horizontal square footage of all floors of a building measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two buildings.

38. **Floor Area, Gross Leasable** – the GFA minus the floor area of: elevator shafts and stairways; public restrooms; public lobbies, common mall areas, atriums and courtyards provided solely for pedestrian access to the building from the exterior, and/or aesthetic enhancement or natural lighting purposes; and permanently designated corridors.

39. **Floor Area Ratio (FAR)** – the ratio of the GFA of all structures on a lot to the lot area, excluding vertical core circulation areas for multi-story structures.

40. **Floor Area, Total Leasable** – see Floor Area, Gross Leasable.

41. **Floor, Ground** – a level of building, the floor of which is located not more than two feet below nor more than six feet above finished grade.

42. **Florida Building Code** – for the purposes of [Art. 18, Flood Damage Prevention](#), the codes adopted by the Florida Building Commission, including, but not limited to: Accessibility Volume; Building Volume; Energy Conservation Volume; Residential Volume; Existing Building Volume; Mechanical Volume; Plumbing Volume; Fuel Gas Volume; and the National Electrical Code. [Ord. 2017-026]

43. **Florida’s Turnpike** – a.k.a. Ronald Reagan Turnpike

44. **Focal Point** – non-commercial design element, either landscape, water feature or accessory structure, intended to create a visual point of interest.

45. **Food Processing** – For the purposes of [Art. 4.B.5.C.4, Equestrian Waste Management Facility](#), shall mean any facility or use involved in food processing, including but not limited to: Agricultural Packing Plant, Sugar Mill or Refinery, or Manufacturing and Processing. [Ord. 2017-007]

46. **Food Service** – at least one full meal being provided to each resident, every day, in a central dining area.

47. **Foot-candle** – for the purposes of [Art. 5, Supplementary Standards](#), unit of light quantity or density when the foot is the unit of measure. One foot-candle (fc) equals one lumen per square foot of area. When metric units are used, lux is the unit of light quantity. One lux equals one lumen per square meter of area. One foot-candle equals ten and seventy-six hundredths lux. [Ord. 2005-041]

48. **Form Based Code** – A method of regulating the physical form of the built environment to achieve a predictable urban form, public realm, and sense of place. [Ord. 2010-005]

49. **Fossil** – for the purposes of [Art. 9, Archaeological and Historic Preservation](#), a remnant or trace of an organism of a past geological age.

50. **Frontage** – see Lot frontage.

51. **Front Façade**
   a. For the purposes of [Art. 3, Overlays and Zoning Districts](#), the wall of a building parallel with and facing a frontage line.
   b. For the purposes of [Art. 5.C, Design Standards](#) and [Art. 7.C.3.B, Foundation Planting](#), the main pedestrian entrance of a building or structure shall be designated as the front façade. [Ord. 2018-002]

52. **Full-cutoff Luminaire** – A luminaire light distribution where zero candela intensity occurs at an angle of 90 degrees above nadir, and at all greater angles from nadir. [Ord. 2005-041]

53. **Functionally-Dependent Use** – for the purposes of [Art. 18, Flood Damage Prevention](#), a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities and port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities. [Ord. 2017-026]
54. **Functions** – the roles wetlands serve, including but not limited to flood storage, flood conveyance, ground water recharge and discharge, erosion control, wave attenuation, water quality enhancement and protection, nutrient removal, food chain support, wildlife habitat, breeding and habitat grounds for fishery species, and recreational values.

55. **Future Land Use** – as defined in the Plan, FLU Map.

G. **Terms defined herein or referenced in this Article shall have the following meanings:**

1. **Gallery** – a covered promenade over a pedestrian walkway, contiguous to a street, plaza or square that is open to the public, with no usable floor area above. [Ord. 2006-004]

2. **Gasoline Pump** – For the purposes of Art. 4.B, Use Classification, a mechanism that draws gasoline from underground storage tanks. A gasoline pump may have multiple dispensers and may be installed within a fueling island adjacent to queuing spaces. [Ord. 2010-005]

3. **Gathering** – the bringing together of a group of people for social, civic, or other casual, public assembly.

4. **Gazebo** – accessory building consisting of detached, freestanding open on all sides of the structure with a solid roof.

5. **Generic Substance List** – for the purposes of Art. 14, Environmental Standards, those general categories of substances set forth in Appendix 1, Generic Substances List attached hereto and incorporated herein.

6. **Glare** – a discomforting condition that occurs when the brightness of a light contrasts with a low brightness background and makes it difficult for the human eye to adjust. [Ord. 2005-041]

7. **Government Facilities** – lands that are owned by a unit of local, State, or Federal government, that support government services, customary government operations, or delivery of public services. [Ord. 2007-013]

8. **Grade, Finished** – see Florida Building Code, Building Section 202 for definition of Grade and all applicable PBC Amendments.

9. **Grain Milling or Processing** – means facilities for processing and storing grain or other nonperishable crops. Typical uses include cotton gins and grain mills.

10. **Grass Parking** – for the purposes of Art. 6, Parking, Loading, and Circulation, off-street turf parking spaces on an improved subbase.

11. **Grave Good/Funerary Object** – for the purposes of Art. 9, Archaeological and Historic Preservation, any material culture object that is associated with a human burial. [Ord. 2008-037]

12. **Grease Trap** – for the purposes of Art. 15, Health Regulations, a watertight receptacle or reservoir receiving wastewater from a kitchen or other source containing grease.

13. **Greenhouse** – an accessory structure consisting of a glass or hard plastic enclosure used to protect plants from insects, heat, cold and exposure to the sun.


15. **Groom’s Quarters** – on-site living quarters for persons responsible for grooming and caring for horses boarded at a stable. Occupancy shall be limited to on-site employees and members of the employees’ family only.

16. **Gross Acreage** – see Gross Land Area.

17. **Gross Land Area** – the total area, including all public and private areas within the legal boundaries of a particular parcel of land or project.

18. **Gross Leasable Area (GLA)** – see Floor Area, Gross Leasable.

19. **Gross Trips** – for the purposes of Art. 12, Traffic Performance Standards, Project Trips plus internal trips.

20. **Ground Cover** – for the purposes of Art. 7, Landscaping, plants, other than turf grass, normally reaching an average maximum height of not more than 24 inches at maturity.

21. **Ground Floor** – a level of building, the floor of which is located not more than two feet below nor more than six feet above finished grade.

22. **Ground-Level Barrier** – for the purposes of Art. 14, Environmental Standards, any natural or artificial structure rising above the ground which prevents beachfront lighting from shining directly onto the beach-dune system.
23. **Ground Water**
   a. Water beneath the surface of the ground within a zone of saturation where such water is at or above atmospheric pressure, whether within the voids between soil particles or within solution channels or fractures in rock.
   b. For the purposes of Art. 14.B, Wellfield Protection, water that fills all the unblocked voids of underlaying material below the ground surface, which is the upper limit of saturation, or water which is held in the unsaturated zone by capillarity.
   c. For the purposes of Art. 15, Health Regulations, a source of water existing below the surface of the ground and not exposed to the atmosphere.

24. **Groundwater and Natural Resources Protection Board (GNRPB)** – for the purposes of Art. 14, Environmental Standards, that board designated by the BCC, to hear alleged violations of this Chapter and other State and local laws protecting the groundwater and natural resources of PBC. [Ord. 2011-001]

25. **Groves/Row Crops** – the cultivation of fruits and vegetables for bona fide agricultural purposes.

26. **Grubbing** – removal of vegetation from land by digging, raking, dragging or otherwise disturbing the roots of the vegetation and the soil in which roots are located.

27. **Guarantee** – sufficient funds over which PBC has control irrevocably committed by written instrument to secure complete performance of a contract for required improvements, condition of a Development Order or Road Agreement.

H. **Terms defined herein or referenced in this Article shall have the following meanings:**

1. **Habitable Room** – a room occupied by one or more persons for living, eating, sleeping, or working purposes. It does not include toilets, laundries, serving and storage pantries, corridors, cellars, and spaces that are not used frequently or during extended periods.

2. **Handicap Space** – for the purposes of Art. 6, Parking, Loading, and Circulation, a parking space designed, marked and reserved for exclusive use by persons registered as handicapped.

3. **Handicapped Person** – has the meaning given in F.S. § 760.22(7).

4. **Hardship** – for the purposes of Art. 18, Flood Damage Prevention, see Exceptional Hardship. [Ord. 2004-013]

5. **Hatchling** – for the purposes of Art. 14, Environmental Standards, any specimen of sea turtle, within or outside of a nest, which has recently hatched from an egg.

6. **Hatracking** – see Pruning, Hatracking.

7. **Hazard** – for the purposes of Art. 16, Airport Regulations, an advisory determination rendered by the FAA at the conclusion of an Aeronautical Study made under FAR Part 77 indicating the proposed structure is not a safe and/or efficient use of airspace.

8. **Health Hazard** – any condition, device, or practice in a water supply system or its operation, which creates or may create an imminent or substantial danger to the health and well-being of the water consumer.

9. **Health Threat** – for the purposes of Art. 15, Health Regulations, any condition, device or practice in a water supply system or its operation which creates or may create an imminent or substantial danger to the health and well being of the water consumer.

10. **Hedge** – for the purposes of Art. 7, Landscaping, a landscape barrier consisting of a continuous, dense planting of shrubs. A series of shrubs planted in a manner so as to form a continuous visual screen.

11. **Heliport or Vertiport** – For the purposes of Art. 16, Airport Regulations, an identifiable ground level or elevated area which is validly licensed by the State of Florida for public use and is intended to be used for the takeoff and landing of helicopters, tilt rotors or any other vertical takeoff and landing rotorcraft.

12. **High Probability Area/Zone/Section/Portion/Tract** – for the purposes of Art. 9, Archaeological and Historic Preservation, terms used to describe a geographical area in real space that has an increased potential of containing previously undocumented archaeological or historic resources. These areas have dissimilar landforms compared to the surrounding landscape (an example would be an increase in elevation), have or had diverse ecological environments (examples include tree islands, low hammocks, coastal hammocks, costal dunes, and strands) all are located within a reasonable proximity to a freshwater source, and a close proximity to any known archaeological sites. [Ord. 2008-037]

13. **Highway Capacity Manual (HCM)** – unless otherwise specified, the most recent edition of the Highway Capacity Manual as published by the Transportation Research Board. [Ord. 2010-022]

14. **Highest Adjacent Grade**
   a. **Natural**: the highest natural elevation of the ground surface, prior to start of any past or proposed construction or Development, immediately next to the proposed exterior walls or foundation of a Building. [Ord. 2017-026]
   b. **Finished**: the highest elevation of the ground surface, next to the walls or foundation of a structure.
15. **Historic Building or Structure** – for the purposes of Art. 18, Flood Damage Prevention, any Building or Structure that is determined eligible for the exception to the Special Flood Hazard Area requirements of the Florida Building Code, Existing Building Volume, Chapter 11, Historic Buildings, being listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register or certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district or individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or individually listed on the Historic Palm Beach County Preservation Board’s inventory of historic places. [Ord. 2004-013] [Ord. 2017-026]

16. **Historic District** – for the purposes of Art. 9, Archaeological and Historic Preservation, a geographically defined area with a significant concentration, linkage, or continuity of sites, improvements, or landscape features united by historic events or by plan or physical development, and which area has been designated as a historic district, pursuant to Art. 9.B, Historic Preservation Procedures. Any historic district may have within its area contributing and non-contributing buildings or other structures that contribute to the overall visual character of the district.

17. **Historic Resources** – for the purposes of Art. 9, Archaeological and Historic Preservation, all evidences of human occupations that date from historic (i.e., recorded history) periods. These resources include documentary data (i.e., written records, archival material, photographs, maps, etc.) sites, artifacts, buildings, structures and all other cultural resources and relevant information pertaining to them. Historic resources are cultural resources and may be considered archaeological resources when archaeological work is involved in their identification.

18. **Historical Traffic Growth Table** – for the purposes of Art. 12, Traffic Performance Standards, a table prepared by the County Engineer showing the preceding three year's increase or decrease in Average Daily Traffic or two-way Peak Hour Traffic on various Links, based upon traffic counts and which provide the information to be used in Projecting the Background Traffic.

19. **Home Instruction, Inside** – teaching which takes place inside the dwelling unit of the instructor. Typical instruction includes music lessons and academic tutoring.

20. **Home Instruction, Outside** – teaching which takes place outside the dwelling unit, on the property of the instructor. This type of instruction is limited to subject matter which necessitates outside instruction. Typical instruction includes tennis, swimming lessons, dog training and equestrian lessons.

21. **Home(s)** – for the purposes of Art. 7, Landscaping, Single Family houses, Zero Lot Line houses, Townhouses, duplexes, Multifamily dwellings, or other structures intended or used for residential housing. [Ord. 2005-002]

22. **Horizontal Plane** – means an imaginary line drawn across the bottom of a light fixture above which no light shall be emitted. [Ord. 2005-041]

23. **Horizontal Zone** – for the purposes of Art. 16, Airport Regulations, the area around each airport with an outer boundary constructed by swinging arcs of specified radii from the center of each end of the primary zone of each airport's runways and connecting adjacent area by lines tangent to those arcs. The radius of the arc specified for each end of a value will be the highest composite value determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the Horizontal Zone.
I. Terms defined herein or referenced in this Article shall have the following meanings:

1. **Illuminance** – the quantity of light arriving at a surface divided by the area of the lighted surface, measured in foot-candles. Horizontal illuminance applies to a horizontal surface; vertical illuminance applies to a vertical surface. Average illuminance is the level of illuminance over an entire illuminated target area. Maximum illuminance is the highest level of illuminance on any point within the entire area; minimum illuminance is the lowest level of illuminance on any point within the target area. [Ord. 2005-041]

2. **Illuminance Levels** – for the purposes of Art. 5.E.4.E, Outdoor Lighting, all illuminance levels and foot-candles means the maintained illuminance levels utilizing lamp manufacture mean lumen values. The average illuminance level applies to an entire illuminated target area. Unless otherwise noted, illuminance levels refer to horizontal illuminance levels. [Ord. 2005-041]

3. **Illumination** – for the purposes of Art. 14, Environmental Standards, light produced from any artificial light source directly or indirectly cast within the jurisdictional boundaries of this Chapter and visible from the beach. [Ord. 2011-001]

4. **Impact Fee Coordinator** – the person responsible for the administration of PBC’s Impact Fee program.

5. **Improvement** – for the purposes of Art. 9, Archaeological and Historic Preservation, any building, structure, fence, gate, wall, walkway, parking facility, light fixture, bench, foundation, sign, work of art, earthworks, sidewalk, or other man-made objects constituting a physical change or betterment of real property, or any part thereof.

6. **Improved Parcel** – for the purposes of Art. 14, Environmental Standards, real property which has undergone an alteration from its natural state, initiated by the parcel owner or predecessor in interest, but not those alterations initiated on private property by a governmental agency. For the purpose of this Chapter alterations are at least the following: land clearance and relocation of native vegetation, mining and excavation, agriculture; installation of construction of paved or unpaved roads and paths, canals and structures for human or agricultural use.

7. **Improvement Value** – For the purposes of this Article and Art. 5, Supplementary Standards, means the most recent value placed on a structure by the PBC Property Appraiser. [Ord. 2010-005] [Ord. 2013-001]

8. **Incinerator** – a permanent facility operated alone or in conjunction with a resource recovery facility or landfill for the purpose of burning biohazardous waste, solid waste or trash to ash as regulated by the ERM under Ord. No. 92-22 and Ord. No. 92-23, as amended.

9. **Income, WHP** – The following household income ranges shall apply to the WHP. These income ranges are based on the Area Median Income (AMI) for Palm Beach County, as published annually by the U.S. Department of Housing and Urban Development. [Ord. 2006-055]
   a. **Income, Low** – A household income between 60 and 80 percent of the County’s median income. [Ord. 2006-055] [Ord. 2019-033]
   b. **Income 1, Moderate** – A household income between 80 and 100 percent of the County’s median income. [Ord. 2006-055] [Ord. 2019-033]
   c. **Income 2, Moderate** – A household income between 100 and 120 percent of the County’s median income. [Ord. 2006-055] [Ord. 2019-033]
   d. **Income, Middle** – A household income between 120 and 140 percent of the County’s median income. [Ord. 2006-055] [Ord. 2019-033]

10. **Incompatibility of Land Uses** – the undesirable health and safety effects arising from the proximity or direct association of contradictory, incongruous, or discordant land uses or activities, including aesthetics, noise, vibration, smoke, hazardous odors, radiations and other land use and environmental conditions such as the intensity, character, impact or amount of traffic.

11. **Incompatible Sites**
   a. Residential uses or pods adjacent to non-residential uses or pods.
   b. Residential uses or pods adjacent to residential uses or pods with a density difference greater than three units per acre.

12. **Inconsistent Use** – any and all construction not related to the purpose of the easement, and any and all landscaping other than turf grass (seed/sod).

13. **Incorporated Vegetation Plan** – for the purposes of Art. 14, Environmental Standards, a comprehensive document or site plan that provides parcel specific information for native trees, excluding trees within Native Upland Preserves or Tree Preservation Areas, to be incorporated on the parcel. Documented trees are to be three inches or greater DBH, and palm trees with a minimum overall clear trunk height of eight feet. The Incorporated Vegetation Plan may be performed by a State of Florida licensed surveyor and mapper, using contemporary surveying techniques, or other professional using Global Positioning System (GPS) equipment with sub meter accuracy.
14. **Independent Calculation/Independent Analysis** – for the purposes of Art. 13, Impact Fees, the data, analysis and report prepared by a feepayer for the purpose of establishing a different impact fee amount than the one set forth in the Impact Fee Schedule.

15. **Indirect Illumination** – illuminated as a result of the glowing element(s), lamp(s), globe(s), or reflector(s) of an artificial light source which is not visible to an observer on the beach. [Ord. 2011-001]

16. **Industrial Equipment/Heavy Machinery** – farm tractors and implements, bulldozers, drag lines, cranes, derricks, heavy earth moving equipment normally used in farming, excavation or heavy construction activities. For the purposes of this definition, all machinery that uses steel tracks for traction shall also be considered heavy machinery.

17. **Industrial, Hazardous or Toxic Waste** – for the purposes of Art. 15, Health Regulations, as defined by Chapter 64E-6, F.A.C.

18. **Infill Project** – a development project located on a parcel located in a predominantly developed area and adjacent to existing residential, commercial, or civic land uses on at least two sides.

19. **Ingress** – entry to lot or structure.

20. **In-kind Contribution** – for the purposes of Art. 13, Impact Fees, the conveyance, dedication, construction, placement, delivery, or remittance of land, buildings, improvements, fixtures, personal property, or money to PBC or the PBC School Board for capital facilities for which impact fees are levied in Art. 13, Impact Fees.

21. **Inhabited Residential** – for the purposes of Art. 5, Supplementary Standards, regularly occupied by the complainant and occupied at the time of the complaint.

22. **Instrument Approach Procedure** – for the purposes of Art. 16, Airport Regulations, a specified, published set of operating procedures issued by the FAA and used by a pilot to land an aircraft at an airport without visual reference to the ground.

23. **Instrument Landing System (ILS)** – for the purposes of Art. 16, Airport Regulations, a landing approach system that establishes a course and a descent path to align aircraft with a runway for final approach.

24. **Integration** – For the purposes of Art. 3.B, Overlays and determining consistency with FLUE Policy 2.4-b and the vertical integration provision of FLUE Policy 2.2.2-f of the Plan, functional or vertical integration shall mean the horizontal or vertical combination of residential and non-residential uses that forms a single project providing for pedestrian and built form connectivity between uses, parking areas, and public spaces. [Ord. 2006-004] [Ord. 2006-036] [Ord. 2009-040]

25. **Intensity** – the number of square feet per acre and specific land use for non-residential uses.

26. **Intensity Entitlement** – for the purposes of Art. 2, Application Processes and Procedures, the amount of intensity granted by PBC if a parcel couldn’t satisfy concurrency as stated in the FLUE of the Plan, as amended.

27. **Interior Area** – for the purposes of Art. 7, Landscaping, the entire parcel to be developed exclusive of the required front, rear, or side perimeter landscape areas.

28. **Intermodal Transfer Center** – For the purposes of Art. 5.H, Mass Transit Standards, A station area adjacent to or within 6 to 8 miles of Mass Transit serving two or more Palm Tran Bus Routes at a time with a covered waiting area providing any or all of the above Infrastructure/Facilities including commuter parking is considered an Intermodal Transfer Center/Terminal. [Ord. 2008-003]

29. **Internal Trips** – for the purposes of Art. 12, Traffic Performance Standards, trips from a proposed Project that do not exit the Project or enter the Major Thoroughfare system.

30. **Reserved For Future Use**

31. **Inundation** – the presence of water, in motion or standing, of sufficient depth to damage property due to the mere presence of water or the deposition of silt or which may be a nuisance, hazard or health problem.

32. **Invasive Non-Native Plant Species** – any plant not indigenous to the State of Florida, which exhibits, or has the potential to exhibit, uncontrolled growth and invasion or alteration of the natural qualities of any native habitat. A list of invasive, non-native plant species shall be maintained by the ERM.

33. **Irreparable or Irreversible Harm**
   a. A substantial injury that is beyond the possibility of repair; the injury suffered cannot be undone; damage or destruction of a natural resource that is so substantial and permanent that it is beyond the possibility of being repaired or restored to its previous condition. A natural resource shall be deemed irreparably harmed when an activity taken or caused by a person or persons alters the natural resource to such a degree that it cannot reasonably be restored or returned to the condition existing immediately prior to such alteration. A non-renewable natural resource shall be deemed irreparably harmed when the resource has been permanently removed or consumed. There shall be a rebuttable presumption that a natural resource has been irreparably harmed when the nature
Terms defined herein or referenced in this Article shall have the following meanings:

1. Jersey Barrier – a device installed around the base of towers, guy anchors, or supports to protect structural integrity from vehicular impact.
2. Jurisdictional Boundaries – the area between the mean high water line of the Atlantic Ocean as well as the Jupiter, Lake Worth, South Lake Worth, and Boca Raton Inlets and a line 500 feet inland for structures greater than two stories tall or a line 300 feet inland for all other structures.

K. Terms defined herein or referenced in this Article shall have the following meanings:

1. K Factor – for the purposes of Art. 12, Traffic Performance Standards, the ratio of peak hour traffic to average daily traffic, as provided in the FDOT Quality/Level of Service Handbook. Example: ADT = 10,000, peak hour traffic = 1,000, k = 0.10.
2. Kitchen – that portion of a structure used or designed to be used for the preparation of food, and including or designed to include a stove with a 220 volt line, refrigerator, sink and cupboards.

L. Terms defined herein or referenced in this Article shall have the following meanings:

1. Laboratory – for the purposes of Art. 14, Environmental Standards, a designated area or areas used for testing, research, experimentation, quality control, or prototype construction, but not used for repair or maintenance activities (excluding laboratory equipment), the manufacturing of products for sale, or pilot plant testing.
2. Lake, Excavated – a body of water, excluding canals of conveyance, greater than one acre in size or greater than six feet in depth from OWL and which will remain open for longer than 180 days. Multiple (more than one) bodies of water constructed on a parcel or parcels of property under common ownership or control shall be considered a lake when such water bodies have a combined surface area greater than one acre.
3. Lake, Excavated-existing – body of water constructed, under construction or to be constructed under permit of a jurisdictional agency prior to June 16, 1992.
4. Lake, Finger – that portion of a dead end water body, which is less than 50 feet in width, and longer than one and one-half times its width, as measured from the point at which the dead end water body is less than 50 feet wide.
5. Lake Maintenance Easement – see Easement, Lake Maintenance.
6. Lake, Mined – a lake created by the extraction of minerals from the earth for commercial purposes.
7. Land – the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.
8. Land Application – for the purposes of Art. 14, Environmental Standards, means the application or disposal of effluent or sludge on, above or into the surface of the ground through spray irrigation, land spreading, or other methods.
9. Land Development Permit – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, the Development Permit issued by PBC authorizing construction of required improvements for a subdivision.
10. Land Development Regulations – Ordinances enacted by PBC for the regulation of any aspect of development and includes any zoning, rezoning, subdivision, health, environmental, or sign regulations controlling the development of land.
11. Landscape – for the purposes of Art. 7, Landscaping, any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).
12. Landscape Architect – a person licensed to practice landscape architecture under F.S. ch. 481, pt. II (Landscape Architecture) and includes the term “registered landscape architect.”
13. Landscape Barrier – for the purposes of Art. 7, Landscaping, a landscape design feature constructed within a landscape buffer that is intended to channel pedestrian movement and impede vehicular access and to provide an abrupt transition between otherwise incompatible uses. A landscape barrier...

...or extent of the alteration makes it impossible to ascertain the pre-alteration condition of the natural resource. A natural resource shall not be deemed irreparably harmed when the alteration of the natural resource is authorized by County law. [Ord. 2006-036]

b. For the purposes of Art. 7, Landscaping, irreparable or irreversible harm to existing vegetation shall include the improper pruning or hatracking that has caused significant damage to vegetation to an extent that precludes the regrowth of a natural canopy, or reduced the size of vegetation down to a stump. Reparable harm to existing vegetation shall include the improper pruning or hatracking that has caused damage to vegetation to an extent that can be corrected or repaired through standards of additional pruning and care. [Ord. 2020-001]
may consist of living plants (such as a hedge), structures (such as a wall or fence), or changes in grade (such as a berm).

14. **Landscape Buffer** – a continuous area of land which is required by **Art. 7, Landscaping**, to be set aside along the perimeter of a lot or parcel in which existing native vegetation, relocated native vegetation, and landscaping is used to provide a transition between and to reduce the negative environmental, aesthetic, compatibility and other impacts of one use upon another.

15. **Landscaping** – any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) or nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials). Landscaping may include the preservation and incorporation of existing trees, vegetation, or ecosystems into site development.

16. **Landscape Feature** – for the purposes of **Art. 9, Archaeological and Historic Preservation**, any improvement or vegetation including, but not limited to: outbuildings, walls, courtyards, fences, shrubbery, trees, sidewalks, planters, plantings, gates, street furniture or exterior lighting.

17. **Landscape Hierarchy** – for the purposes of **Art. 7, Landscaping**, planting creating a ranking of plants from small to large.

18. **Landscape Plan** – a plan showing the location, quantity, and variety of plants to be installed on a non-residential, Multifamily, or residential planned development. This plan may also show the location of hardscape elements, buffers, or other landscape-related items.

19. **Large Scale Development** – any large single tenant retail use, with or without accessory tenants, in a single building, occupying 65,000 gross square feet or more. [Ord. 2007-013]

20. **Legal Access** – see Access, Legal.

21. **Legal Positive Outfall** – the permanently established connection of a stormwater discharge conveyance facility serving a development site to a watercourse or water body under the control and jurisdiction of one or more public agencies, said connection being subject to all applicable agency permitting and approval requirements.

22. **Letter of Map Change (LOMC)** – for the purposes of **Art. 18, Flood Damage Prevention**, an official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include: [Ord. 2017-026]
   a. **Letter of Map Revision (LOMR)** – for the purposes of **Art. 18, Flood Damage Prevention**, a revision based on technical data that may show changes to flood zones, flood elevations, Special Flood Hazard Area boundaries and Floodway delineations, and other planimetric features. [Ord. 2017-026]
   b. **Letter of Map Amendment (LOMA)** – An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area. [Ord. 2017-026]
   c. **Letter of Map Revision Based on Fill (LOMR-F)** – A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community’s floodplain management regulations. [Ord. 2017-026]
   d. **Conditional Letter of Map Revision (CLOMR)** – for the purposes of **Art. 18, Flood Damage Prevention**, a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of Special Flood Hazard Areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM. [Ord. 2017-026]

23. **Level of Service (LOS)** – For the purposes of **Art. 12, Traffic Performance Standards**, the measure of the functional and operational characteristics of a roadway based upon traffic volume in relation to road capacity or the amount of vehicle delay or average speed. [Ord. 2018-002]

24. **Level of Service (LOS) D** – for the purposes of **Art. 12, Traffic Performance Standards**, as to Average Daily Traffic, Peak Hour Traffic two-way and Peak Direction on a Link, the numbers set forth in **Table 12.B.2.C-1 1A, LOS D Link Service Volumes**, as to Traffic at an intersection, a Critical Volume of 1,400 or average delay of greater than 35 and less than or equal to 55 seconds based on the HCM 2000 operations analysis; as to speed thresholds, the numbers set forth in **Table 12.B.2.C-3 1C, LOS D Speed Thresholds**. [Ord. 2005-002]

25. **Level of Service (LOS) E** – for the purposes of **Art. 12, Traffic Performance Standards**, as to Average Daily Traffic, Peak Hour Traffic two-way and Peak Direction on a Link, the numbers set forth in **Table**
12.B.2.C-4 2A, LOS E Link Service Volumes as to Peak Hour Traffic at an intersection, a Critical Volume of one 1,500 or average delay of greater than 55 and less than or equal to 80 seconds based on the HCM 2000 operational analysis, as to speed thresholds, the numbers as set forth in Table 12.B.2.C-6 2C, LOS E Speed Thresholds.

26. Level of Service (LOS) for Rural Service Area – the LOS established for the areas identified as the Rural Service Area in the FLUA of the Plan.

27. Level of Service (LOS) for Urban Service Area – the LOS established for those areas identified as the Urban Service Area in the FLUA of the Plan.

28. Library Services – those services provided by the PBC Library Taxing District.

29. Light Cutoff – for the purposes of Art. 5, Supplementary Standards, a luminary with elements such as shields, reflectors, or refractor panels which direct light and eliminate light spillover and glare.

30. Light-Duty Truck – for the purposes of Art. 18, Flood Damage Prevention, and as defined in 40 CFR § 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is: [Ord. 2017-026]
   a. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or [Ord. 2017-026]
   b. Designed primarily for transportation of persons and has a capacity of more than 12 persons; or [Ord. 2017-026]
   c. Available with special features enabling off-street or off-highway operation and use. [Ord. 2017-026]

31. Light Fixture – any device that holds protects and provides the optical system and power connections for a lamp or emits illumination. [Ord. 2006-036]

32. Lighting, Animated – for the purposes of Art. 5.E.4.E, Outdoor Lighting, flashing or moving lights that otherwise change at intervals more frequently than once every six seconds. [Ord. 2005-041]

33. Light Loss Factor – for the purposes of Art. 5.E.4.E, Outdoor Lighting, a percentage amount applied to the actual anticipated foot-candle levels of a fixture, which reduces the calculated light level output on the photometric plan to account for lower light level output from a fixture due to the age of the bulb, debris or dust on the fixture, and other factors that degrade the output capacity of the fixture. [Ord. 2005-041]

34. Light Trespass – the illumination of light produced by a luminaire, which is beyond the boundaries of the property on which the luminaire is located. [Ord. 2005-041]

35. Limb – see Branch.

36. Limitation Ratings – for the purposes of Art. 15, Health Regulations, as defined by Ch. 64E-6, F.A.C.

37. Limited Use Water Systems – for the purposes of Art. 15, Health Regulations, a water system not covered or included in the State of Florida Safe Drinking Water Act, which is further defined as either:
   a. Limited use commercial water system serves one or more non-residential establishments; or
   b. Limited use community water system serves five or more residences or two or more rental residences.

38. Limited Use Well – for the purposes of Art. 15, Health Regulations, a water well that is a source of potable water and is part of a limited use water system.
   a. U.S. Fish and Wildlife Service;
   b. Florida Fish and Wildlife Conservation Commission;
   c. Florida Committee on Rare and Endangered Plants and Animals;
   d. Florida Department of Agriculture and Consumer Services; and
   e. Treasure Coast Regional Planning Council.

39. Line of Sight of Beach – for the purposes of Art. 14, Environmental Standards, any position that is visible from any portion of the nesting beach at sand level and is not limited to a shore perpendicular direction.

40. Link – for the purposes of Art. 12, Traffic Performance Standards, the portion of a Major Thoroughfare between two Major Intersections.

41. Lion Country Safari – for the purposes of Art. 3.E.2.G, RR-PUD, shall mean the Lion Country Safari Overlay, as established by FLUE Objective 1.11 of the Plan. [Ord. 2011-016]

42. Listed Species – for the purposes of Art. 14, Environmental Standards, any animal or plant species listed as endangered, threatened, rare, or of special concern by one or more of the following agencies:
   a. U.S. Fish and Wildlife Service;
   b. Florida Fish and Wildlife Conservation Commission;
   c. Florida Committee on Rare and Endangered Plants and Animals;
   d. Florida Department of Agriculture and Consumer Services; and,
e. Treasure Coast Regional Planning Council.
43. Litter — any garbage, rubbish, trash, refuse, can, bottle, box, container, paper, tobacco product, tire, appliance, mechanical equipment or part, building or construction material, tool, machinery, wood, motor vehicle or motor vehicle part, vessel, aircraft, farm machinery or equipment, sludge from a waste treatment facility, or air pollution control facility, or substance in any form resulting from domestic, industrial, commercial, mining, or government operations.
44. Littoral Zone — that region of the shoreline beginning at the OHW and extending waterward to a maximum depth of minus three feet OHW.
45. Live/Work — a mixed use supporting one residential dwelling unit collocated with any non-residential use permitted pursuant to the applicable zoning district, where permitted by the Florida Building Code. [Ord. 2010-005]
46. Livestock Waste — for the purposes of Art. 5.J, Best Management Practices for Livestock Waste Received from Offsite Sources, waste composed of excreta of animals and residual materials that have been used for bedding, sanitary, or feeding purposes for such animals. [Ord. 2013-021]
47. Loading Area — For the purposes of Art. 6, Parking, Loading, and Circulation, an area consisting of two or more loading spaces. [Ord. 2008-037]
48. Loading Bay — For the purposes of Art. 6, Parking, Loading, and Circulation, a portion of a structure where deliveries are loaded and unloaded. [Ord. 2008-037]
49. Loading Dock — For the purposes of Art. 6, Parking, Loading, and Circulation, a platform where trucks can be loaded or unloaded. [Ord. 2008-037]
50. Loading Space — for the purposes of Art. 6, Parking, Loading, and Circulation, the space within which vehicles are temporarily parked during loading and unloading operations.
51. Local Bus — For the purposes of Art. 12, Traffic Performance Standards, transit service interconnecting communities with employment centers and/or other attractions. [Ord. 2006-036]
52. Local Government — PBC, or a municipality in PBC.
53. Local Government Plan — for the purposes of Art. 12, Traffic Performance Standards, the Comprehensive Plan of the Local Government adopted pursuant to F.S. ch. 163, pt. II.
54. Local Planning Agency — the local planning agency designated by the BCC to prepare the Comprehensive Plan pursuant to F.S. § 163.3161.
55. Local Shuttle — For the purposes of Art. 12, Traffic Performance Standards, transit service connecting two developments: (1) residential to interrelated services; or (2) residential to employment centers. [Ord. 2006-036]
56. Lot
   a. The smallest division of land identified as a single unit of ownership for conveyance and legal development purposes, and delineated by a closed boundary, which is either:
      1) Depicted on a recorded plat;
      2) Depicted on a survey, map, or drawing for which an affidavit or waiver or affidavit of exemption has been recorded; or
   b. The total area of abutting lands joined pursuant to a recorded unity of title shall be deemed a single lot for the purposes of this Code. As used herein, the term shall be synonymous with the terms “plot,” “parcel,” or “tract” when referring to lands within a closed boundary not further divided by one or more interior property lines.
   c. For the purposes of Art. 15.A, PBC Environmental Control Rule I – Onsite Sewage Treatment and Disposal Systems, as defined by F.S. § 381.0065(2).
57. Lot Area — the total horizontal area included within lot lines.
58. Lot, Corner — either a lot bounded entirely by streets, or a lot which adjoins the point of intersection of two or more streets.
59. Lot Depth — the horizontal length of a straight line drawn from the midpoint of the front property line of a lot to the midpoint of the rear property line.
60. Lot Frontage
   a. That side of the property line abutting a legally accessible street. On a corner lot, the frontage may be designated by the owner, subject to the approval by the Zoning Division who will determine whether it is consistent with the orientation of the other lots and improvements on the same side of the accessible street. [Ord. 2006-004]
   b. For the purposes of TDD, WCRAO, IRO, or PRA projects where a build-to-line is required, and vehicular access may be from the side or rear of the property, the property line used to meet the build-to-line requirements shall be the lot frontage. [Ord. 2006-004] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2017-025]
61. **Lot, Flag** – a lot not meeting the minimum frontage requirement and where access to a public street is established by a narrow private street or easement.
62. **Lot, Interior** – any lot neither a corner lot nor a through lot.
63. **Lot Line, Front** – the lot line adjacent to a street.
64. **Lot Line, Interior** – any lot line not adjacent to a street.
65. **Lot Line, Rear** – that lot line which is opposite, generally parallel to, and most distant from the front lot line.
66. **Lot, Double Frontage** – any lot having frontage on two nonintersecting streets.
67. **Lot Width** – the horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear property lines.
68. **Lots, Clustered** – residential parking lots grouped on a common street or parking tract where access is either a dead end street, loop, or otherwise designed so as to preclude its extension for access to additional lots.
69. **Lowest Adjacent Roadway Crown (LARC)** – for the purposes of [Art. 18, Flood Damage Prevention](#), the lowest elevation of any point in the crown of a street or road immediately next to the site of a new structure. [Ord. 2004-013]
70. **Lowest Floor** – for the purposes of [Art. 18, Flood Damage Prevention](#), the lowest floor of the lowest enclosed area (including basement) of a building. Any unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the non-elevation design standards of the Florida Building Code or ASCE 24. [Ord. 2004-013] [Ord. 2017-026]
71. **Lumen** – a unit of luminous flux. One foot-candle is one lumen per square foot. [Ord. 2005-041]
72. **Luminaire** – a complete lighting system, which includes a fixture and any associated freestanding pole or other similar structure. [Ord. 2005-041]
73. **Luminaire Height** – the measurement from a paved or landscaped surface at ground level directly under the fixture to the top of the luminaire. [Ord. 2005-041]

**M. Terms defined herein or referenced in this Article shall have the following meanings:**
1. **Machinery, Heavy** – see Industrial Equipment/Heavy Machinery.
2. **Maintenance** – repair or fix existing walls, fixtures, wiring, air conditioning and plumbing necessary to permit structures to remain in a state of good repair without creating additional improvements. See Repair for additional allowed improvement. [Ord. 2010-005]
3. **Major Intersection** – for the purposes of [Art. 12, Traffic Performance Standards](#), the juncture of two or more Major Thoroughfares.
4. **Major Road Network System** – all Arterial and major Collector Roads in PBC (excluding local roads and minor Collectors), and all roads on the Thoroughfare R-O-W Identification Map of the Plan. The distinction between major and minor Collectors shall be made by the County Engineer, based upon accepted traffic engineering principles. Consideration shall be given to such factors as traffic volumes, trip length continuity, and access.
5. **Major Thoroughfares** – for the purposes of [Art. 12, Traffic Performance Standards](#), Major Thoroughfares are:
   a. All streets as defined in the Thoroughfare R-O-W Identification Map, Map TE 14.1 of the Plan as it may be amended.
   b. All existing, proposed or approved roadways that function or would function as major thoroughfares as determined by the County Engineer based on consideration of the following criteria:
      1) Provides continuity of an existing roadway;
      2) Provides connectivity to other Links of the thoroughfare network;
      3) Carries or is projected to carry a volume of at least 1,310 two-way peak hour trips;
      4) Provides an opportunity for decreasing vehicle miles traveled;
      5) Provides an alternative to a parallel thoroughfare network roadway such that the demand on the parallel roadway is decreased.
   c. All proposed and approved roads that would, if built, function as Arterials and major Collectors during the Buildout Period of the proposed Project as determined by the County Engineer in accordance with accepted Traffic Engineering principles.
   d. As to restricting the issuance of Site Specific Development Order's, it shall not include roads, which are the responsibility of any Municipality pursuant to functional classification under F.S. ch. 335.
6. **Maneuvering Area** – For the purposes of [Art. 6, Parking, Loading, and Circulation](#), an area of sufficient size to allow adequate turning motions for a vehicle to ingress/egress a loading area or loading bay. [Ord. 2008-037]
7. **Mangrove** – any specimen of the species *Avicennia germinans* (black mangrove), *Laguncularia racemosa* (white mangrove), *Rhizophora mangle* (red mangrove), or *Conocarpus erecta* (buttonwood).

8. **Mangrove Fringe** – those shoreline mangrove areas whose width does not exceed 30 feet as measured from the landward edge of the mangrove trunk most landward of MHW (or MHW itself in the absence of any landward tree), waterward along a line perpendicular to MHW, to the waterward edge of the mangrove trunk most waterward of MHW.

9. **Mangrove Stand** – an assemblage of mangrove trees that is mostly low trees noted for a copious development of interfacing adventitious roots above the ground and that contain one or more of the following species: black mangrove (*Avicennia germinans*); red mangrove (*Rhizophora mangle*); white mangrove (*Laguncularia racemosa*); and buttonwood (*Conocarpus erecta*).

10. **Manufactured Building**
    
    a. A closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured with or without other specified components, as a finished building or as part of a finished building, constructed in conformance with and certified pursuant to the requirements of F.S. ch. 553, as may be amended, which shall include, but not be limited to, Residential Manufactured Buildings (a.k.a. Modular Homes), commercial, institutional, storage, and industrial structures. This definition does not apply to mobile homes. [Ord. 2017-007]

    b. For the purposes of Art. 3, Overlays and Zoning Districts and Art. 4, Use Regulations, a Residential Manufactured Building (a.k.a. Modular Home) may also be considered a Mobile Home, where required by F.S. § 553.382, Placement of Certain Housing. [Ord. 2012-027]

11. **Manufactured Home** – for the purposes of Art. 18, Flood Damage Prevention, a single Family dwelling constructed entirely in a controlled factory environment built to HUD standards; defined in 24 CFR § 3280.2, Subpart A – Definitions as amended or replaced, as a Structure transportable in one or more sections, which in the traveling mode, is eight feet or more in width and 40 feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to the required utilities which includes the plumbing, heating, air conditioning and electrical systems contained therein. “Mobile home” is considered to be synonymous with Manufactured Home. The term includes, but is not limited to, Park Trailers, travel trailers and commercial trailers placed on site for 180 consecutive days or longer and intended to be improvements to real property. Those manufactured Buildings for residential, commercial, institutional or other use, constructed under DBPR codes and standards for compliance with the Florida Building Code are excluded from this definition. [Ord. 2004-013] [Ord. 2017-026]

12. **Manufactured Home Park or Manufactured Home Subdivision** – A parcel (or contiguous parcels) of land divided into two or more Manufactured Home lots for rent or sale for which the construction of facilities for servicing the lot on which the Manufactured Home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, or the construction of streets) is completed on or after the effective date of this Code. See also Manufactured Building.

13. **Map of Known Archaeological Sites** – for the purposes of Art. 9, Archaeological and Historic Preservation, a map adopted as part of this Article and updated as needed identifying known archaeological sites in the unincorporated areas of PBC.

14. **Marginal Access Street** – see Street, Marginal Access.

15. **Marina** – see Marine Facility.

16. **Market Value** – for the purposes of Art. 18, Flood Damage Prevention, the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in Art. 18, Flood Damage Prevention, the term refers to the Market Value of Buildings and Structures, excluding the land and other improvements on the parcel. Market Value may be established by a qualified independent appraiser, Actual Cash Value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate Market Value by a factor provided by the Property Appraiser or Floodplain Administrator. [Ord. 2004-013] [Ord. 2017-026]

17. **Mass Transit Facilities** – the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or the construction of or purchase of mass transit facilities and equipment necessary to meet the LOS for mass transit facilities.

18. **Master Plan or Site Plan**
    
    a. For the purposes of Art. 2, Application Processes and Procedures and Art. 3, Overlays and Zoning Districts, a Master Plan or a Site Plan means a graphic and informational representation of a specific design solution for a development phase or entirety, meeting the requirements and
conditions of this Code. The Master Plan or a Site Plan shows an overall development concept including present property uses as well as proposed land development uses, and layout of design and infrastructure components. Various stages of refinement and government approval qualify the Master Plan or the Site Plan to be certified as the proposed Master Plan or Site Plan. [Ord. 2009-040]

b. For the purposes of Art. 11, Subdivision, Platting, and Required Improvements and Art. 12, Traffic Performance Standards, a Master Plan or Site Plan shows how parcels and uses in a mixed use development will integrate with one another. The Master or Site Plan dictates access, mitigation strategies, the build-out timeframe and shall be the controlling document for a mixed use development. Approval of a Master Plan or Site Plan shall be binding upon the landowners subject to the Development Order, their successors and assigns, and shall constitute development regulations for the land. Development of the land shall be limited to the uses, intensities, access, configuration, mitigation strategies, and all other elements and conditions set forth in the Master Plan or Site Plan. Requirements for the submittal of a preliminary master or site plan and a final master or site plan to the Zoning Division are indicated in Art. 2, Application Processes and Procedures pursuant to the type of zoning application being submitted. [Ord. 2006-036] [Ord. 2009-040] [Ord. 2014-025]

19. Master Sign Plan – for the purposes of Art. 8, Signage, a coordinated program of all signs, including exempt and temporary signs for a business, or businesses if applicable, located on a development site. The sign program shall include, but not be limited to, indications of the locations, dimensions, colors, letter styles and sign types of all signs to be installed on a site.

20. Master Storm Water Drainage System – for the purposes of Art. 18, Flood Damage Prevention, an engineered system, which may include culverts, retention areas, water control gates, control devices, earth grading and/or minimum floor elevations in development of building sites, designed to ensure less than one-percent annual chance of flooding of the building sites. [Ord. 2004-013]

21. Material Culture – for the purposes of Art. 9, Archaeological and Historic Preservation, is any object that has been modified by a human being. [Ord. 2008-037]

22. Material, Excess – excavated material not required for backfill or grading of the premises as determined by a Final Site Plan.

23. Material, Extractive or Excavated – earth, sand, gravel, rock, shell rock, muck, or other mineral or organic substance, other than vegetation, which naturally occurs upon a lot.

24. Maximum Contaminant Level – for the purposes of Art. 15, Health Regulations, the maximum permissible level of a contaminant in water which is delivered to any user of a water supply system.

25. Maximum Day – for the purposes of Art. 15, Health Regulations, the highest day of water consumption within any 24-hour period from midnight to midnight excluding fire flow.

26. Mean High Water – for the purposes of Art. 15, Health Regulations, the average height of tidal high water over a 19-year period.

27. Mean Sea Level – The average height of the sea for all stages of the tide based on the NGVD.

28. Mechanical Equipment – For the purposes of Art. 5, Supplementary Standards, equipment and accessories, that relate to water supply, drainage, heating, ventilating, electrical, air conditioning, and similar purposes. [Ord. 2008-037]

29. Medical Marijuana Treatment Center – means an entity that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their professional caregivers, and is registered by the Florida Department of Health. [Ord. 2017-009]

30. Membrane BioReactor Systems – Facilities that treat raw sewage to tertiary levels for reuse water (irrigation quality water) or for discharge (ground or surface water recharge). These systems are enclosed within buildings and utilize hollow fiber or flat plate membranes and combine clarification, aeration and filtration to produce consistent, high-quality effluent suitable for any discharge or reuse application. On-site storage tanks, distribution pumps and electrical equipment may also be associated with these facilities. [Ord. 2007-013]

31. Meteorological Tower – A tower erected to measure atmospheric weather conditions. [Ord. 2011-016]

32. Mezzanine – see Building Mezzanine.

33. Midden – is a deposit of material culture refuse. Midden soils contain a high abundance of cultural resources and occasionally human remains. Midden soils tend to differ in color and composition from the surrounding soil matrix. [Ord. 2008-037]

34. Military Installation – a facility designed for use by a branch of the United States Armed Forces.
35. **Minimum Descent Altitude (MDA)** – for the purposes of Art. 16, Airport Regulations, the lowest altitude expressed in feet above mean sea level (AMSL), to which descent is authorized on final approach or during circling-to-land maneuvering in execution of a standard instrument approach procedure (SIAP) where electronic glide slope is not provided.

36. **Minimum Obstruction Clearance Altitude (MOCA)** – for the purposes of Art. 16, Airport Regulations, the lowest published altitude in effect between radio fixes on Federal VOR airways, off-airway routes, or route segments that meets obstruction clearance requirements for the entire route segment and assures acceptable navigational signal coverage only within 22 miles to a VOR.

37. **Minimum Vectoring Altitude (MVA)** – for the purposes of Art. 16, Airport Regulations, the lowest altitude AMSL at which aircraft operating under IFR conditions will be vectored by a radar controller, except when otherwise authorized for radar approaches, departures or missed approaches.

38. **Mitigation** – for the purposes of Art. 9, Archaeological and Historic Preservation, a process designed to ameliorate adverse impact of an activity on a cultural resource by the systematic removal of the prehistoric, historic, or architectural data in order to acquire the fundamental information necessary for understanding the property within its proper historic context.

39. **Mixed Housing Projects** – for the purposes of Art. 5.G, Density Bonus Programs, projects that include both market rate and affordable units, and promote a balance of housing opportunities. [Ord. 2005-002]

40. **Mixed Use**
   a. the combination of residential and one or more non-residential uses that are functionally integrated. [Ord. 2006-004] [Ord. 2010-022]
   b. for the purposes of Art. 13, Impact Fees, means a group of different uses of land within a tract of land or a building for which applications for Development Permits are sought.

41. **Mixed Use Strategy** – For the purposes of Art. 12, Traffic Performance Standards, the development of a neighborhood, tract of land, building, or structure combining residential development with a variety of complementary and integrated uses, such as, but not limited to, office, manufacturing, retail, public, and recreation, in a compact urban form. The purpose of a mixed use development strategy for the Okeechobee Boulevard corridor is to internalize as much site-generated traffic as possible so as to reduce impact on the external streets. However, not all mixed use developments will necessarily maximize internalization and limit the amount of additional external traffic impact. Studies (such as the ITE Trip Generation Handbook) which show interactions between various land use combinations should be used as a guide in determining the optimal mix and quantities of land uses for a particular site. [Ord. 2006-036]

42. **Mobile Home**
   a. **Structure** – A detached, transportable structure, manufactured upon a chassis or undercarriage as an integral part thereof, without independent motive power, designed for long term occupancy and containing all conveniences and facilities, with plumbing and electrical connections provided for attachment to approved utility systems. [Ord. 2017-007]
   b. **Dwelling** – The use of a residential lot or unit for one mobile home. [Ord. 2012-027] [Ord. 2017-007]

43. **Mobile Home Subdivision** – For the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a subdivision of land for the sale of lots intended for the placement of mobile homes and which meets the requirements of Art. 11, Subdivision, Platting, and Required Improvements.

44. **Module** – For the purposes of Art. 6, Parking, Loading, and Circulation, a portion of a parking facility containing a central drive aisle with parking spaces on each side of the aisle. [Ord. 2012-027]

45. **Motor Vehicle** – the statutes of the State of Florida providing for the regulation, registration, licensing and recordation of ownership of motor vehicles in the State of Florida.

46. **Mound System** – for the purposes of Art. 15, Health Regulations, a drainfield system in which the distribution pipe is installed in fill material above natural grade.

47. **Mulch** – for the purposes of Art. 7, Landscaping, non-living organic material customarily used in landscape design to retard erosion and retain moisture.

48. **Multi-Family Water System** – for the purposes of Art. 15, Health Regulations, a water system that provides potable water for three to four residences, one of which may be a rental residence.

49. **Multi-Family Well** – for the purposes of Art. 15, Health Regulations, a water well that is a source of potable water and is part of a multi-family water system.

50. **Municipal Engineer** – for the purposes of Art. 12, Traffic Performance Standards, a Professional Engineer practicing traffic engineering employed or retained by the Municipality.
51. Municipal Official – for the purposes of Art. 12, Traffic Performance Standards, the public official responsible for coordinating the application of this Section in the Municipality, it may be the Municipal Engineer.

52. Mural – an original production of art of any size, shape, color, material, medium or combination thereof that is designed by an artist, directly affixed or applied to the exterior surface of a building or structure (mural surface), and that neither contains nor consists of any commercial message, including any logo, icon, trademark or brand name. For the purposes of this definition, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold. [Ord. 2013-021]

N. Terms defined herein or referenced in this Article shall have the following meanings:

1. Nadir – For the purposes of Art. 5.E.4.E, Outdoor Lighting, nadir shall mean the lowest point on its sphere when measuring a foot-candle. [Ord. 2008-037]

2. National Geodetic Vertical Datum (NGVD) – for the purposes of Art. 18, Flood Damage Prevention, as corrected in the year of 1929, is a vertical control used as a reference for establishing varying elevations within the floodplain. This datum is referenced on prior FIRMs or by FEMA. [Ord. 2004-013]

3. National Register of Historic Places – for the purposes of Art. 9, Archaeological and Historic Preservation, official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.

4. Native Tree(s) or Native Vegetation – for the purposes of Art. 14, Environmental Standards, vegetation with a natural geographic distribution indigenous to the State of Florida and not introduced by humans.

5. Native Upland Vegetation – the plant component of a native State of Florida upland community (a characteristic assemblage of native plant and animal species which are interrelated and occupy predominantly upland terrain), which includes intact upland vegetation include, but are not limited to, Florida scrub, pine flatwoods, scrubby flatwoods, coastal dune and strand, hammocks (natural, tropical, mesic, and hydric), dry prairies, and drained cypress heads.

6. Native Vegetation Community – for the purposes of Art. 14, Environmental Standards, a characteristic assemblage of native vegetation including scrub, pine flatwoods, scrubby flatwoods, hammocks, dry prairies, wetlands, dunes, maritime forests, freshwater and saltwater marshes, swamps, and mangroves.

7. Natural Area – for the purposes of Art. 14, Environmental Standards, all public or private parcels as approved under this Chapter containing high-quality native ecosystems that are under or assigned to a public entity for management, maintenance, and operation; or private parcels for which the parcel owner applies to ERM for designation as a natural area, is operating under a management plan approved or accepted by ERM, and is legally described in an applicable deed restriction, plat, restricted covenant, conservation easement, or a separate instrument recorded pursuant to F.S. § 704.06.

8. Natural Disaster – natural disaster is the consequence or effect of a hazardous event, occurring when human activities and a natural phenomenon (a physical event, such as a hurricane, landslide, etc.) become enmeshed. The resulting fatalities, or property damages depend on the capacity of the population to support or resist the disaster. [Ord. 2006-036]

9. Natural Disaster Damage – loss in structural integrity due to an act of nature such as hurricane, tornado, wildfire, or flood. This does not include fire, termites, and other damages not related to those listed herein. [Ord. 2010-005]

10. Nautical Mile – for the purposes of Art. 16, Airport Regulations, a unit of length used in air navigation, based on the length of one minute of arc of a great circle, and equivalent to U.S. unit equal to 1,852 meters, or 6,076 feet.

11. Neighborhood – a defined and compact geographic area consisting of residences which may include non-residential uses to serve the daily needs of the residents, such as shops, workplaces, recreational areas, and civic uses (schools, places of worship), that are accessible by interconnecting streets. [Ord. 2010-022]

12. Neighborhood Center – as defined in the Plan.

13. Nest – for the purposes of Art. 14, Environmental Standards, the area in which sea turtle eggs are naturally deposited or relocated beneath the sediments of the beach/dune system.

14. Nesting Season – for the purposes of Art. 14, Environmental Standards, the period from March 1 through October 31 of each year.
15. **Net Acreage** – For the purposes of [Art. 12, Traffic Performance Standards], a measure of the net area of the site that is available for development, excluding non-site related areas donated to and accepted by a governmental agency, by deed or easement, in perpetuity, for utility, drainage, roadway, and preservation purposes. [Ord. 2006-036]

16. **Net Trips** – for the purposes of [Art. 12, Traffic Performance Standards], Project Trips minus Pass-By Trips and the Previous-Approval Traffic or traffic from the Existing Use established in accordance with [Art. 12.A.3.B, Credits Against Project Traffic].

17. **Net Usable Land** – for the purposes of [Art. 15, Health Regulations], the total area of a parcel less all street, wet areas, canals, R-O-Ws, drainage easements and other impairments to the owner’s unrestricted use thereof as a building site.

18. **New Capital Facilities** – for the purposes of [Art. 13, Impact Fees], newly constructed, expanded, or added capital facilities which provide additional capacity. New capital facilities shall not include that portion of reconstruction or remodeling of existing facilities that does not create additional capacity.

19. **New Construction**
   a. For the purposes of [Art. 13, Impact Fees], structures for which the start of construction commenced on or after the effective date of this Code.
   b. For the purposes of [Art. 18, Flood Damage Prevention], and the flood-resistant construction requirements of the Florida Building Code, Structures for which the “Start of Construction” commenced on or after January 31, 1979, and includes any subsequent improvements to such Structures. [Ord. 2004-013] [Ord. 2017-026]

20. **New Manufactured Home Park or Manufactured Home Subdivision**
   a. See Manufactured Home Park or Manufactured Home Subdivision.
   b. For the purposes of [Art. 18, Flood Damage Prevention], a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed on or after the effective date of this Article. [Ord. 2004-013]

21. **No-Hazard** – for the purposes of [Art. 16, Airport Regulations], an advisory determination rendered by the FAA at the conclusion of an Aeronautical Study made under FAR Part 77 indicating the proposed structure may be safely and/or efficiently accommodated in navigable airspace.

22. **Noise Level Reduction** – for the purposes of [Art. 16, Airport Regulations], a comparison of outdoor to indoor Noise levels, expressed in dB., i.e., a structure requiring a 30 dB NLR is one to which modifications must be made to achieve a 30 dB reduction in interior noise levels as compared to exterior noise levels.

23. **Non-Combustible Refuse** – wastes that are unburnable at ordinary incinerator temperature (800 to 1,800 degrees Fahrenheit) such as metals, mineral matter, appliances, metal furniture, auto bodies or parts, and other similar material or refuse not usual to housekeeping or to operation of stores or offices.

24. **Non-Commencement** – the failure to begin, or the discontinuation of, construction activity that would make a material change in a structure as evidenced by the cancellation, lapsing, or revocation of a Building Permit; or the failure to begin, or the discontinuation of, any other land use activity that would make a material change in the use of land.

25. **Non-Community Water System** – for the purposes of [Art. 15, Health Regulations], a public water system that is not a community water system. A non-community system is either a non-transient non-community water system or a transient non-community water system, which are further defined as:

26. **Non-Transient Non-Community Water System** – a non-community water system that regularly serves at least 25 of the same persons for more than six months per year.

27. **Non-Community Well** – for the purposes of [Art. 15, Health Regulations], a water well that is a source of potable water and is part of a non-community water system.

28. **Non-Conforming, Sign** – for the purposes of [Art. 8, Signage], a sign or advertising structure or parts therein existing within the unincorporated area on the effective date of this Code which, by its height, square foot area, location, use, operating characteristics or structural support does not conform to the requirements of [Art. 8, Signage].

29. **Non-Conforming Lot** – for the purposes of this Article, a single lot, tract or parcel of land of record that was conforming at the time of its creation, but which fails to meet the requirements for area, width or depth under the current district regulations of this Code or the Plan.

30. **Non-Conforming Structure** – for the purposes of this Article, a structure that was lawfully established before this Code was adopted or amended, and that does not conform to the property development regulations of area, height, lot coverage, yard setbacks, lot location, parking, or other dimensional requirements for the zoning district in which it is located.
31. **Non-Conforming Use** – a use that was lawfully established prior to the adopted code or amendment that creates the nonconformity and now does not conform to the use regulations of the zoning district in which it is located.

32. **Non-Conforming Use, Major** – a major nonconforming use is a use that was legally established in a zoning district where the use is now prohibited under the terms of this Code. Major nonconforming uses are inappropriately located so as to create or threaten to create incompatibilities detrimental to the public welfare.

33. **Non-Conforming Use, Minor** – a minor nonconforming use is a use that was legally established in a zoning district under a prior Code and one or more of the following applies: the use has been changed to a more restrictive review or approval process under the terms of this Code; DOAs or improvements to the use would exceed the development and approval thresholds; or, the use does not meet the property development regulations of this Code. Minor nonconforming uses do not create or threaten to create incompatibilities injurious to the public welfare. [Ord. 2010-005] [Ord. 2015-006]

34. **Non-Conformities** – for the purposes of this Article, uses of land, structures, lots, site elements, and property development regulations and site development standards that were lawfully established before this Code was adopted or amended, that are not in conformity with the terms and requirements of this Code. [Ord. 2010-005]

35. **Non-Contributing Resource** – for the purposes of Art. 9, Archaeological and Historic Preservation, building, site, structure, or object that does not add to the historic significance of a property or district.


37. **Non-Plan Collector Street** – see Street, Collector, Non-Plan.

38. **Non-Potable Water Well** – for the purposes of Art. 15, Health Regulations, as defined by Chapter 64E-6, F.A.C.

39. **Non-Precision Instrument Runway** – for the purposes of Art. 16, Airport Regulations, a runway having a non-precision instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type of navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved or planned, and for which no precision instrument approach facilities are planned or indicated on an appropriate FAA civil or military service airport planning documents.

40. **Non-Residential** – for the purposes of Art. 2, Application Processes and Procedures.

41. **Non-Residential Activity** – for the purposes of Art. 14, Environmental Standards, any activity which occurs in any building, structure or open area which is not used primarily as a private residence or dwelling.

42. **Non-Transient Non-Community Water Supply** – for the purposes of Art. 15, Health Regulations, a water system for provision of piped water under pressure for human consumption, culinary, sanitary, or domestic purposes that regularly serves at least 25 of the same person over six months per year but is not a community water system.


44. **Nuisance** – for the purposes of Art. 5, Supplementary Standards, interference with the enjoyment and use of property.
Terms defined herein or referenced in this Article shall have the following meanings:

1. “O” Horizon – for the purposes of Art. 15, Health Regulations, the layer of organic matter on the surface of a mineral soil. This soil layer consists of decaying plant residues.

2. Objectionable Odor – An objectionable odor is defined as any odor present in the outdoor atmosphere which by itself or in combination with other odors, is or may be harmful or injurious to human health or welfare, which unreasonably interferes with the comfortable use and enjoyment of life or property, or which creates a nuisance, in accordance with Chapter 62-210, F.A.C. [Ord. 2006-004]

3. Obstruction to Air Navigation – for the purposes of Art. 16, Airport Regulations, any existing or proposed manmade object or object of natural growth or terrain that exceeds the standards contained in this Article, and contained in 14 CFR § 77.21, § 77.23, § 77.25, § 77.28, and § 77.29.

4. Off-Peak Season – for the purposes of Art. 12, Traffic Performance Standards, the time from June 1 through August 15, inclusive.

5. Off-Site Improvements – improvements constructed outside of the boundaries of the project which are required as part of a development approval.

6. Office – for the purposes of Art. 13, Impact Fees, a building used primarily for conducting the affairs of or the administration of a business, organization, profession, service, industry, or similar activity.

7. Office of Industrial Nature – an establishment providing executive, management, or administrative support, but not involving medical or dental services, the sale of merchandise, or professional services (business or professional offices). Typical uses involve corporate headquarters or other similar offices whose function does not include frequent visits by the public or the provision of services.

8. Official Zoning Map – the official map upon which the boundaries of each district are designated and established as approved and adopted by the governing body, made a part of the official public records of PBC, and shall be the final authority as to the zoning status of land and water areas, buildings, and other structures in the unincorporated area of PBC and incorporated into this Code by reference.

9. Onsite – within the boundaries of a facility location, property or site including sites separated by public or private R-O-W.

10. Onsite Sewage Treatment and Disposal System (OSTDS) – for the purposes of Art. 15, Health Regulations, as defined by Chapter 64E-6, F.A.C.

11. One-Foot Drawdown Contour – for the purposes of Art. 14, Environmental Standards, the locus of points around a well or wellfield where the free water elevation is lowered by one foot due to a specified pumping rate of the well or wellfield.

12. Open Space – land reserved or shown on an approved plan, such as but not limited to: easements, preservation, conservation, wetlands, well site dedicated to PBCWUD, recreation, greenway, landscaping, landscape buffer, and water management tracts. [Ord. 2011-001]

13. Open Space, Usable – an area such as a park, square, plaza or courtyard accessible to the public and used for passive or active recreation or gatherings. Credit shall not be given for any indoor spaces, road R-O-Ws, building setback areas, lakes and other water bodies, drainage or retention areas, impervious surface courts (tennis, basketball, handball, etc.), swimming pools, sidewalks, parking lots, or other impervious surfaces or any pervious green area not intended for passive or active recreation or gatherings. [Ord. 2011-001]

14. Open to the Public – see Park, Open to the Public.


16. Ordinary High Water (OHW) – for areas with an established control elevation, the control elevation will be the OHW. For areas without an established control elevation, the wet season water table prior to the excavation activity will be OHW.

17. Ordinary Maintenance or Repair – for the purposes of Art. 9, Archaeological and Historic Preservation, any work for which a Building Permit is not required by law, where the purpose and effect of such work is to correct any physical deterioration or damage of an improvement, or any part thereof by restoring it, as nearly as practical, to its appearance prior to the occurrence of such deterioration or damage.

18. Ordinary Water Level (OWL) – the average level of water as determined by an engineer or by the Applicant's appointee. The established water surface elevation shall consider seasonal fluctuations in the groundwater table and other factors that may cause fluctuations of the water level.

19. Original Value of the Structure – the value of the structure at the time it was issued a CO, based upon an appraisal by a Member of the Appraiser's Institute (MAI).

20. Other Than Utility Runway – for the purposes of Art. 16, Airport Regulations, a runway designed for and intended to be used by all types of aircraft including those having gross weights greater than 12,500 pounds.
1. **Outdoor Activity** – for the purposes of [Art. 5, Supplementary Standards](#), any functional operation associated with a use listed in [Art. 4, Use Regulations](#), that takes place outside of an enclosed building. The term excludes Outdoor Storage and the loading or unloading of trucks at loading bays or docks. [Ord. 2017-007]

2. **Outdoor Display of Merchandise, Temporary** – a temporary display for the introduction, promotion or announcement of a new product.

3. **Overlay Zoning District** – for the purposes of [Art. 3, Overlays and Zoning Districts](#), a set of zoning regulations for a defined area which are required either in addition to the Standard Zoning District's regulations or in lieu of those regulations. Overlay zoning is used to protect the character of an area of special concern or to encourage new development subject to additional controls.

4. **Owner** – the owner of the freehold estates, as appears by deed of record. It shall not include lessees, reversioners, remainderman, or mortgagees.

5. **Owner, Motor Vehicle** – the person to which the motor vehicle is registered on the motor vehicle certificate of title and shall include, if under lease, rental agreement or loan under any other type of arrangement, gratuitous or otherwise, the person having possession or control of the vehicle.

P. **Terms defined herein or referenced in this Article shall have the following meanings:**

1. **Packaged or Canned Foods** – For the purposes of [Art. 4, Use Regulations](#), containerized food products that can be eaten as sold. [Ord. 2012-003]

2. **Parcel** – for the purposes see Land; [Art. 14, Environmental Standards](#), a unit of land with a legally established property line.

3. **Park, Beach** – for the purposes of [Art. 5, Supplementary Standards](#), facilities that front the Atlantic Ocean or its inlets and provide public beach access. Recreational facilities include those necessary to support beach access, swimming, surfing, fishing, and snorkeling as well as play areas, picnic areas, and adequate parking areas to serve those utilizing the facility.

4. **Park, Beach/Park, District/Park, Regional** – for the purposes of [Art. 13, Impact Fees](#), refer to [Art. 5.D, Parks and Recreation – Rules and Recreation Standards](#).

5. **Park, Community** – for the purposes of [Art. 5, Supplementary Standards](#), facilities generally more than five but less than 40 acres in size that provide active, and to a lesser degree passive, recreational facilities to population areas within three miles or less of the facility. Recreational facilities include play areas, small groups of lighted fields or courts suitable for programmed youth activities, community centers, and adequate bicycle and automobile parking areas and pedestrian paths to serve the facility.

6. **Park, Countywide Level** – for the purposes of [Art. 5, Supplementary Standards](#), those large scale recreational facilities for which Countywide Park Impact Fees are assessed on new residential development and that include a system of public parks generally classified as Regional, District or, Beach, and that are designed to meet the general active and passive recreational needs of the countywide populace.

7. **Park, District** – for the purposes of [Art. 5, Supplementary Standards](#), facilities generally greater than 40 acres in size that primarily provide active recreational facilities, and to a lesser degree some passive recreational facilities, to population areas within five miles or less of the facility if within the USA, or within ten miles or less of the facility if outside the USA. Recreational facilities typically include groups of lighted fields or courts suitable for scheduled athletic league activities, exercise trails and support facilities such as restrooms and concessions with bicycle and automobile parking areas and pedestrian path systems to accommodate park users. Special facilities such as recreation centers, aquatic centers, golf courses, and boat ramps and docks may also be included.

8. **Park, Local Level** – for the purposes of [Art. 5, Supplementary Standards](#), those relatively small scale recreational facilities that include both public parks generally classified as community, neighborhood, or infill neighborhood, and required private recreation areas that are designed to meet the recreational needs for specific population areas or for planned developments.

9. **Park, Neighborhood** – for the purposes of [Art. 5, Supplementary Standards](#), facilities generally less than five acres in size. Neighborhood parks include passive and active recreational facilities, are generally few in number due to size constraints and are developed according to the demands and character of the specific neighborhoods that they serve. In addition to the above-mentioned characteristics, for the purposes of [Art. 3.E.3, Multiple Use Planned Development (MUPD), Art. 3.E.4, Mixed Use Planned Development (MXPD)], and [Art. 3.F.3, Traditional Neighborhood Development (TND)], neighborhood parks shall consist of usable open space within walking distance of housing.

10. **Park, Open to the Public** – for the purposes of [Art. 5, Supplementary Standards](#), those park acres developed according to the Parks and Recreation Department's adopted Park Master Plan and made available to the general public for specific recreational purposes whether for a fee or free of charge.
11. **Park, Private** – for the purposes of Art. 5, Supplementary Standards, a privately-owned or operated park or beach providing opportunities for active or passive recreational activities to the general public.

12. **Park, Regional** – for the purposes of Art. 5, Supplementary Standards, facilities generally more than 200 acres in size that also provides access to a substantial natural or manmade resource base. Regional parks primarily provide passive recreational facilities, and to a lesser degree, active recreational facilities where no adverse impact on the resource base results. Recreational facilities in regional parks are primarily passive or resource based with picnicking, camping, hiking, fishing, and boating as the main activities. Special facilities such as museums, nature centers, special event areas, golf courses, or water skiing facilities may also be included, as well as some of those active facilities often found in district parks.

13. **Park Recreation and Park Facilities** – for the purposes of Art. 5, Supplementary Standards, the planning, engineering, for, preparation of acquisition documents for, acquisition of land for, or construction of buildings and park equipment necessary to meet the LOS for Urban Park and Recreation Facilities and Rural Park and Recreation Facilities.

14. **Park Trailer** – for the purposes of Art. 18, Flood Damage Prevention, a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances (see F.S. § 320.01, as amended or replaced). [Ord. 2017-026]

15. **Parking Garage/Structure** – a building or structure that provides parking for motor vehicles as an accessory use to a principal use. [Ord. 2010-022] [Ord. 2017-007]

16. **Parking Lot** – for the purposes of Art. 6, Parking, Loading, and Circulation, an off-street, area constructed at grade that is used for the temporary parking of automobiles, motorcycles and trucks. Parking lots include access aisles, ramps, maneuvering and all related vehicle use areas.

17. **Parking Lot, Shared or Common** – for the purposes of Art. 6, Parking, Loading, and Circulation, an off-street parking lot that serves more than one lot, building, use or dwelling.

18. **Parking, Off-Street** – for the purposes of Art. 6, Parking, Loading, and Circulation, the minimum number of parking spaces on the same lot or parcel of the facility that it serves.

19. **Parking, On-Street** – a row of parking spaces along a street that may be designed in a parallel or angled layout. [Ord. 2010-005]

20. **Parking, Shared** – for the purposes of Art. 6, Parking, Loading, and Circulation, the development and use of parking areas for joint use by separate businesses in one or more properties. Typically, sharing of parking space during off-peak hours and confirmed by a traffic analysis allows for a shared parking agreement.

21. **Parking Space** – for the purposes of Art. 6, Parking, Loading, and Circulation, a paved enclosed or unenclosed grass area, meeting the dimensional and access requirements of this Article, and approved to temporarily park or store one motor vehicle.

22. **Parking Tract** – for the purposes of Art. 6, Parking, Loading, and Circulation, a parking lot delineated on a plat or otherwise created by an instrument of record for the purpose of providing common off-street parking and legal access for owners of adjacent lots.

23. **Pass-By-Trips** – for the purposes of Art. 12, Traffic Performance Standards, trips generated by a proposed Project which are trips already on the road Link on which the proposed Project is located.

24. **Patio** – an open unoccupied space which may be partially enclosed by a wall, fence, or building and not considered part of the residential living structure.

25. **Patio Home** – see Zero Lot Line Home.

26. **PBC Register of Historic Places** – for the purposes of Art. 9, Archaeological and Historic Preservation, official PBC list of archeological sites identified on the Map of Known Archaeological Sites, and historic sites and districts designated by the BCC.

27. **PBC Standards** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, the minimum standards, specifications, and details for design and construction of streets and other infrastructure improvements, as promulgated by the County Engineer pursuant to R-90-740 of the BCC as may be amended. Said standards include, but are not limited to those compiled in the most current edition of the PBC Land Development Design Standards Manual.

28. **Peak Hour Traffic** – for the purposes of Art. 12, Traffic Performance Standards, shall mean the one hour of traffic representative of the peak period, as defined in Art. 12.C.1.B.5, Peak Hours and includes two-way and peak direction volumes. Peak Hour Traffic shall be determined from actual traffic counts conducted by the PBC. The Project may provide actual counts, at the approval of the County Engineer, or at the approval of the County Engineer, the Peak Hour Traffic may be determined by factoring the Average Daily Traffic by an approved “K” factor. [Ord. 2005-002]
29. **Peak Season** – for the purposes of Art. 12, Traffic Performance Standards, the time from January 1 through March 31, inclusive.

30. **Pedestrian Circulation Zone** – for the purposes of the Priority Redevelopment Areas, a continuous unobstructed space reserved for pedestrian movement. [Ord. 2010-022]

31. **Pennant** – see Flag.

32. **Percolation Pond** – for the purposes of Art. 14, Environmental Standards, an artificial impoundment similar to a holding pond for which the design and operation provides for fluid losses through percolation or seepage.

33. **Performance Security**
   a. To secure the complete performance of a contract or condition of a Development Order, Development Agreement, or covenant. Performance securities shall be denominated in United States dollars. The form of the security shall be approved by the County Attorney, and may include:
      1) Irrevocable letter of credit;
      2) Escrow agreement;
      3) Surety bond; or,
      4) Cash bond.
   b. For the purposes of Art. 12, Traffic Performance Standards, sufficient funds over which PBC has control irrevocably committed by written instrument to secure complete performance of a contract or condition of a Development Order, or other Agreement in the form set forth by PBC policy of a:
      1) Letter of Credit;
      2) Escrow Agreement;
      3) Surety Bond; or,
      4) Cash Bond.

34. **Perimeter Street** – For the purposes of the IRO, a private or public street R-O-W abutting the perimeter boundary of an eligible IRO parcel. [Ord. 2010-005]

35. **Permit Holder - Marine Turtle** – for the purposes of Art. 14, Environmental Standards, any individual, group or organization possessing a permit from the Florida Fish and Wildlife Conservation Commission (FFWCC) to conduct activities related to sea turtle protection and conservation. [Ord. 2011-001]

36. **Person**
   a. For the purposes of Art. 14, Environmental Standards, any individual, public or private corporation, firm, association, joint venture, partnership, municipality, governmental agency, political subdivision, public officer, owner, lessee, tenant or any other entity whatsoever or any combination of such jointly or severally.
   b. For the purposes of Art. 15, Health Regulations, any individual, corporation, company, association, partnership, State, subdivision of the State, municipality or Federal agency.
   c. For the purposes of Art. 16, Airport Regulations, any individual, firm, copartnership, corporation, company, association, joint-stock association, or body politic, and includes any trustee, receiver, assignee, or other similar representative thereof. [Ord. 2019-005]

37. **Pervious Surface**
   a. ground cover through which water can penetrate at a rate comparable to that of water through undisturbed soils.
   b. For the purposes of Art. 7, Landscaping, pervious surface is the area that can be utilized for planting that is covered by permeable material. [Ord. 2018-002]

38. **Pharmacy** – shall mean an establishment offering on-site dispensing of prescription drugs, non-prescription drugs or both. [Ord. 2011-016]

39. **Phased Development** – development which is designed, permitted, or platted in distinct, sequential stages to be developed over a specified period of time.


41. **Planned Development** – a planned development district or a previously approved planned development. A regulation containing the term “planned development” that the regulation applies to a planned development district and a previously approved planned development.

42. **Planned Development, District (PDD)** – a zoning district which is approved pursuant to the policies and procedures of Art. 3.E, Planned Development Districts (PDDs) of this Code including: PUD, Residential Planned Unit Development District; MXPD, Mixed Use Planned Development District; MUPD, Multiple Use Planned Development District; PIPD, Planned Industrial Park Development District; MHPD, Mobile Home Park Planned Development District; and, RVPD, Recreational Vehicle Park Planned Development District. [Ord. 2010-005] [Ord. 2017-025]
43. **Planned Development, Previously Approved** – for the purposes of [Art. 3, Overlays and Zoning Districts](https://example.com), a Planned Development approved by Rezoning, Special Exception, or Conditional Use prior to the effective date of this Code. Previously Approved Planned Developments include: Planned Unit Developments (PUDs); Traditional Neighborhood Districts Developments (TNDs); Mixed Use Developments; Planned Neighborhood Commercial Developments (PNCDs); Planned General Commercial Developments (PGCDs); Large Scale Community and Regional Shopping Center Developments, 30,000 square feet and 50,000 square feet; Planned Office Business Park Developments (POBPDs); Planned Industrial Park Developments (PIPDs); Mobile Home Rental Park, Condominium, and Conditional Use Developments; Recreational Vehicle Park Developments (RVPDs); Sanitary Landfill, Resource Recovery Facility, Volume Reduction Plant, and Incinerator Developments; and, other Special Exceptions, or Conditional Uses approved prior to the effective date of this Code which support land uses regulated by [Art. 3.E, Planned Development Districts (PDDs)](https://example.com).

44. **Planting/Amenity Zone** – for the purposes of the Priority Redevelopment Areas, accommodating streets and, landscaping or hardscaped areas, providing a transition between vehicular travel lanes and pedestrian circulation zones. [Ord. 2010-022]

45. **Planting Plan** – for the purposes of [Art. 7, Landscaping](https://example.com), a plan that is not required to be done by a Landscape Architect, showing the location, quantity, and variety of plants to be installed on a Single Family, two-unit Townhouse, or two-unit Multifamily lot or other use as authorized by this Code. [Ord. 2016-042]

46. **Plant Species, Controlled** – those plant species, that are demonstrably detrimental to native plants, native wildlife, ecosystems, or human health, safety, and welfare.

47. **Plant Species, Native** – any plant species with a geographic distribution indigenous to all or part of South Florida. Plant species which have been introduced by man are not native vegetation.

48. **Plant Species, Prohibited** – those species as defined in the landscape section of this Code, as being demonstrably detrimental to native plants, wildlife, the ecosystem or public health, safety, or welfare.

49. **Plat** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), a map or delineated representation of the subdivision of lands, being a complete, exact representation of the subdivision and other information in compliance with the requirements of all applicable provisions of [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), and F.S. ch. 177, and may include the terms “replat,” “amended plat,” or “revised plat.”

50. **Plat, Boundary** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), a map or delineated representation for recordation of a single lot for development purposes prepared, approved, and recorded in accordance with requirements and procedures for a plat pursuant to [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), and F.S. ch. 177.

51. **Plat, Final** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), a finished plat including all signatures required for recordation except those signifying approval by PBC.

52. **Plat, Preliminary** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), a copy of the plat in sufficient form to readily compare the plat with the subdivision plan and construction plans.

53. **Plat of Record** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), a plat which conforms to the requirements of the applicable State laws and [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com) which has received all required PBC approvals for recordation, and which has been placed in the official records of PBC.

54. **Plaza** – outdoor space accessible to the public, dedicated to active or passive activities where pedestrians gather, designed to include streetscape and accented with landscape or focal points. [Ord. 2010-005]

55. **Pole Barn** – a permanent structure constructed for storage or shelter purposes with no horizontal structural components or walls, excluding beams which support a roof system.

56. **Pole Trailer** – shall have the meaning ascribed by F.S. providing for the regulation, registration, licensing and recordation of ownership of motor vehicles in the State of Florida.

57. **Pollutant** – any substance which is harmful or threatening to plant, animal or human life.

58. **Pond** – a permanent body of water less than one acre in size and less than six feet in depth.

59. **Positive Drainage** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), the provision of a stormwater management system which conveys stormwater runoff to a point of legal positive outfall.

60. **Pot Bellied Pig** – for the purposes of [Art. 5.B.1.A, Accessory Uses and Structures](https://example.com), means a domesticated miniature or pot-bellied or pot belly pig kept as a household pet for the sole purpose of providing human companionship and not kept or raised for human consumption or other similar use attributed to the raising of livestock. [Ord. 2013-001]
61. **Potable Water** – for the purposes of [Art. 14, Environmental Standards](#), water that is intended for drinking, culinary or domestic purposes, subject to compliance with PBC, State of Florida or Federal drinking water standards.

62. **Potable Water Facilities** – the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of potable water facilities necessary to meet the LOS for potable water facilities.

63. **Precision Instrument Runway** – for the purposes of [Art. 16, Airport Regulations](#), a runway having an instrument approach procedure utilizing horizontal and vertical guidance through an Instrument Landing System (ILS), Microwave Landing System (MLS), or a Precision Approach Radar (PAR) including a runway for which such a system is planned and is so indicated on an approved civil or military airport layout plan, other FAA planning documents, or comparable military service planning documents.

64. **Preliminary Assessment Letter (PAL)** – For the purposes of [Art. 4.B.10, Excavation Uses](#), a letter from Department of Environmental Protection, Bureau of Mining and Minerals Regulations in response to a pre-application meeting conducted in accordance with [Art. 4.B.10.C.5, Type 3 Excavation](#). [Ord. 2008-037]

65. **Preliminary Development Plan** – for the purposes of [Art. 3, Overlays and Zoning Districts](#), a generalized depiction of use designations presented to the appropriate review body for planned development districts, previously approved planned developments (master plans and site plans), and Class A and B conditional use approvals.

66. **Premises** – any lot, area, or tract of land whether used in connection with a building or not.

67. **Preservation** – for the purposes of [Art. 9, Archaeological and Historic Preservation](#), the identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic properties.

68. **Preserve or Preserve Area** – that portion of native vegetation which is required to be set aside from development to be retained in its natural state in perpetuity.

69. **Pre-Application Conference** – a meeting to review preliminary application and conceptual site plan for review by the Zoning Division.

70. **Previous Approval, Previously Issued DO, Previously Approved DO** – for the purposes of [Art. 12, Traffic Performance Standards](#), a Site Specific Development Order which:
   a. In the unincorporated area, received a Concurrency Exemption Determination based on a Development Order for which completed application was made prior to or on May 21, 1987. It does not include an amendment or amendments to a Previous Approval applied for after May 21, 1987; and
   b. In the incorporated area is a Valid Site Specific Development Order formally approved by a Municipality: (1) for which a complete application was made to, and accepted by, a Municipality, prior to February 1, 1990; or (2) in the case of a Development of Regional Impact, a Development of Regional Impact which received a report and recommendation by the Treasure Coast Regional Planning Council prior to February 1, 1990, all pursuant to formally established procedures pursuant to the Municipality's land development regulations. It does not include applications for Site Specific Development Order's on a lot subject to an Interlocal Agreement entered into by the municipality and PBC, after May 21, 1987, as a result of an annexation where the agreement requires compliance with traffic performance standards. A determination of a Previous Approval in Incorporated Areas shall be in accordance with [Art. 12.A.3.E, Municipal Concurrency Management System](#). It does not include an amendment or amendments to a Previous Approval applied for on or after February 1, 1990.

71. **Previous Approval-Traffic** – for the purposes of [Art. 12, Traffic Performance Standards](#), Project Traffic resulting from units or square footage of a Previous Approval established pursuant to [Art. 12.A.3.B, Credits Against Project Traffic](#).


73. **Primary Zone** – for the purposes of [Art. 16, Airport Regulations](#), an area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway.

74. **Principal Entrance** – the main point of pedestrian access into a building or storefront. [Ord. 2010-022]

75. **Principal Use** – see Use, Principal.

76. **Prior Ordinances** – prior Ordinances include Ord. No. 3-57; Ord. No. 73-2; Ord. No. 73-4; and, Ord. No. 92-20; as amended.
77. **Privacy Fence or Wall** – a structural barrier of an opaque quality, constructed such that the privacy of the area to be enclosed is maintained.

78. **Private Street** – see Street, Private.

79. **Private Water System** – for the purposes of Art. 15, Health Regulations, a water system that provides piped water for one or two residences, one of which may be a rental residence.

80. **Private Well** – for the purposes of Art. 15, Health Regulations, a water well that is a source of potable water and is part of a private water system.

81. **Project**
   a. Land use or group of land uses involving the development of a particular parcel of land at a particular intensity or density which was granted a Development Order, or which substantially complies with applicable provisions of the PBC Subdivision Code as determined by the Director of the Land Development Division of the PBC Engineering Department. [Ord. 2010-022] [Ord. 2019-005]
   b. For the purposes of Art. 12, Traffic Performance Standards, a land use or group of land uses, or land development activity or activities, or amendment thereto, which require the issuance of a Development Order(s). All Public Civic Sites dedicated as part of a PUD or otherwise obtained by a governmental agency for public use shall be considered a Project separate from the PUD for the purposes of reviewing the traffic impacts of the Civic Sites under this Article.

82. **Project Accessed Link** – for the purposes of Art. 12, Traffic Performance Standards, the paved Link(s) that serve as the Projects immediate and direct access or means of ingress and egress. If not directly accessed, the first Link reached. Each access point of a Project shall be considered to have access to at least one Link provided that the access points of a Project may be considered to share a common Link.

83. **Project Boundary** – For the purposes of Art. 4.B.7.C.9, Renewable Energy Wind Facility, shall mean the limits of the approval for an Energy Wind Facility located on multiple parcels, whether owned by the Wind Energy Facility operator or by leases with individual Property Owners, where the limits of the approval may be used for purposes of determining setbacks in lieu of internal property lines. [Ord. 2011-016] [Ord. 2017-007]

84. **Project Traffic/Project Trips** – for the purposes of Art. 12, Traffic Performance Standards, the number of trips generated by the proposed Project (this includes reductions for internal trips). In the event no specific use, size, or density is proposed, the maximum trips possible under the Site Specific Development Order shall be Project Traffic. Average Daily Project traffic shall be generated using the “Official Daily Trip Generation Rate” Table 13.H.4-20, Fair Share Road Impact Fee Schedule of Art. 13, Impact Fees. If the appropriate rate is not provided in this Table, then latest edition of Trip Generation published by the Institute of Transportation Engineers (ITE) shall be used to determine the trip generation rate. Peak hour Project traffic volumes shall be generated using the latest edition of the ITE Trip Generation handbook or as approved by the County Engineer pursuant to Art. 12.C, Traffic Impact Studies.

85. **Prop Root** – the structures originating below the lowest limbs of the red mangrove that are also known as stilt roots.

86. **Propagation Study** – for the purposes of Art. 4, Use Regulations, a method utilized by radio-frequency (RF) engineers for site placement. The study indicates signal strength as it relates to adjacent sites, including the potential for towers or tall structures within the study area to be utilized for collocation and the avoidance of additional towers. [Ord. 2006-004]

87. **Property Control Number** – 17-digit PBC identification number assigned for each parcel of land.

88. **Proposed New Residential Development** – for the purposes of Art. 2, Application Processes and Procedures, any application for residential development or amendment to a previously approved residential development that increases the number of housing units. This shall include any request for any approval of the type that establishes a density of development and which approves a Site Specific Development Order on a specific parcel of property.

89. **Protection** – for the purposes of Art. 9, Archaeological and Historic Preservation, the act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

90. **Pruning** – for the purposes of Art. 7, Landscaping, the removal of plant parts, dead or alive, in a careful and systematic manner so as to not damage other parts of the plant.
91. **Pruning, Hatracking** – for the purposes of Art. 7, Landscaping, or tree topping means the cutting back of limbs to a point between branch collars/buds larger than one inch in diameter within the tree’s crown.

92. **Pruning, Hatracking, Type 1** – for the purposes of Art. 7, Landscaping, trees that are damaged to the extent they will never regrow a natural canopy and must be replaced.

93. **Pruning, Hatracking, Type 2** – for the purposes of Art. 7, Landscaping, trees that are damaged to the extent they will not regrow a natural canopy without proper pruning.

94. **Pruning, Topping** – for the purposes of Art. 7, Landscaping, undesirable pruning practices resulting in internodal cutting back of branches with little regard to the natural shape of the tree.

95. **Pruning, Tree Shaping** – for the purposes of Art. 7, Landscaping, the pruning of a tree beyond its natural growth habit to create a distinct shape or form.

96. **Public Agency** – any government or governmental agency, board, commission, authority or public body of PBC, the State of Florida, or of the United States government, or any legally constituted governmental subdivision or special district.

97. **Public Civic Sites** – for the purposes of Art. 4, Use Regulations, any property in any zoning district which accommodates a use under the ownership of or leased by a public agency as defined in Art. 3, Overlays and Zoning Districts, of the Code.

98. **Public Easement** – see Easement, Public.

99. **Public Facilities** – capital facilities including but not limited to roads, parks and recreation, fire-rescue, library, law enforcement, public buildings, and school sites.

100. **Public Facilities Agreement** – an agreement entered into by PBC or a Service Provider and a developer or landowner for the purpose of ensuring public facility capacity is reserved for a proposed development.

101. **Public Health, Safety and General Welfare** – for the purposes of Art. 18, Flood Damage Prevention, conditions concerning the safety or health of an entire community or neighborhood, or any considerable number of people. [Ord. 2004-013]

102. **Public Street** – see Street.

103. **Public Utility**
   a. An entity owning, operating, managing or controlling a system or proposing construction of a system that is providing or proposing to provide water or sewer service, electricity, natural or manufactured gas, or any similar gaseous substance, telephone, telegraph or other communication service to the public for compensation.
   b. For the purposes of Art. 14, Environmental Standards, any privately-owned, municipally-owned, PBC-owned, special district-owned, or State of Florida-owned system providing water or wastewater service to the public which has at least 15 service connections or regularly serves at least 25 individuals daily for at least 60 days of the year.

104. **Public Water System** – for the purposes of Art. 15, Health Regulations, a system for the provision to the public of water for human consumption through pipes or other constructed conveyances if such system has at least 15 service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system is either a community water system or a non-community water system. The term “Public Water System” includes:
   a. Any collection, treatment, storage, and distribution facility or facilities under the control of the operator of such system and used primarily in connection with such system; and
   b. Any collection or pretreatment storage facility or facilities not under the control of the operator of such system but used primarily in connection with such system.

105. **Public Works Projects** – projects that may be conducted by government agencies or are linear projects, such as pipelines, transmission lines, telephone lines, etc., that are constructed for no single property.

Q. **Terms defined herein or referenced in this Article shall have the following meanings:**

1. **Qualified Parcel** – for the purposes of Art. 14, Environmental Standards, for unincorporated County, a parcel improved prior to April 28, 1986. For incorporated areas, a qualified parcel is a parcel improved prior to the effective date of a municipal ordinance requiring removal of prohibited invasive non-native vegetation.

2. **Quasi-public Easement** – see Easement, Quasi-public.

3. **Quasi-public Use** – a use or group of uses open for general public use, such as stadiums, amphitheatres, civic centers, and colleges. It does not include shopping centers or other retail uses, or hotels.

4. **Queuing** – for the purposes of Art. 6, Parking, Loading, and Circulation, a one-way aisle that provides a waiting area for a specified number of cars.
**Article 1 – General Provisions**

Terms defined herein or referenced in this Article shall have the following meanings:

1. **Radius of Development of Influence** – for the purposes of Art. 12, Traffic Performance Standards, the area surrounding a proposed Project as set forth in Table 12.B.2.D-7 3A, Radius of Development Influence herein. The distance shall be measured in road miles from the point at which the proposed Project’s traffic enters the first Link, or Links, not as a geometric radius. If a Project’s Traffic is only significant in one direction from the point at which it enters the first Link, then the Radius of Development Influence shall only include that portion of the first Link. [Ord. 2006-043]

2. **Raised Basement** – for the purposes of Art. 3, Overlays and Zoning Districts, a semi-underground story of a building.

3. **Real Estate Sales Model** – a Single Family residential unit used for real estate marketing, real estate sales, builder’s office, and other services directly associated with the sale of a residential unit.

4. **Real Estate Sales Office, Planned Development** – for the purposes of Art. 3, Overlays and Zoning Districts, an office for the sale and resale of new and existing residential units in a planned development.

5. **Rebuild or Reconstruct** – replacement or rehabilitation of a structure due to damage or proposed modification in excess of 30 percent of its original Improvement Value. [Ord. 2013-001]

6. **Reclamation** – re-establishments of the soil and earth to a useable condition.

7. **Reclamation, Water** – Water treated to tertiary standards considered suitable for storage, distribution and application as irrigation water under FDEP guidelines. [Ord. 2007-013]

8. **Recreation Facility, Neighborhood** – a non-profit facility designed and intended for recreational use by occupants of a residential development or subdivision owner and operated by a Property Owners’ Association or equivalent. Typical uses include clubhouses, golf courses, swimming pools and tennis courts and other recreational areas. [Ord. 2011-001] [Ord. 2013-001]

9. **Recreation and Park Facilities** – the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of buildings and park equipment necessary to meet the LOS for Urban Park and Recreation Facilities and Rural Park and Recreation Facilities.

10. **Recreation, Required Areas** – recreational tracts of land with facilities required within a residential development, dedicated or reserved to a Property Owners’ Association for the perpetual use by all residents of the development for recreation.

11. **Recreational Vehicle**
   a. For the purposes of Art. 6, Parking, Loading, and Circulation, a truck, bus, trailer, pickup camper, pop-up camper, fifth wheel or other vehicle with or without motor power which has been converted or equipped with living or sleeping quarters and is designed and constructed to travel on public thoroughfares without a Special Permit in accordance with the provisions of F.S. § 316.550 of the Vehicle Code of the State of Florida. [Ord. 2019-005]
   b. For the purposes of Art. 18, Flood Damage Prevention, a vehicle which is: [Ord. 2004-013] [Ord. 2017-026]
      1) Built on a single chassis; [Ord. 2017-026]
      2) 400 square feet or less when measured at the largest horizontal projection; [Ord. 2017-026]
      3) Designed to be self-propelled or permanently towable by a Light-Duty Truck; and, [Ord. 2017-026]
      4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use (see F.S. § 320.01, as amended or replaced). [Ord. 2017-026]
      5) Not occupied for more than six months. [Ord. 2017-026]

12. **Regional Facility** – For the purposes of Art. 8.G.3.B, Electronic Message Signs, a site or facility that because of its character, magnitude, events, programming and location is a destination or attraction to users who reside in an extended geographic region. Regional facility uses include, but are not limited to: Arenas, Stadiums, Amphitheaters, Regional Public Parks, State-chartered fairgrounds, and, live performance venues with a capacity of 2,000 or more. [Ord. 2018-002]

13. **Regional Water Management Areas** – areas which are managed consistent with the multiple objectives and purposes of F.S. ch. 373, including but not limited to water supply development, environmental restoration, water quality improvement, flood protection, water storage, see also page management, and wetland enhancement and mitigation.
14. **Regulated Substances**
   a. For the purposes of Art. 14, *Environmental Standards*,
      1) Those deleterious substances or contaminants, including degradation and interaction products
         which, because of quality, concentration, or physical, chemical (including ignitability,
         corrosivity, reactivity and toxicity), or infectious characteristics, radioactivity, mutagenicity,
         carcinogenicity, teratogenicity, bioaccumulative effect, persistence (non degradability) in
         nature, or any other characteristic, may cause significant harm to human health and
         environment (including surface and groundwater, plants, and animals).
      2) Those substances set forth in, but not limited to, the lists, as amended from time to time, entitled
         Constituents*, and EPA Designation Reportable Quantities and Notification Requirements for
         Hazardous Substances Under CERCLA (*40 CFR 302*, effective July 3, 1986); provided,
         however, that this Chapter shall only apply whenever the aggregate sum of all quantities of any
         one Regulated Substance at a given facility/building at any one time exceeds five gallons where
         said substance is a liquid, or 25 pounds where said substance is a solid.
   b. This Chapter shall also apply if no single substance exceeds the above reference limits but the
      aggregate sum of all Regulated Substances present at one facility/building at any one time exceeds
      100 gallons if said substances are liquids, or 500 pounds if said substances are solids.
      1) Where Regulated Substances are dissolved in or mixed with other non-Regulated Substances,
         only the actual quantity of the Regulated Substance present shall be used to determine
         compliance with the provisions of this Article.
      2) Where a Regulated Substance is a liquid, the total volume of the Regulated Substances
         present in a solution or mixture of said substance with other substances shall be determi
         ned by volume percent composition of the Regulated Substance, provided that the solution or
         mixture containing the Regulated Substances does not itself have any of the characteristics
         described in 1 above.

15. **Regulating Plan** – See TND, Regulating Plan.
16. **Regulatory Floodway** – for the purposes of Art. 18, *Flood Damage Prevention*, the channel of a river
    or other watercourse and the adjacent land areas that must be reserved in order to discharge the base
    flood without cumulatively increasing the water surface elevation more than 12 inches. [Ord. 2004-013]
17. **Rehabilitation** – for the purposes of Art. 9, *Archaeological and Historic Preservation*, the act or process
    of returning a property to a state of utility through repair or alteration which makes possible an efficient
    contemporary use while preserving those portions or features of the property which are significant to
    its historic, architectural and cultural value.
18. **Renovation** – improvements to modify the interior or exterior physical characteristics of an existing
    structure. Renovation may include: conversion, rehabilitation, remodeling, or modernization of floor
    area, air conditioning, wiring or plumbing.
19. **Repair** – for the purposes of Art. 15, *Health Regulations*, as defined by Chapter 64E-6, F.A.C. For the
    purposes of Art. 1.F, *Nonconformities*, improvements to restore to a structural sound condition and shall
    include walls and other improvements included under Maintenance. [Ord. 2010-005]
20. **Required Recreation Areas** – recreational tracts of land with facilities required within a residential
    development, dedicated or reserved to a POA for the perpetual use by all residents of the development
    for recreation.
21. **Residence** – see Dwelling Unit.
22. **Residential** – for the purposes of Art. 4, *Use Regulations*, property possessing either a residential
    designation by the FLUA of the Plan or a residential zoning designation consistent with the underlying
    FLU designation.
23. **Residential Access Street** – see Street, Residential Access.
24. **Residential Development**
    a. For the purposes of Art. 2, *Application Processes and Procedures*, any development that is
       comprised in whole, or part, of dwelling units; for permanent human habitation.
    b. For the purposes of Art. 13, *Impact Fees*, a building, or many buildings or dwelling units, or portion
       of a building or land used primarily for human habitation.
25. **Residential District** – any area that has a district classification of AR, RE, RT, RM, and RS, as well as
    Residential Pods of any PDD or TND. Any creation of an additional residential district by amendment
    to the Official Zoning Map which occurs shall automatically be included in the definition of residential
    district for the purposes of this Code.
26. **Respondent/Alleged Violator** – those persons including both landowners and tenants who have been
    issued a notice of violation.
27. **Restoration**
   a. For the purposes of this Article, return to a former, normal or unimpaired condition. A reconstruction of the original form or structure.
   b. For the purposes of Art. 9, Archaeological and Historic Preservation, the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time, by means of the removal of later work or by replacement of earlier work.

28. **Retention** – the collection and storage of a specific portion of stormwater runoff without subsequent direct release to surface waters of said portion or any part thereof.

29. **Retention or Detention Pond** – for the purposes of Art. 14, Environmental Standards, any pit, pond, or excavation excluding canals of conveyance which creates a body of water by virtue of its connection to groundwater, and which is intended to receive stormwater.

30. **Ridesharing** – For the purposes of Art. 12, Traffic Performance Standards, shall mean the use of one motor vehicle by two or more employees to commute to and from the project site for at least 60 percent of the total number of days the ridesharing employees travel to and from the project site. [Ord. 2006-036]

31. **Right of Way (R-O-W)** – a strip of land dedicated or deeded for the perpetual use of the public. See also Street.

32. **Road Facilities** – the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of roads on the major road network system necessary to meet the LOS for road facilities.


34. **Rooming House** – see Boarding House.

35. **Rubbish** – waste consisting of any accumulation of paper, excelsior, rags, wooden or paper boxes or containers, sweeping, and all other accumulations of a nature other than garbage, which are usual to housekeeping and to the operation of stores, offices and other business places, and also any bottles, cans, container, or any other products which due to their ability to retain water may serve as breeding places for mosquitoes or other water-breeding insects; rubbish shall not include noncombustible refuse.

36. **Runway** – for the purposes of Art. 16, Airport Regulations, a defined area on an airport prepared, used or intended to be used for the taking-off and landing of aircraft along its length.

37. **Runway Protection Zone (RPZ)** – for the purposes of Art. 16, Airport Regulations, an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. [Ord. 2017-025] [Ord. 2019-005]

38. **Rural Service Area (RSA)** – that area as designated by the Plan.

39. **Rural Subdivision** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a division of land within an Agricultural Reserve (AGR), Agriculture Residential (AR), or Agricultural Production (AP) district.
S. Terms defined herein or referenced in this Article shall have the following meanings:

1. **Sand** – for the purposes of Art. 14, Environmental Standards, sediments having a distribution of particle diameters between 0.074 and 4.76 millimeters, as defined in the Unified Soils Classification System. Sand grain analyses shall follow the methodology described in ASTM standard D-422 and D-1140 to determine grain size distribution. [Ord. 2011-001]

2. **Sand Dunes** – for the purposes of Art. 18, Flood Damage Prevention, naturally-occurring accumulations of sand in ridges or mounds landward of the beach. [Ord. 2017-028]

3. **Sand Preservation Zone (SPZ)** – for the purposes of Art. 14, Environmental Standards, an area of jurisdiction, established by this Chapter, for the purpose of maintaining the volume of beach sand within the beach/dune system. This zone extends from the mean high water line of the Atlantic Ocean to a line 600 feet landward.

4. **Sanitary Hazard** – any percolation pond for domestic wastewater effluent disposal, the land application of domestic wastewater sludge, or domestic wastewater effluents that have not received high-level disinfection as defined in Chapter 17-610, F.A.C. and any on-site sewage disposal system (septic tank).

5. **Sanitary Nuisance** – any act, or the keeping, maintaining, propagation, existence, or permission of anything, by an individual, municipality, organization, or corporation, by which the health or life of an individual may be threatened or impaired or by which or through which, directly or indirectly, disease may be caused.

6. **Sanitary Sewer Facilities** – the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of sanitary sewer facilities necessary to meet the LOS for sanitary sewer facilities.

7. **Sanitary Survey** – for the purposes of Art. 15, Health Regulations, onsite review of the water source, facilities, equipment, operation, and maintenance of a public water system to evaluate the adequacy of such source, facilities, equipment, operation, and maintenance for producing and distributing safe drinking water.

8. **School Board** – the PBC School Board.

9. **School District** – for the purposes of Art. 2, Application Processes and Procedures, the school district for PBC created and existing pursuant to Art. IX, § 4, Fla. Const.

10. **Screen Enclosure** – a structure, which may or may not be roofed, used to completely enclose an outdoor living space with screening.

11. **Seagrasses** – those submerged beds of the genera *Halophila*, *Syringodium*, *Halodule*, *Thalassia*, and/or the green algae *Caulerpa* spp.

12. **Sea Turtle(s)** – for the purposes of Art. 14, Environmental Standards, any animal belonging to the species *Caretta caretta* (loggerhead turtle), *Chelonia mydas* (green turtle), *Dermochelys coriacea* (leatherback turtle), *Eretmochelys imbricata* (hawksbill), or *Lepidochelys kempii* (Kemp’s ridley) using PBC beaches as a nesting habitat or natal beach. [Ord. 2011-001]

13. **Sea Turtle Lighting Plan (STLP)** – for the purposes of Art. 14, Environmental Standards, a plan showing elevations and locations of structures, vegetation, and proposed lighting fixtures and meets the requirements of Art. 14.A.8.F, Sea Turtle Protection Lighting Plan, for the purpose of ensuring no adverse impacts to sea turtles, their nests, or habitat.

14. **Sea Turtle Protection Zone (STPZ)** – for the purposes of Art. 14, Environmental Standards, an area of jurisdiction, established by this Chapter, for the purpose of regulating coastal lighting. This zone extends from three miles offshore of the Atlantic Ocean and along inlet shorelines to a line 600 feet landward of the mean high waterline.

15. **Seedling, Sapling, Runner, or Sucker** – any young plant or tree in early stages of growth.

16. **Segment** – for the purposes of Art. 12, Traffic Performance Standards, a section of roadway containing thoroughfare and non-thoroughfare links and intersections which comprise a unit of roadway, of sufficient length and characteristics to be defined by the County Engineer, for the HCM operational analysis allowed under Test 1 – Option Analysis iii or Test 2 – Optional Analysis iii. [Ord. 2006-043]

17. **Self-Service Storage** – for the purposes of Art. 4, Use Regulations, a facility consisting of individual, self-contained units that are leased for the storage of business or personal goods.

18. **Semi-Public Water System** – for the purposes of Art. 15, Health Regulations, a water system for provisions of piped water under pressure for human consumption, culinary, sanitary, or domestic purposes to:
   a. Less than 25 individuals daily at least 60 days out of the year, or
   b. At least 25 individuals daily less than 60 days out of the year.

19. **Septage** – for the purposes of Art. 15, Health Regulations, a mixture of sludge, fatty materials, human feces, and wastewater removed during pumping of an OSTDS. Excluded from this definition are contents of portable toilets, holding tanks, and grease interceptors.
20. **Septic Tank** – for the purposes of **Art. 15, Health Regulations**, as defined by Chapter 64E-6, F.A.C.
21. **Septic Tank System** – for the purposes of **Art. 15, Health Regulations**, septic tank, distribution box, and drainfield. When pump equipment is utilized, it is also considered part of the septic tank system.
22. **Service Provider** – for the purposes of **Art. 2, Application Processes and Procedures**, means any agency that is responsible for the provision of public facilities to development in PBC.
23. **Service Truck** – for the purposes of **Art. 15, Health Regulations**, a vehicle used to pump out the contents of OSTDS, grease traps, laundry interceptors, and/or portable toilets.
24. **Setback** – the required minimum horizontal distance between any structure and the related front, side, or rear property lot line or base building line.
25. **Setback, Front** – the setback extending along the full length of the front lot line or base building line.
26. **Setback, Interior Side** – the setback extending along an interior side lot line between the front and rear setbacks.
27. **Setback, Rear** – the setback extending along the full length of the rear lot line.
28. **Setback, Street Side** – the setback extending along a street side lot line or base building line between the front and rear setbacks.
29. **Sewer System, Central** – for the purposes of **Art. 15, Health Regulations**, a regional sewage system, owned and operated by a municipal, county, special district, or other governmental entity, which provides sewer service to several developments located within its service area.
30. **Sewer System, Individual** – for the purposes of **Art. 15, Health Regulations**, a privately owned sewage system, which provides sewer service to a single development, because of unavailability of a central sewer system.
31. **Shade Tree** – see Tree, Canopy or Shade.
32. **Shipping Container** – a unit designed and built for the shipment of material or goods.
33. **Shopping Center** – a group of commercial establishments planned, developed, managed, and operated as a unit, with off-street parking provided on the property, and related in its location, size, and type of shops to the trade area which the unit serves.
34. **Shrub** – for the purposes of **Art. 7, Landscaping**, a self-supporting woody perennial plant more than 30 inches in height at maturity, characterized by multiple stems and branches continuous from the base.
35. **Sight Distance** – see Corner Clip.
36. **Sign** – any character, letter, figure, symbol, design, or device or combination of these used to attract attention or convey a message and which is visible to any area outside of a building. The term includes banners, pennants, streamers, moving mechanisms, and lights.
  a. **Sign Types**
    1) **A-Frame or Sandwich** – for the purposes of **Art. 8, Signage**, a portable sign which is ordinarily in the shape of an "A" or some variation thereof that usually has no wheels nor permanent foundation.
    2) **Abandoned** – for the purposes of **Art. 8, Signage**, a sign on which is advertised a business that is no longer licensed, no longer has a CO, or is no longer doing business at that location.
    3) **Advertising** – for the purposes of **Art. 8, Signage**, a sign representing or directing attention to a business, commodity, service, or entertainment, conducted, sold, or offered.
    4) **Advertising Structure** – for the purposes of **Art. 8, Signage**, any structure erected for advertising purposes, with or without any advertisement displayed thereon, situated upon or attached to land, upon which any poster, bill, printing, painting, device, or other advertisement may be placed, posted, painted, touched, nailed, or otherwise fastened, affixed, or displayed. “Advertising structure” does not include buildings.
    5) **Area** – the background area upon which the advertising surface area is placed. Where the advertising surface area is attached directly to the wall of a building that wall shall not be construed to be the background sign area unless it is an integral part of the sign. For painted wall signs, see surface area.
    6) **Awning or Canopy** – for the purposes of **Art. 8, Signage**, a type of wall sign which is placed on or integrated into fabric or other material that is an integral part of an awning or canopy.
    7) **Building Mounted** – for the purposes of **Art. 8, Signage**, any sign mounted or erected on or against any building or façade and includes all wall signs, awning and canopy signs, and projecting signs.
    8) **Bulletin Board** – for the purposes of **Art. 8, Signage**, a sign of permanent character, but with removable letters, words, or numerals, indicating the names or persons associated with, or events conducted upon, or products or services offered upon, the premises upon which such a sign is maintained.
9) **Changeable Copy** – for the purposes of **Art. 8, Signage**, sign copy, including numbers, letters, and illustrations which can be changed manually, for example, on a menu board or theater marquee.

10) **Construction** – for the purposes of **Art. 8, Signage**, erected on the parcel on which construction is taking place, or will take place within one year, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supports, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.

11) **Directional** – for the purposes of **Art. 8, Signage**, any sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy. Directional signs intended for residential planned developments may be on or off premise such as model home complex signs.

12) **Directory** – for the purposes of **Art. 8, Signage**, a sign intended to show the relative locations of or direction to the several commercial or industrial activities within an outdoor shopping center or multiple use industrial or business park, or multiple building residential complex.

13) **Double-faced** – for the purposes of **Art. 8, Signage**, a sign with two faces which are usually parallel and back-to-back.

14) **Electronic Message** – for the purposes of **Art. 8, Signage**, a sign that uses changing lights, digital or other electronic medium to form a sign message or messages wherein the sequence of the messages and the rate of change are electronically programmed and can be modified by electronic processes. [Ord. 2014-025]

15) **Entrance Wall** – for the purposes of **Art. 8, Signage**, an identification structure located along the main access to a PBC approved subdivision or a development. The only advertising on the structure shall be the subdivision or development name and logo.

16) **Equipment** – for the purposes of **Art. 8, Signage**, signs incorporated into displays, machinery, or equipment by a manufacturer, distributor, or vendor that identifies or advertises only the product or service dispensed by the machine or equipment, such as signs customarily fixed to automated teller machines (ATMs), gasoline pumps, vending machines, menu boards, and umbrellas. [Ord. 2006-036] [Ord. 2008-003]

17) **Face** – for the purposes of **Art. 8, Signage**, the surface(s) used for the display of a sign message as seen from any one direction.

18) **Fixed Projecting** – for the purposes of **Art. 8, Signage**, any sign which is attached to a building and extends beyond the wall of the building to which it is attached.

19) **Flashing** – for the purposes of **Art. 8, Signage**, any illuminated sign, which exhibits changes in light or color. Illuminated signs which indicate the time, temperature, weather, or other similar information shall not be considered flashing signs.

20) **Freedom of Speech** – for the purposes of **Art. 8, Signage**, a sign communicating a message or ideas for non-commercial purposes, including political free speech and which does not constitute, among others, any of the following: construction sign, directional sign, billboard, grand opening sign, holiday sign, on-premises real estate sign, or political campaign sign.

21) **Freestanding** – for the purposes of **Art. 8, Signage**, a detached sign which shall include any sign supported by uprights or braces placed upon or in or supported by the ground and not attached to any building.

22) **Grand Opening** – for the purposes of **Art. 8, Signage**, a temporary sign for introduction, promotion or announcement of a new business, store, shopping center or office, or the announcement, introduction or promotion of an established business or the changing of ownership. A business may have a grand opening sign when it has been closed to the public and is re-opened.

23) **Ground Mounted** – for the purposes of **Art. 8, Signage**, any sign which is permanently erected or standing on the ground and supported from the ground by one or more poles, columns, uprights, braces, or anchors and includes all freestanding signs, monument signs and electronic message signs. [Ord. 2014-025]

24) **Height** – for the purposes of **Art. 8, Signage**, the vertical distance measured from the lowest ground level directly beneath the sign to the highest point at the top of the sign. The ground level shall be either the natural grade or finished grade, whichever is lowest.

25) **Holiday** – for the purposes of **Art. 8, Signage**, a temporary sign, for non-commercial purposes, communicating only a holiday’s name and event.
26) Identification – for the purposes of Art. 8, Signage, a sign, other than a bulletin board sign, or nameplate sign, indicating the name of the primary use, the name or address of a building, or the name of the management thereof.

27) Illegal – for the purposes of Art. 8, Signage, any sign erected in violation of this Code.

28) Illuminated – for the purposes of Art. 8, Signage, a sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs. Illuminated signs do not include signs that flash time and temperature.

29) Instructional – for the purposes of Art. 8, Signage, any sign conveying instructions with respect to the premises on which it is maintained, such as the entrance or exit of a parking area, a no trespassing sign, a danger sign, and similar signs.

30) Marquee – for the purposes of Art. 8, Signage, a projecting sign that is part of a permanent entryway or canopy and traditionally associated with theaters. A marquee may include a projecting vertical sign extending above the cornice line of a building. [Ord. 2008-003]

31) Menu Board – an outdoor sign associated with a restaurant with a drive-thru window, which gives a detailed list of foods served that are available at the restaurant and which may incorporate a speaker for voice communications. [Ord. 2005-002]

32) Mobile Vendor – for the purposes of Art. 8, Signage, signs fixed to mobile vending carts that identify or advertise the name, product, or service provided by the vendor. [Ord. 2006-036]

33) Monument – for the purposes of Art. 8, Signage, a freestanding sign not erected on one or more poles or similar structures but erected to rest on the ground or to rest on a monument base designed as an architectural unit.

34) Moving – for the purposes of Art. 8, Signage, the signs that are moved by mechanical or natural means such as wind. These signs including moving, revolving, rotating, and twirling signs. [Ord. 2008-003]

35) Nameplate – for the purposes of Art. 8, Signage, a sign indicating the name, address, profession or occupation of an occupant or a group of occupants.

36) Neon – for the purposes of Art. 8, Signage, a sign with tubing that is internally illuminated by neon or other electrically charged gas.

37) Off-Premises – for the purposes of Art. 8, Signage, any framework for signs announcing or advertising merchandise, services, or entertainment available, sold, produced, manufactured, or furnished at a place other than the lot on which the sign is erected.

38) Off-Site Directional – for the purposes of Art. 8, Signage, a sign offering directional information to a business, location or place located in an area different from where the sign is located.

39) On-Site – for the purposes of Art. 8, Signage, a permanent sign, identifying a business, commodity, service, or product conducted, sold or offered on the same premises as those upon which the sign is located.

40) Painted Wall – for the purposes of Art. 8, Signage, any sign painted on any surface or roof of any building, visible from any public R-O-W.

41) Parking and Directional – for the purposes of Art. 8, Signage, on-site parking and directional signs, that do not include any advertising messages or symbols may be wall or ground mounted. [Ord. 2006-036]

42) Permanent – for the purposes of Art. 8, Signage, any sign which is intended to be, and is so constructed as to be a lasting and enduring condition remaining unchanged in character, condition beyond normal wear and tear, and in a permanent manner affixed to the ground, wall, or building; provided the sign is permitted by this Code.

43) Plastic – for the purposes of Art. 8, Signage, any sign, embellishment or sign area made of flat sheet, corrugated panels, formed or molded plastic on one or more faces.

44) Point of Purchase – for the purposes of Art. 8, Signage, any structure with characters, letters or illustrations placed thereto, thereon, or thereunder by any method or whatsoever where the matter displayed is used for advertising on the premises, a product actually or actively offered for sale or rent thereon or therein or services rendered.

45) Political Campaign – for the purposes of Art. 8, Signage, a temporary sign, which indicates an individual, party or issue that will be placed on the Federal, State or local election ballot in the subject calendar year.

46) Portable – for the purposes of Art. 8, Signage, any sign not permanently attached to the ground or other structure.

47) Project Identification – for the purposes of Art. 8, Signage, a sign placed on the perimeter of a recorded subdivision, planned development, shopping center, business office park, industrial
48) **Projecting** – for the purposes of **Art. 8, Signage**, any sign viewed from directly overhead is affixed at an angle or perpendicularly to the wall of any building in such a manner to read perpendicularly or at an angle to the wall on which it is mounted and located under a canopy or cover, and usually has two message surfaces.

49) **Public Service Information** – for the purposes of **Art. 8, Signage**, any sign intending to promote items of general interest to the community, such as time, temperature, date, weather, news, or traffic information.

50) **Real Estate** – for the purposes of **Art. 8, Signage**, any sign erected by the owner, or an agent, advertising the land upon which the sign is located for rent or for sale.

51) **Recreational Vehicle Park** – for the purposes of **Art. 8, Signage**, any sign erected by the owner, or an agent, advertising the land upon which the sign is located for rent or for sale a land area under Unified Control designed and intended to accommodate short term, overnight parking of recreational vehicles and not for permanent residential use.

52) **Roof** – for the purposes of **Art. 8, Signage**, any sign erected, constructed, and maintained wholly upon or over the roof of any building.

53) **Sale, Lease, and Rent** – for the purposes of **Art. 8, Signage**, temporary signs, which indicate that a parcel or building is currently for sale, lease or rent.

54) **Snipe** – for the purposes of **Art. 8, Signage**, any sign made of any material, including paper, cardboard, wood, and metal, when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which the sign is located.

55) **Temporary Balloon Type** – for the purposes of **Art. 8, Signage**, a temporary display using a balloon to display a sign message for the introduction, promotion or announcement of a new product or new business.

56) **Vehicular** – for the purposes of **Art. 8, Signage**, a sign affixed to or painted onto a transportation vehicle or trailer, for the purposes of business advertising; however, a vehicular sign shall not include signs affixed to vehicles or trailers for identification purposes or signs required by licensing ordinances. [Ord. 2008-003]

57) **Wall** – for the purposes of **Art. 8, Signage**, any sign affixed to the building which shall not extend beyond the peak of the roof at the location of the sign. [Ord. 2008-003] [Ord. 2013-021]

37. **Significances Determination** – for the purposes of **Art. 9, Archaeological and Historic Preservation**, is a judgment made by local, State or Federal official(s) tasked with enforcing historic preservation regulations that deem an area, site, and structure important to the understanding or to the potential understanding of the history of Palm Beach County, the State of Florida, and the nation. An area, site, and structure will be deemed to be significant if it is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, and architectural history that have contributed to the pattern of history in the community of the South Florida region, the State, or the nation; or it is associated with the lives of persons significant in our past; or embody the distinctive characteristics of a type, period, style, or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction; or have yielded or are likely to yield information in history or prehistory; or is listed on the National Register of Historic Places (NRHP). [Ord. 2008-037]

38. **Significant** – for the purposes of **Art. 12, Traffic Performance Standards**, significant or significance shall refer to the amount of traffic that has been deemed to be of a level that requires the analysis of roadway Links and/or intersections. For purposes of Test One, significance is calculated as the amount of peak hour, peak direction Project traffic assigned to a link taken as a percent of the LOS D service volume for that Link, as shown for the applicable classification in **Table 12.B.2.D-9 3C, Test 1 Levels of Significance**. For Test Two, Significance shall be calculated as the amount of peak hour, peak direction Project traffic assigned to a Link divided by the LOS E service volume for that link, as shown for the applicable classification in **Table 12.B.2.D-10 3D, Test 2 Levels of Significance**. The applicable classification shall be determined on the basis of the number of traffic signals per mile anticipated to be in place by the buildout time frame of the proposed Project. [Ord. 2005-002] [Ord. 2010-022]

39. **Significant Archeological Value** – for the purposes of **Art. 9, Archaeological and Historic Preservation**, an archaeological site, fossil, or artifact which could yield or has yielded information deemed by a qualified archaeologist to be of significant scientific, historical, ethnic, or public significance to the history or prehistory of the PBC, the State, or Nation.
40. Significant Degradation – for the purposes of Article 7, Landscaping, means any of the following: [Ord. 2005-002]
   a. Where 20 percent or more of the homes on one side of a street within the same address block have been demolished and the remaining lots are left vacant; or [Ord. 2005-002]
   b. Where homes on two or more contiguous lots are demolished and the remaining lots are left vacant; or [Ord. 2005-002]
   c. Where a home(s) on a contiguous lot(s) is demolished and the remaining lot(s) is left vacant, creating a gap in the combined lot frontage measuring 100 linear feet or greater in length. [Ord. 2005-002]
41. Single-Faced, Sign – for the purposes of Article 8, Signage, only one side of a double-faced sign.
43. Single Family Cluster – a dwelling unit which is part of a cluster of similar dwelling units within a planned development but which is separated from other similar units by common areas dedicated to a POA.
44. Single Family District – the AR, RE, RT, RM, and RS districts, as well as Single Family Pods of PDDs.
45. Single Room Occupancy – A residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single individual. The unit need not, but may, contain food preparation or sanitary facilities, or both. [Ord. 2007-013]
46. Single Tenant – For the purposes of Article 6.E, Loading Standards, single tenant shall mean a structure or tenant space less than 10,000 square feet. [Ord. 2008-037]
47. Site – the total area within the property boundaries of a principal parcel to be developed, or contiguous parcels intended for development under a common scheme or plan.
48. Site Elements – For the purposes of Article 1.E, Prior Approvals and Article 1.F, Nonconformities, site elements shall include existing or proposed items for the site, which include but not limited to: parking, loading, outdoor lighting, landscaping, or signage. [Ord. 2010-005]
49. Site, Historic Preservation – for the purposes of Article 9, Archaeological and Historic Preservation, any area or location occupied as a residence or utilized by humans for a sufficient length of time to leave physical remains or traces of occupancy. Such localities vary in size, settlements and activity areas, and the transportation networks linking them. A site may consist of secondarily deposited archaeological remains.
50. Site-related Improvements – road construction or road improvements at or near the development site which are necessary to interface the development's external trips with the major road network system, or which are necessary to interface the development's internal trips with the major road network system where a portion of the major road network system is included within the development.
51. Site Specific Development Order – for the purposes of Article 12, Traffic Performance Standards, a Development Order issued by a Local Government which establishes the density or intensity, or maximum density or intensity, or use, group of uses, or permitted uses and which approves a specific plan of Development on a lot or lots pursuant to an application by or on behalf of an Owner or contract purchaser, including applications initiated by a Local Government. It may apply to a lot or lots under single ownership or a group of lots under separate ownership. It shall not include general rezoning/district boundary changes initiated by the Local Government which do not involve a particular development concept, except “down zonings” under this Article of the Code. It includes those Development Order’s referenced in policies 2-g and 2-h of the Plan in the Capital Improvement Element, including amendments thereto. It includes Site Specific Rezoning, Special Exceptions, Conditional Uses, Special Permits, Master Plan approvals, site plan approvals, plat approvals, and Building Permits. It may or may not authorize the actual commencement of development. Two or more Development Orders which individually do not constitute a Site Specific Development Order shall be considered a Site Specific Development Order if when taken together they meet the definition of Site Specific Development Order. [Ord. 2010-022]
52. Sky Exposure Plane – an imaginary inclined plane beginning at a specified height of a building façade and rising over the building at a ratio of vertical distance to horizontal distance. [Ord. 2006-004]
53. Solar Energy System – Any device or combination of devices which rely upon direct sunlight as an energy source to convert solar energy to a usable form of energy, primarily to meet all or part of the energy needs of the onsite user. [Ord. 2014-001]
54. Solid Waste – garbage, rubbish, refuse, sludge, septage, dewatered domestic wastewater residuals, grit and screenings from a domestic wastewater treatment facility, or other discarded solid or liquid material resulting from domestic, commercial, industrial, agricultural activities, or governmental operations but does not include storm water discharges or other significant pollutants in water resources.
such as silt, dissolved or suspended solids in industrial wastewater effluent, dissolved materials in irrigation return flows, or other common water pollutants.

55. **Solid Waste Facilities** – the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of solid waste facilities necessary to meet the LOS for solid waste facilities.

56. **Sound Level** – For the purposes of [Art. 5, Supplementary Standards](#), the weighted sound pressure obtained by use of a metering characteristic with an A-Weighting as specified in the ANSI specifications for sound level meters.

57. **Sound Level Meter** – for the purposes of [Art. 5, Supplementary Standards](#), an instrument that includes a microphone, amplifier, an output meter, and frequency weighting networks for the measurement of noise and sound levels in a manner to meet ANSI standards.

58. **Source Property** – for the purposes of [Art. 5, Supplementary Standards](#), the land from which the subject sound is originating including public or private streets, sidewalks, or other public or open space areas.

59. **Special Allocation** – for the purposes of [Art. 13, Impact Fees](#), the assignment by the BCC of impact fee credits for in-kind contributions to a feepayer, or a portion of a development. It may involve the pro rating of impact fee credits for in-kind contributions.

60. **Special Flood Hazard Area (SFHA)** – for the purposes of [Art. 18, Flood Damage Prevention](#), the land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE, or V1-30. [Ord. 2004-013] [Ord. 2017-026]

61. **Specimen Tree** – for the purposes of [Art. 14, Environmental Standards](#), a tree that has attained an age where its size, stature, health, and appearance contributes to the aesthetics of an area. Trunk sizes designating specimen stature of the most commonly found native trees are listed in Appendix 7, Specimen Tree List. Other trees are specimen trees, if the trunk has attained a diameter size of at least 33 percent of that of the State of Florida Division of Forestry's listed State of Florida champion for the applicable tree.

62. **Speculative Clearing** – the clear cutting of a site when no Final Site Plan or approved vegetation management plan has been prepared for the site.

63. **Spent** – the commitment of funds to a particular capital facility acquisition by the awarding of a contract.

64. **Spill** – for the purposes of [Art. 14, Environmental Standards](#), the unpermitted release or escape of a Regulated Substance, irrespective of the quantity thresholds identified in the definition of “Regulated Substance” above directly or indirectly to soil, surface waters or groundwaters.

65. **Spillover Light** – for the purposes of [Art. 5, Supplementary Standards](#), light that is distributed into areas where the illumination is not needed or intended. [Ord. 2005-041]

66. **Sports Vehicle** – for the purposes of [Art. 6, Parking, Loading, and Circulation](#), any wheeled or tracked motorized vehicle designed or adapted to travel on public thoroughfares, public waterways, on unpaved thoroughfares, etc. without a Special Permit in accordance with the provisions of [F.S. § 316.550](#) of the Vehicle Code of the State of Florida. [Ord. 2019-005]

67. **Spot Light** – Any light fixture or luminaire that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction. [Ord. 2005-041]

68. **Square** – an outdoor civic tract located within a neighborhood to provide community services and usable open space.

69. **Square Footage** – see Building Square Footage.

70. **Start of Construction** – for the purposes of [Art. 18, Flood Damage Prevention](#), for all construction, includes Substantial Improvement, and means the date the Building Permit was issued, provided the actual Start of Construction, repair, reconstruction, rehabilitation, addition, or improvement was within six months of the permit date. The actual start means the first placement of permanent construction of a Building, including a Manufactured Home, on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a Manufactured Home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include installation of streets and/or walkways; nor does it include excavation for a Basement, footings, piers or foundations or the erection of temporary forms; nor does it include installation or alteration on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main Building. For Substantial Improvement, the actual Start of Construction means the first installation of any foundation, wall, ceiling, floor, or other structural part of a Building, whether or not that alteration affects the external dimensions of the Building. [Ord. 2004-013] [Ord. 2017-026]

71. **State Standards** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements](#), the various design and construction guidelines, policies and standards promulgated, and amended, by the

72. **Standards of this Section** – for the purposes of [Art. 12, Traffic Performance Standards], the requirements that Site Specific Development Orders satisfy the LOS provisions of this Section.

73. **Stoop** – A small porch or platform

74. **Storage Container** – a shipping container that has been permanently located on a recognized bona fide agricultural use site that is tied down to meet building code requirements.

75. **Store Front** – for the purposes of [Art. 3, Overlays and Zoning Districts], the front of a retail establishment facing a street, plaza, square or other public use area, where the primary entrance is located. [Ord. 2010-022]

76. **Stormwater** – the flow of water that results from and occurs immediately following a rainfall event.

77. **Stormwater Management Easement** – see Easement, Stormwater Management.

78. **Stormwater Management Plan** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], an engineering drawing and written report outlining the proposed secondary and tertiary stormwater management system needed for the proper development of a specific increment of the unincorporated area of PBC, including details of drainage-related conditions and characteristics of the existing development site and surrounding lands.

79. **Stormwater Management System** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], a comprehensive system designed and constructed or implemented to collect, convey, store, absorb, inhibit, treat, use or reuse stormwater in order to prevent or reduce inundation, flooding, over-drainage, environmental degradation, and water pollution, or otherwise affect the quantity and quality of stormwater runoff.

80. **Stormwater Runoff** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], that portion of stormwater which occurs either as overland surface flow or subsurface lateral flow through normally unsaturated soils, and which is neither intercepted by vegetation, evaporated, nor recharged to groundwater.

81. **Stormwater System, Primary** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], classified surface waters of the State of Florida which convey stormwater runoff toward the ocean or a major inland water body.

82. **Stormwater System, Secondary** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], that component of a stormwater management system which consists of facilities and features designed to provide for treatment and control of stormwater runoff generated by specifically delineated lands, in order to meet regulatory requirements governing the quality and quantity of stormwater discharged to the primary stormwater system.

83. **Stormwater System, Tertiary** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], that component of a stormwater management system which consists of facilities and features designed to provide for rapid removal of stormwater from structures, building sites, streets, and other areas of development or uses sensitive to damage or disruption by inundation.

84. **Stormwater Treatment** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], removal of pollutants, debris, and other undesirable materials from stormwater runoff by of natural chemical, biological or physical processes, including, but not necessarily limited to, detention, retention, filtration, percolation, sedimentation, floatation, and skimming. This definition does not normally include active treatment processes, requiring the consumption of electrical or mechanical energy.

85. **Stream** – for the purposes of [Art. 15, Health Regulations], any river, creek, slough, or other natural watercourse whether or not the bed shall have been dredged or otherwise improved in whole or in part.

86. **Street** – a strip of land, owned privately or publicly, which affords legal access to abutting land and is designated for vehicular traffic. “Street” includes road, thoroughfare, parkway, avenue, boulevard, expressway, lane, throughway, place, and square, or however otherwise designated. Streets are further classified according to the function they perform.

87. **Street, Arterial** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements], a major street of higher classification than a Plan Collector Street, used primarily for traffic traveling considerable distance within or through an area not served by an expressway, of considerable continuity, and used primarily as a main traffic artery.
88. **Street, Collector** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a street which carries traffic from Local Streets to Arterial Streets. Collector Streets have more continuity, carry higher traffic volumes and may provide less access than Local Streets.

89. **Street, Collector, Non-Plan** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a Collector Street which is not included on the Thoroughfare Plan and which is the highest classification of minor street.

90. **Street, Collector, Plan** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a Collector Street which is part of the Thoroughfare Plan, and which is the lowest classification of major street.

91. **Street, Cul-de-sac** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a dead end street terminating in a circular vehicular turn-around.

92. **Street, Dead End** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a street with only one outlet.

93. **Street Frontage** – see Lot, Frontage.

94. **Street Layout Plan** – for the purposes of Art. 3.E.2, Planned Unit Development (PUD), this plan shall provide a method to calculate cul-de-sacs in a PUD. The plan shall show the general layout of all streets and clearly identify the streets that are to be included when calculating the cul-de-sacs. [Ord. 2008-037]

95. **Street, Limited Access** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a street to which access from abutting property is under the control and jurisdiction of the County pursuant to a limited access easement or other regulatory access restriction.

96. **Street, Local Commercial** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a street designed and maintained primarily to provide legal and vehicular access to abutting commercial or industrial lots. A Local Commercial Street is of limited continuity, is not for through traffic, and is the middle order street of minor streets.

97. **Street, Local Residential** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a street designed and maintained primarily to provide legal and vehicular access to abutting residential lots. A Local Residential Street is of limited continuity, is not for through traffic, and is the middle order street of minor streets, being of a higher classification than a residential access street.

98. **Street, Major** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a street depicted on the adopted Thoroughfare Plan; a Thoroughfare Plan road. Major streets are further classified as Collector Street, Arterial Street, and expressway.

99. **Street, Marginal Access** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, a special purpose Local Street which is parallel and adjacent to a Plan Collector Street, expressway, Arterial Street or other limited access street and which has its principal purpose of relieving such streets from local service of abutting property by providing access to abutting property and separation from through traffic. A marginal access street may also be called a “frontage street.”

100. **Street, Minor** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, not classified as a major street, and includes streets providing traffic circulation within the development.

101. **Street, Private** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements,
   a. Has not been dedicated for public use;
   b. Is reserved to a Property Owners' Association pursuant to recorded restrictions and covenants or a plat of record; or
   c. Is dedicated for public use but has not been accepted for maintenance by PBC, another local governmental entity, the State of Florida or a special district.

102. **Street, Residential Access** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, the lowest order of minor street which is intended to carry the least amount of traffic at the lowest speed.

103. **Streetscape** – For the purposes of the IRO, WCRAO, PRAs and TDDs, the visual elements of a street, adjoining buildings, street furniture, trees, pedestrian areas and open spaces, that combine to form the street's character. [Ord. 2010-005] [Ord. 2010-022] [Ord. 2017-025]

104. **Street Side Mass Transit Factors** – For the purposes of Art. 5.H, Mass Transit Standards, Mass Transit infrastructure associated with the roadway that influences bus operations. [Ord. 2008-003]

105. **Street Structure** – that which is three feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels.
106. **Street Wall** – A characteristic of a streetscape resulting from the placement of continuous and harmonious building façades. May also include walls of proportional or sufficient height used to separate the streetscape from parking lots or other similar use areas, so as to maintain visual continuity with emphasis on establishing livable pedestrian use areas. [Ord. 2010-005]

107. **Structure**
   a. Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices and poster panels. [Ord. 2004-013] [Ord. 2007-001]
   b. For the purposes of Art. 16, Airport Regulations, any object, temporarily or permanently constructed erected, altered, or installed by man, including but not limited to: buildings, towers, smoke stacks, utility poles, power generation equipment, antennas, construction cranes and overhead transmission lines. [Ord. 2017-025]
   c. For the purposes of Art. 18, Flood Damage Prevention, a walled and roofed Building, including a gas or liquid storage tank, that is principally above ground, as well as a Manufactured Home. The terms Structure and Building are interchangeable in the National Flood Insurance Program. [Ord. 2004-013] [Ord. 2017-026]

108. **Structure, Principal** – see Building, Principal.

109. **Subdivision**
   a. For the purposes of Art. 11, Subdivision, Platting, and Required Improvements, the division of land, whether improved or unimproved, whether previously platted or not, into two or more contiguous lots for the purpose, whether immediate or future, of transfer of ownership. The term shall include any modification of legal boundaries for the purpose of redividing or combining any lot(s) depicted on a record plat, or on a certified survey or other map recorded pursuant to an affidavit of exemption or affidavit of waiver. When appropriate to the text, the term refers to the process of subdividing or the land proposed to be or which has been subdivided.
   b. For the purposes of Art. 12, Traffic Performance Standards, as defined in Art. 11, Subdivision, Platting, and Required Improvements of the Code of PBC, Florida as to the unincorporated area, and as defined in the Municipal Land Development Regulations in the Municipality.
   c. For the purposes of Art. 15.A, PBC Environmental Control Rule I – Onsite Sewage Treatment and Disposal Systems, any tract of land divided into three or more lots or parcels, regardless of the method by which the lots or parcels are described.

110. **Substantial Change in Land Use**
   a. Change in land use or site design that increases the intensity of land use,
   b. Change in land use or site design that increases the intensity of land use,
   c. An increase in the total floor area of multiple-family dwellings or non-residential buildings which results in increased traffic.

111. **Substantial Damage** – for the purposes of Art. 18, Flood Damage Prevention, damage of any origin sustained by a Building or Structure whereby the cost of restoring the Building or Structure to it’s before damaged condition would equal or exceed 50 percent of the Market Value of the Building or Structure before the damage occurred. This term also includes flood-related damage sustained by a Building or Structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the Market Value of the Structure before the damage occurred. [Ord. 2004-013] [Ord. 2017-026]

112. **Substantial Improvement**
   a. For the purposes of Art. 9, Archaeological and Historic Preservation, any combination of repairs, reconstruction or improvement of a structure, where the improvement creates additional enclosed space that contains equipment or utilities relative to the primary structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either any development for improvement of a structure to comply with existing State or local health, sanitary, or safety Code specifications that are solely necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Place.
b. For the purposes of Art. 18, Flood Damage Prevention, any combination of repairs, reconstruction, rehabilitation, addition or improvement of a Building or Structure taking place during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the Market Value of the Structure before the improvement or repair is started. For each Building or Structure, the five-year period begins on the date of the first permit is issued for improvement or repair of that Building or Structure in the preceding five years. If the Structure has sustained Substantial Damage, any repairs are considered Substantial Improvement regardless of the actual repair work performed. The term does not, however, include any project for improvement of a Building required to correct existing health, sanitary or safety code Violations identified by the Building Official and that are the minimum necessary to assure safe living conditions. For the purposes of residential and non-residential condominiums, market value shall be determined to be a prorated share of the total market value of the building. [Ord. 2004-013] [Ord. 2017-026]

113. **Substantial Renovation** – for the purposes of Art. 5, Supplementary Standards, any expansion, alteration, renovation, addition, redevelopment, or similar improvement to an existing building that exceeds 75 percent of the Improvement Value of the building, as indicated in the latest official PBC Property Appraiser’s records. [Ord. 2013-001]

114. **Superintendent** – the Superintendent of the PBC School Board.

115. **Supplier of Water** – for the purposes of Art. 15, Health Regulations, any person, company, or corporation that owns or operates a community, non-transient non-community, transient non-community, limited use, multi-family, or private water system; also applies to consecutive water systems. [Ord. 2005-003]

116. **Surface Water** – water upon the surface of the earth whether contained within natural or artificial boundaries or diffused.
   a. For the purposes of Art. 15.A, PBC Environmental Control Rule I – Onsite Sewage Treatment and Disposal Systems, a recognizable body of water, including swamp or marsh areas, bayheads, cypress ponds, sloughs and natural or constructed ponds contained within a recognizable boundary. This does not include storm water retention or detention areas designed to contain standing or flowing water for less than 72 hours after a rainfall.
   b. For the purposes of Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems, a source of water existing above the surface of the ground and exposed to the atmosphere. [Ord. 2005-003] [Ord. 2006-004]

117. **Surveyor and Mapper** – a person registered to engage in the practice of surveying and mapping under F.S § 472.001-471.041, and includes the terms “surveyor,” and “professional surveyor and mapper.”

118. **Suspension Order** – for the purposes of Art. 9, Archaeological and Historic Preservation, suspension of construction work directly over the potential archaeological find. During the initial site visit, a qualified archaeologist may extend the boundary of the suspension order based on the potential significance and geographic coverage of the find.

119. **Sustainability** – The integration of social, economic and ecological needs of the community with policies advocating management of resources for future generations. [Ord. 2010-005]

120. **Swale** – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements and Art. 15, Health Regulations, a stabilized and graded depression designed to convey stormwater runoff and retain water for only a brief period following a rainfall event. [Ord. 2014-025]

121. **Swimming Pool** – any confined body of water, located either above or below the existing finished grade of the site, exceeding 150 square feet in surface area, and two feet in depth, designed used, or intended to be used for swimming or bathing purposes.
T. Terms defined herein or referenced in this Article shall have the following meanings:

1. **Tabular Tree List** – for the purposes of **Art. 14, Environmental Standards**, a complete listing of all native trees three inches or greater DBH in a tabular form.

2. **TDR Agricultural Conservation Easement** – for the purposes of **Art. 5, Supplementary Standards**, an interest in land, which interest represents the right to retain land in bona fide agriculture, fallow land, and uses permitted in the Conservation WRA Future Land Use category, created pursuant to **F.S. § 704.06**.

3. **TDR, Bank** – for the purposes of **Art. 5, Supplementary Standards**, accounting and monitoring system authorized by this Code empowering PBC to purchase and sell development rights. The TDR Bank offers an alternative to TDRs being transferred via the private market. The bank consists of development rights from lands designated for preservation as provided for in this Section and purchased by PBC. These rights may then be sold to developers for use in qualified receiving areas or held in reserve for future release.

4. **TDR, Community Commercial Facility** – for the purposes of **Art. 5, Supplementary Standards**, a commercial facility constructed on ten or more acres supporting at least 100,000 square feet of GFA. The community commercial facility shall not be construed to mean the Community Commercial Zoning District described in this Code.

5. **TDR, Conservation Easement** – for the purposes of **Art. 5, Supplementary Standards**, an interest in land which represents the right to restrict or prevent the development or improvement of the land for purposes other than water preserve areas, wetlands, or uplands, created pursuant to **F.S. § 704.06**.

6. **TDR, Contract for Sale and Purchase of Development Rights** – for the purposes of **Art. 5, Supplementary Standards**, a valid contract which must be in writing pursuant to the State of Florida law, for the sale of development rights for the purpose of increasing density on a receiving area parcel.

7. **TDR, Deed of Transfer of Development Rights** – for the purposes of **Art. 5, Supplementary Standards**, a legal document which transfers the ownership of specified development rights from one parcel of land to another, and which is recorded in the Public Records of PBC.

8. **TDR, Development Right** – for the purposes of **Art. 5, Supplementary Standards**, the ability to develop a residential dwelling unit on a parcel of land. The landowner may sell, donate, or transfer the development rights and retain title to the land and the right to use the surface of the land on a limited basis. For the purpose of this Section, one development right shall equal one residential dwelling unit.

9. **TDR, Development Rights Certificate** – for the purposes of **Art. 5, Supplementary Standards**, a legal document presented to a Property Owner who deeds to PBC, without compensation, environmentally sensitive, Rural Residential 20 (RR-20) land or land designated CON on the FLUA within a sending area, or records an agricultural conservation easement for a sending area designated AGR on the FLUA. The certificate shall specify the number of development rights the Property Owner is entitled to sell or trade, and the certificate shall remain valid until the development rights are permanently transferred to a property within a receiving area.

10. **TDR, Escrow Agreement** – for the purposes of **Art. 5, Supplementary Standards**, a legal document which holds money or an approved surety in trust by a third party to be turned over to PBC upon the fulfillment of a condition. [Ord. 2007-001]

11. **TDR, Major Department Store** – for the purposes of **Art. 5, Supplementary Standards**, a nationally or regionally recognized retail store which anchors a regional commercial facility and contains at least 100,000 square feet of GFA.

12. **TDR, Major Industrial Facility** – for the purposes of **Art. 5, Supplementary Standards**, an industrial facility constructed on more than 35 acres supporting at least 700,000 square feet of GFA.

13. **TDR, Priority Acquisition Site** – for the purposes of **Art. 5, Supplementary Standards**, a parcel of land designated by the ESLASC or CLASC as such and approved for acquisition by the BCC.

14. **TDR, Receiving Area** – for the purposes of **Art. 5, Supplementary Standards**, parcel of land within the USA, which are permitted to increased density, as specified herein, and receive development rights purchased from the owners of land in a sending area. The transfer capacity of these development rights is based on the number of transferable development rights which a specified area can accommodate, subject to **Art. 5.G.3.H, TDR Receiving Areas**, and **Art. 5.G.3.K, TDR: Receiving Area Procedure**.

15. **TDR, Regional Commercial Facility** – for the purposes of **Art. 5, Supplementary Standards**, a commercial facility constructed on 40 or more acres supporting at least one major department store and 350,000 square feet of GFA.

16. **TDR, Sending Area** – for the purposes of **Art. 5, Supplementary Standards**, an area which the TDR Program is designed to protect, as specified herein, and from which development rights are transferred pursuant to the provisions of this Section.
17. **Technical Manual** – a manual maintained by the Zoning Division that outlines the minimum technical requirements for preparing applications for zoning review. The Manual shall be posted on the Zoning web page. [Ord. 2009-040]

18. **Telecommuting** – For the purposes of **Art. 12, Traffic Performance Standards**, a system whereby employees are allowed to work from home or another location (such as a neighborhood office) an average of at least two weekdays per week in order to reduce commute travel. [Ord. 2006-036]


20. **Terminal Navigational Aid** – for the purposes of **Art. 16, Airport Regulations**, any visual or electronic device on the surface which provides point-to-point guidance information or position data to aircraft in flight and is located on a public use airport in PBC.

21. **Test 2 Radius of Development Influence** – for the purposes of **Art. 12, Traffic Performance Standards**, the radius of development influence used in Test 2 as set forth in **Table 12.B.2.D-7 3A, Radius of Development Influence**. The distance shall be measured in road miles from the point at which the proposed Project's traffic enters the first Link, not as a geometric radius. [Ord. 2006-043] [Ord. 2007-013]

22. **Test 2 Road Network** – for the purposes of **Art. 12, Traffic Performance Standards**, the Thoroughfare Plan roadway network that will be in place or is anticipated to have construction commenced by the end of the Five-Year Analysis Period for Test 2. This includes any roadway projects for which construction funds are budgeted within the Palm Beach County Five-Year Road Program and FDOT Five-Year Transportation Improvement Program in effect at the time of the traffic analysis submittal. [Ord. 2006-043]

23. **Third Party** – party not affiliated with the architect or landscape architect who prepared the original drawings to satisfy the regulations in **Art. 5, Supplementary Standards**, and **Art. 7, Landscaping**.

24. **Thoroughfare Plan, Thoroughfare R-O-W Identification Map or Plan**
   a. That which is described in the Transportation Element of the Plan, Support Document, II, Existing Transportation System.
   b. For the purposes of **Art. 12, Traffic Performance Standards**, as described in the Transportation Element of the Plan, Support Document II, Existing Transportation System.

25. **Through-Intersection Continuity** – for the purposes of **Art. 12, Traffic Performance Standards**, at least one left turn lane at the intersection and the same number of through lanes as on the Link for at least 3,120 feet beyond the Major Intersection, including transition in accordance with FDOT Standards.

26. **Tinted Glass** – for the purposes of **Art. 14, Environmental Standards**, any window or door glass which has: (1) a visible light transmittance value of 45 percent or less; and (2) a minimum of five-year warranty; and (3) performance claims which are supported by approved testing procedures and documentation. For the purpose of this Chapter Window Tint shall be synonymous with Tinted Glass.

27. **TMD, Frontage, Primary** – for the purposes of **Art. 3, Overlays and Zoning Districts**, a type of building frontage that is primarily located along Main Streets and is characterized by zero front setbacks and limitations on the physical separation between buildings.

28. **TMD, Frontage, Secondary** – for the purposes of **Art. 3, Overlays and Zoning Districts**, a type of building frontage that allows for variable front setbacks and more frequent physical separation between buildings than allowed on Primary Frontages.

29. **TMD, Street, Main** – for the purposes of **Art. 3.F, Traditional Development Districts (TDDs)**, a street connecting adjacent land uses and local streets with parks, plazas, and squares in a TMD.

30. **TMD, Street Wall** – for the purposes of **Art. 3, Overlays and Zoning Districts**, a wall, fence or hedge installed along the frontage line to fill in building frontage.

31. **TND, Accessory Structure** – for the purposes of **Art. 3, Overlays and Zoning Districts**, a detached accessory building constructed on a residential lot housing a garage, accessory apartment or handicapped or elderly apartment.

32. **TND, Colonnade** – for the purposes of **Art. 3, Overlays and Zoning Districts**, a covered pedestrian structure over a sidewalk that is open to the street except for supporting columns. Awnings are not considered colonnades.

33. **TND, Enfront** – for the purposes of **Art. 3, Overlays and Zoning Districts**, to face across a street.

34. **TND, Meeting Hall** – for the purposes of **Art. 3, Overlays and Zoning Districts**, a building designed for public assembly.

35. **TND, Neighborhood Center** – for the purposes of **Art. 3, Overlays and Zoning Districts**, Neighborhood Center is intended to accommodate neighborhood-oriented retail and commercial services. It may include professional offices, community facilities, and civic uses to serve the population of the TND and adjacent neighborhoods.
36. **TND, Porch** – for the purposes of Art. 3, Overlays and Zoning Districts, a roofed platform attached to the front of a dwelling unit. The structure is un-airconditioned, and may not be more than 75 percent enclosed by walls.

37. **TND, Raised Basement** – for the purposes of Art. 3, Overlays and Zoning Districts, a semi-underground story of a building.

38. **TND, Regulating Plan** – for the purposes of Art. 3, Overlays and Zoning Districts, a graphic and written representation of the detailed land use and development regulations applicable to a particular TND.

39. **Too Numerous to Count (TNTC)** – for the purposes of Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems, equal to or greater than 200 non-coliform bacteria per 100 milliliters of sample.

40. **Total Traffic** – for the purposes of Art. 12, Traffic Performance Standards, the sum of:
   a. Existing Traffic;
   b. Net Trips; and,
   c. Background Traffic.

41. **TPS Database** – for the purposes of Art. 12, Traffic Performance Standards, a database which was initially approved by the Board of County Commissioners on October 26, 2006. On an ongoing basis, the Database compiles traffic from existing traffic counts as well as approved but unbuilt developments for each Link and Major Intersection on the County’s Major Thoroughfare network in order to provide Background Traffic volumes for use in traffic studies addressing compliance with Test 1 and Test 2. The Database shall also identify the double counting adjustment and historic growth rate, derived from the Historic Traffic Growth Table, that is appropriate for each Link and Major Intersection. The Background Traffic data shall be maintained by the County and updated to reflect all new project concurrency approvals as well as the buildout status of previously-approved projects. [Ord. 2006-043]

42. **Traffic Impact Study** – for the purposes of Art. 12, Traffic Performance Standards, a traffic study of Links and intersections within the Test 1 Radius of Development Influence and Test 2 Radius of Development Influence of a proposed Project; and including the information, and prepared in accordance with the requirements, set forth in Art. 12.C.1.C.2, Traffic Generation. For the Transportation Element of the Plan, it is the “LOS Impact Statement” referred to in the Capital Improvement Element of the Plan. [Ord. 2006-043]

43. **Traffic Performance Standards Appeal Board** – for the purposes of Art. 12, Traffic Performance Standards, the administrative appeals board with the authority and responsibility to hear appeals from the decision of the County Engineer or Municipal Engineer as to traffic engineering issues.

44. **Traffic Volume Maps** – for the purposes of Art. 12, Traffic Performance Standards, the maps of the Major Thoroughfares produced and maintained jointly by the office of the MPO and County Engineer showing Average Daily Traffic, Peak Hour Traffic; two-way and peak directional.

45. **Trailer Coach** – shall have the meaning ascribed by the statutes of the State of Florida providing for the regulation, registration, licensing and recordation of ownership of motor vehicles in the State of Florida. The term shall also include all types of mobile homes and those types of self-propelled trucks or buses that have been converted or equipped with living or sleeping quarters, such as pick-up trucks with sleeping quarters installed, and converted buses. This definition shall exclude suburban, passenger vans and other types of automobiles for private use that have been equipped with camping equipment.

46. **Transsect** – a distinct category of physical form ranging from the most urban to the least urban. Generally, the classifications range from highest to lowest density or intensity and are: urban core, urban center, general urban, suburban, rural and natural. [Ord. 2010-005] [Ord. 2010-022]

47. **Transsect Zones** – For the purposes of the IRO, a distinct category of physical form ranging from the most urban to the least urban. The IRO requires the application of one or more of four transect zones: Core, General, Edge, and Open Space. [Ord. 2010-005]


49. **Transient Non-Community Water System** – a non-community water system that has at least 15 service connections or regularly serves 25 persons daily at least 60 days out of the year but that does not regularly serve 25 or more of the same persons for more than six months per year.

50. **Transient Occupancy** – residential occupancy when it is the intention of the parties that the occupancy will be for less than one month.

51. **Transit** – For the purposes of Art. 12, Traffic Performance Standards, a bus, train, or other public conveyance system. [Ord. 2006-036]

52. **Transitional Zone** – for the purposes of Art. 16, Airport Regulations, the area extending outward from the sides of the Primary Zones and Approach Zones connecting them to the Horizontal zone.
53. **Transit Center** – For the purposes of [Art. 12, Traffic Performance Standards](#), a rail station or a transfer location for fixed-route service routes. [Ord. 2006-036]

54. **Transit Corridor** – For the purposes of [Art. 12, Traffic Performance Standards](#), a roadway segment which (1) is located on a bus line with at least 30-minute peak headways and that connects directly to at least two transit centers; and (2) contains a transfer point to at least one other bus route. [Ord. 2006-036]

55. **Transmission Pole** – for the purposes of [Art. 4.B.9, Commercial Communication Towers](#), means electrical transmission poles supporting 69kV conductors or greater. This does not include distribution. [Ord. 2017-016]

56. **Transportation Transfer Facility (distribution)** – for the purposes of [Art. 4, Use Regulations](#), an establishment providing for the transfer of transportation or other motorized vehicles, but not involving vehicle sales or rental (retail or wholesale). Typical uses include the transfer of automobiles, trucks, heavy equipment, or other motorized vehicles prior to distribution to retail dealers.

57. **Tree**
   a. For the purposes of [Art. 7, Landscaping](#), woody perennial plant commonly with a single stem and having a minimum diameter at breast height (DBH) of three inches, having a more or less defined crown, hat usually grows to at least four meters or 13 feet in height at maturity.
   b. For the purposes of [Art. 14, Environmental Standards](#), a woody or fibrous perennial plant commonly with a single stem and having a minimum trunk DBH of three inches and having a more or less defined crown, that usually grows to at least four meters or 13 feet in height at maturity.

58. **Tree, Canopy or Shade** – for the purposes of [Art. 7, Landscaping](#), a tree that reaches a minimum height of 15 feet at maturity, provides relief from direct sunlight for at least six months each year, and is indicated as a shade tree on the Preferred Species List.

59. **Tree Credits** – for the purposes of [Art. 7, Landscaping](#), a numerical representation of the value of a two-inch DBH ten-foot-high tree, used to assign values to trees of various sizes to calculate either credit against reforestation requirements, as in the case of trees protected during the development process, or to determine the extent of replanting required as in the case of removal of protected trees.

60. **Tree, Champion** – for the purposes of [Art. 7, Landscaping](#), the largest tree of a species which has been designated by the Florida Department of Agriculture and Consumer Services.

61. **Tree, Drought-Tolerant** – for the purposes of [Art. 7, Landscaping](#), a tree, excluding prohibited or controlled species, classified as very or moderately drought tolerant in the SFWMD Xeriscape Plant Guide.

62. **Tree Preservation Area** – for the purposes of [Art. 14, Environmental Standards](#), an area of significant native vegetation that may be too small to be included as a preserve but has been determined to be worth designating for protection on the site plan and that the parcel owner is encouraged to manage with periodic maintenance activities, including the removal of prohibited and invasive non-native vegetation and protection of native vegetation from alteration.

63. **Tree, Specimen** – for the purposes of [Art. 7, Landscaping](#), a tree that substantially contributes to the aesthetics of an area and which is protected through the permitting process, or which attains 33 percent or greater of the champion tree DBH. A specimen tree may be native or non-native and must be in good health.

64. **Tree Survey**
   a. For the purposes of [Art. 7, Landscaping](#), a comprehensive survey document or site plan that provides the following information for trees greater than four inches diameter at breast height (DBH), or palm trees with an overall height of eight feet, that delineates the location and identifies the species of trees and vegetation upon a lot, and that meets the tree survey requirements of this Article. The Department shall determine the applicability and the extent of each survey. The survey shall provide the following information:
      1) The surveyed location, by a Florida licensed land surveyor, in relation to all proposed development, of all existing trees that are proposed to be destroyed, relocated or preserved.
      2) The common and scientific name of each tree.
      3) The DBH of each tree, or, if a multiple trunk tree, the sum of the DBH of all trunks.
   b. For the purposes of [Art. 14, Environmental Standards](#), a comprehensive survey document or site plan that provides site specific information for trees three inches or greater DBH or for palm trees with an overall clear trunk height of eight feet that are on the site. The survey shall be performed by a Florida-licensed land surveyor, and ERM shall determine the applicability and the extent of each survey.

65. **Trip** – a one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).
66. **Trip Generation** – for the purposes of Article 12, Traffic Performance Standards and Article 13, Impact Fees, the attraction or production of trips caused by a given type of land development. The daily generation rates shall be as presented in Table 13.H.4-20, Fair Share Road Impact Fee Schedule. For daily rates not included in the Table and all peak hour rates the latest edition of Trip Generation Manual published by the ITE or other trip generation approved by the County Engineer pursuant to Article 12.C.1.C.2, Traffic Generation, shall be used to determine the trip generation rate.

67. **Truck** – for the purposes of Article 6, Parking, Loading, and Circulation, shall have the meaning ascribed by the statutes of the State of Florida providing for the regulation, registration, licensing and recordation or ownership of motor vehicles in the State of Florida.

68. **Turbine, Wind** – A rotary engine assembly with attached blades or other similar systems, typically affixed to an elevated structure, utilized in the process to convert wind into energy. [Ord. 2010-005] [Ord. 2011-016]

U. Terms defined herein or referenced in this Article shall have the following meanings:

1. **Ultimate R-O-W** – an area set aside for future road widening or used as means of ingress, egress or approach as determined by the FDOT, the Office of the County Engineer, the BCC, or by this Code, whichever provides the widest R-O-W.

2. **Understory** – for the purposes of Article 14.C, Vegetation Preservation and Protection, the shrub and ground cover component of a vegetation community.

3. **Undue Economic Hardship** – for the purposes of Article 9, Archaeological and Historic Preservation, an exceptional financial burden that might otherwise result in a taking of property without compensation or otherwise denies use of the property in an economically viable manner.

4. **Unincorporated Area** – for the purposes of Article 13, Impact Fees, all of the area within the boundaries of PBC not within the boundaries of any municipality. For the purposes of Park Impact Fees it excludes the Boca Taxing District.

5. **Unincorporated Area (Law Enforcement)** – for the purposes of Article 13, Impact Fees, the unincorporated area of PBC and the municipalities of Cloud Lake, Haverhill, Glen Ridge, and Village of Golf.

6. **Unit** – building or portion of a building, or a mobile home used primarily for human habitation purposes with separate bathing, cooking and/or dining facilities. In the case of a hotel or motel, or a congregate living facility, it shall mean the room and bathrooms.

7. **Unity of Control** – covenant recorded in the office of the Clerk of the Circuit Court of PBC stipulating that a lot, lots, or project with different owners shall be developed according to a common site or master plan providing Unified Control and the combined lots shall meet land development requirements as if they are one lot.

8. **Unity of Title** – a document recorded in the office of the Clerk of the Circuit Court of PBC stipulating that a lot, lots or parcel of land shall be held under single ownership, shall not be eligible for further subdivision and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety.

9. **Unmarked Human Burial** – for the purposes of Article 9, Archaeological and Historic Preservation, any human skeletal or fossilized remains discovered during any land development activity or archaeological excavation.

10. **Unobstructed Land** – for the purposes of Article 15.A, PBC Environmental Control Rule I – Onsite Sewage Treatment and Disposal Systems, that area on a lot or property which does not contain structures or other hindrances which would affect the installation, operation and/or maintenance of an OSTDS. This includes, but is not limited to, pools, playgrounds, concrete slabs, trees, buildings, driveways, parking areas and tennis courts.

11. **Upland Reclamation Area** – land area preserved or re-established around the perimeter of an excavated area created to ensure useable end-use of the land.

12. **Upland Reclamation Planting** – installation of vegetation to re-establish plant and animal habitats.

13. **Urban Infill** – for the purposes of Article 12, Traffic Performance Standards, the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average non-residential intensity is at least a floor area ratio of 1.0 and vacant developable land does not constitute more than ten percent of the area.

14. **Urban Redevelopment** – for the purposes of Article 12, Traffic Performance Standards, demolition and reconstruction or substantial improvement of existing buildings or infrastructure within urban infill areas or existing urban service areas.

15. **Urban Service Area (USA)** – that portion of PBC as designated by the Plan.

16. **Urban Service Area, Existing** – for the purposes of Article 12, Traffic Performance Standards, an area defined and mapped in a local government comprehensive plan that is a built-up area where public...
facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.

17. **Urgent Care Center** – A walk-in, extended-hour establishment that provides immediate, but not emergent, medical care to patients. Patients shall be served solely on an outpatient basis and such services shall not include overnight stays. [Ord. 2017-007]

18. **Use** – any purpose for which a building or other structure or a tract of land may be designed, arranged, intended, maintained, or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a tract of land.

19. **Use, Accessory** – a permitted use that is customarily associated with the principal use and clearly incidental to the principal use and is subordinate in area, extent, or purpose to and serves only the principal use.

20. **Use, Principal** – the primary and major purpose for which land or building is used as allowed by the applicable zoning district.

21. **Utility**
   a. Government or franchised provider of water, sewer, electric, gas, phone, cable television, or similar service.
   b. For the purposes of Art. 14, Environmental Standards, a public utility, power company or telephone company which serves the general public.

22. **Utility Easement** – see Easement.

23. **Utility Runway** – for the purposes of Art. 16, Airport Regulations, a runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

V. **Terms defined herein or referenced in this Article shall have the following meanings:**

1. **Vacant Lot** – for the purposes of Art. 7, Landscaping, any tract or parcel of land upon which a home has been demolished and which has not been redeveloped. For the purposes of this definition only, redevelopment means the construction of a home. [Ord. 2005-002]

2. **Vacant Residential Parcel** – any undeveloped parcel of land or property, including any parcel or property with an approved Development Order, possessing either a residential designation by the FLUA of the Plan or a residential zoning designation consistent with the underlying Future Land Use designation.

3. **Valid Site Specific Development Order** – for the purposes of Art. 12, Traffic Performance Standards, a Valid Site Specific Development Order which: was issued by a Local Government: (1) in accordance with proper procedure and in compliance with State law, and the land development regulations and codes, administrative rules and procedures, and general policies of Local Governments, and the requirements of all other agencies; (2) not by mistake; and, (3) which has not expired, lapsed, or been abandoned, revoked, or canceled by operation of law, or by the Local Government or pursuant to the Local Government land development regulations or codes, rules, or policies.

4. **Value** – For the purposes of Art. 13, Impact Fees, in the case of land, the appraised value as determined by an appraiser from a list of approved appraisers of Palm Beach County. In the case of improvements to real property or chattel, it means the actual cost to the feepayer or developer of such improvements or chattel. In all cases, the values shall be established in or as if in an arm's length, bona fide transaction in a competitive market between a willing seller and a willing buyer, neither of whom are under any special circumstances, as approved by the Impact Fee Coordinator based upon the standards in Art. 13, Impact Fees. If the Impact Fee Coordinator rejects an appraised value, the Impact Fee Coordinator may obtain another appraisal using an appraiser from the approved list, in which case that appraisal shall prevail.

5. **Vanpool** – For the purposes of Art. 12, Traffic Performance Standards, a vehicle carrying six or more persons to and from work and on a regular basis. [Ord. 2006-036]

6. **Variance**
   a. An abatement of certain regulations in the ULDC, where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the Applicant, a literal enforcement of this Code would result in unnecessary and undue hardship. [Ord. 2014-001]
   b. For the purposes of Art. 18, Flood Damage Prevention, a grant of relief from the requirements of Art. 18, Flood Damage Prevention or the flood-resistant construction requirements of the Florida Building Code, as granted by the Flood Damage Prevention Board, which permits construction in a manner that would not otherwise be permitted by Art. 18, Flood Damage Prevention or the Florida Building Code. [Ord. 2004-013] [Ord. 2017-026]

8. **Vegetation, Native** – any plant species with a geographic distribution indigenous to all or part of the State of Florida. Plant species, which have been introduced by man, are not native vegetation.

9. **Vegetation Required to Be Preserved by Law** – for the purposes of [Art. 7, Landscaping](https://example.com), areas of vegetation which are clearly delineated on a Site Plan/Plat, or in some other legally binding manner based upon which the lot area is being preserved.

10. **Vehicle Rental Facility, Neighborhood** – a rental facility that is limited to a maximum of six vehicles stored on site. [Ord. 2009-040]

11. **Vehicular Use Area**
   a. An area designed or used for off-street parking; or
   b. An area used for loading, circulation, access, storage, or display of motor vehicles. Designated parking areas on public or private streets shall not be considered a vehicular use area.

12. **Vehicular Use Area, Specialized** – an area designed for storage of vehicles in-operative condition, or for warehousing, transportation or trucking operations, and which is not open to the general public.

13. **Vessel** – Synonymous with boat as referenced in [Art. VII, § 1(b), Fla. Const.](https://example.com), and includes every description of watercraft, barge and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water. The term “floating structure” is expressly excluded from the definition of a vessel. [Ord. 2007-013]

14. **Vested** – pursuant to the application of the State of Florida law.

15. **Violation** – for the purposes of [Art. 18, Flood Damage Prevention](https://example.com), the failure of a Structure or other Development to be fully compliant with [Art. 18, Flood Damage Prevention](https://example.com). In addition, a Structure or other Development without a required FEMA elevation certificate, other acceptable elevation certifications, or other evidence of compliance required in [Art. 18, Flood Damage Prevention](https://example.com) is presumed to be in Violation until such time as that documentation is provided. [Ord. 2004-013] [Ord. 2017-026]

16. **Visual Impact Analysis** – for the purposes of [Art. 5, Supplementary Standards](https://example.com), a written and graphic assessment which determines the appropriate contextual relationship of a proposed building with respect to architectural composition and compatibility.

17. **Visual Hazard** – for the purposes of [Art. 16, Airport Regulations](https://example.com), any source which emits occasional or permanent smoke, glare, dust, or any other perceptible emission that could be a risk to safe aircraft operations.

18. **Visual Runway** – for the purposes of [Art. 16, Airport Regulations](https://example.com), a Runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation planned or indicated on the FAA approved civil or military airport layout plan, or by any other planning document submitted to the FAA by competent authority.

19. **Volume to Capacity (V/C) Ratio** – for the purposes of [Art. 12, Traffic Performance Standards](https://example.com), the ratio of the volume of traffic on a Major Thoroughfare Link to the capacity of that Link as set forth in [Table 12.B.2.C-1 1A, LOS D Link Service Volumes](https://example.com).

W. **Terms defined herein or referenced in this Article shall have the following meanings:**

1. **Waiver** – A request to alter a specific ULDC provisions where alternative solutions to Code requirements are provided, subject to standards, performance criteria or limitations. Waivers are not intended to relieve specific financial hardship nor circumvent the intent of this Code. [Ord. 2012-027]

2. **Waste** – discarded material including but not limited to garbage, rubbish, yard trash, litter, non-combustible refuse and industrial wastes.

3. **Wastewater Residuals** – the solid, semisolid, or liquid residue removed during the treatment of municipal wastewater. Not included is the treated effluent or reclaimed water from domestic wastewater treatment plant.

4. **Watercourse**
   a. Any stream, canal, ditch, or other natural or artificial channel in which water normally flows within a defined bed, banks, or other discernible boundaries, either continuously or seasonally, whether or not such flow is uniform or uninterrupted.
   b. For the purposes of [Art. 18, Flood Damage Prevention](https://example.com), a lake, river, creek, stream, wash, channel, or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur. [Ord. 2004-013]

5. **Wastewater Residuals (Dry)** – domestic wastewater residuals that contain 65 percent solids or greater, by weight.

6. **Water Management Tract** – for the purposes of [Art. 11, Subdivision, Platting, and Required Improvements](https://example.com), a parcel of land under single ownership, identified and created as a single unit on a plat or other instrument of record, established for the purpose of delineating a complete facility or unified

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area to be utilized for detention, retention, or groundwater recharge of stormwater runoff prior to
discharge from a development site.

7. **Water Reclamation Production Facility** – These facilities can either treat raw wastewater to irrigation
quality water or treat secondary effluent to tertiary standards for use as irrigation water. These facilities
are accessory to a Wastewater Treatment Plant or can be stand-alone facilities. They are comprised
of pump and filtration systems, storage tanks, electrical sheds and other facilities as necessary to
process, store and distribute irrigation quality water to an identified and reasonably proximate service
area. [Ord. 2007-013]

8. **Water or Wastewater Treatment Plant**
   a. **Water or Wastewater Treatment Plant, Open Process** – These are also known as “conventional”
      water or wastewater treatment plant and use a series of unenclosed tanks without roof structures
to treat raw water to drinking water standards. [Ord. 2007-013] [Ord. 2017-007]
   b. **Water or Wastewater Treatment Plant, Closed Treatment** – These plants treat raw water to
drinking water standards within the confines of one or more relatively small, fully enclosed buildings.
[Ord. 2007-013] [Ord. 2017-007]

9. **Water Supply System or Water Supply Facility or Water System or Water Facility** – for the
    purposes of **Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems**, or “Water
    Supply Facility” or “Water System” or “Water Facility,” means any or all works and auxiliaries for
    collection, treatment, storage and distribution of water from the source or sources of supply to the
    consumer or processing plants including ice making vending machines, water vending machines and
    bottled water plants.

10. **Water System, Central** – for the purposes of **Art. 15, Health Regulations**, a regional water supply
    system owned and operated by a municipality, county, special district or other governmental entity,
    which provides water service to several developments located within its service area.

11. **Water System, Individual** – for the purposes of **Art. 15, Health Regulations**, a privately owned water
    supply system which provides water service to a single development because of unavailability of a
    central water system.

12. **Water Surface Elevation** – for the purposes of **Art. 18, Flood Damage Prevention**, the height, in
    relation to the datum on the current Flood Insurance Rate Map of floods of various magnitudes and
    frequencies in the floodplains of coastal or riverine areas. [Ord. 2004-013] [Ord. 2017-026]

13. **Water Table Elevation** – for the purposes of **Art. 15, Health Regulations**, as defined by **Chapter 64E-6, F.A.C.**.

14. **Water Treatment Facility** – a facility designed for treatment of ground or surface water for potable and
    sanitary purposes, with a design capacity of more than 10,000 gallons per day.

15. **Water Well**
    a. Source of water used for drinking, culinary, sanitary and other domestic purposes.
    b. For the purposes of **Art. 15, Health Regulations**, any excavation that is drilled, cored, bored,
       washed, driven, dug, jetted or otherwise constructed when the intended use of such excavation is
to conduct groundwater from a source bed to the surface by pumping or natural flow.

16. **Waters of the State** – waters, as defined in **F.S. § 403.031(12)**, subject to compliance with State Water
    Quality Standards adopted pursuant to **F.S. ch. 403** and set forth in Chapter 17-3, F.A.C.

17. **Watershed** – the land area, which contributes to the total flow of water entering a receiving stream or
    water body.

18. **WCRA Plan** – The Westgate/Belvedere Homes Community Redevelopment Plan adopted by the BCC
    on January 11, 2005, as may be periodically amended. [Ord. 2006-004]

19. **Well** – for the purposes of **Art. 14, Environmental Standards**, any excavation that is drilled, cored, bored,
    washed, driven, dug, jetted, or otherwise constructed when the intended use of such excavation is to
conduct groundwater from a source bed to the surface by pumping, natural flow or other method.

20. **Wellfield**
    a. For the purposes of **Art. 14, Environmental Standards**, an area of land which contains one or more
       than one well for obtaining water.
    b. For the purposes of **Art. 15, Health Regulations**, an area of land which contains more than one
       potable well that is designed for a pumping rate of at least 100,000 gallons per day.

21. **Wellfield Zones 1, 2, 3 and 4** – for the purposes of **Art. 14, Environmental Standards**, Zones of
    Influence delineated by iso-travel time contours around public water supply wellheads. Zone 1 is
    identified as the land area situated between the well(s) and the 30-day travel time, Zone 2 is the land
    area situated between the 30-day travel time and the 210-day travel time, and Zone 3 is the land area
    situated between 210-day and the 500-day travel time contours. Zone 4 is determined by the area
situated beyond the 500-day travel time contour and within the one-foot drawdown contour. Zones of Influence maps are maintained by ERM. [Ord. 2013-001]

22. West County Agricultural Area (WCAA) – the WCAA area is bounded roughly by Lake Okeechobee, Palm Beach-Hendry County Line, and the SFWMD Levees L-4, L-5, L-6, L-7, and L-8.

23. Wet Detention/Retention – detention or retention in a storage facility not designed, constructed, and operated so as to provide dry detention/retention.

24. Wetland – any persistent or intermittent water body or area characterized by the dominance of those submerged or transitional wetland species listed in the Chapter 17-301, F.A.C. or located within or up to three miles directly offshore of PBC. Dominance shall be defined in accordance with Chapter 17-301, F.A.C. and shall be determined in the appropriate plant stratum (canopy, sub-canopy, or ground cover) as outlined in Chapter 17-301, F.A.C.

25. Wettest Season – for the purposes of Art. 15, Health Regulations, as defined by Chapter 64E-6, F.A.C.

26. Wildlife Corridor – a continuous corridor of habitat, with a width of at least one mile, that is established by linking conservation areas, wildlife preserves, sanctuaries, refuges, parks, open space areas, and agricultural areas to provide a pathway for wildlife movement.

27. Whip Antenna – for the purposes of Art. 4.B.9, Commercial Communication Towers, a cylindrical or similarly shaped omnidirectional antenna utilized for transmission or receiving of electronic communications.

28. Woodworking or Cabinetmaking – an establishment engaged in the production of finished products from wood.

29. Work – for the purposes of Art. 11, Subdivision, Platting, and Required Improvements, all required construction as shown on approved construction plans and specifications for all facilities and features of any kind which are required, related to the process of subdivision of land under Art. 11, Subdivision, Platting, and Required Improvements.

X. Terms defined herein or referenced in this Article shall have the following meanings:

Y. Terms defined herein or referenced in this Article shall have the following meanings:

1. Yard – any area that lies between the principal building or buildings and the nearest lot line. [Ord. 2011-001]

2. Yard Waste – Vegetative matter resulting from landscaping maintenance and may include materials such as tree and shrub trimmings, grass clippings, palm fronds, and stumps. [Ord. 2011-001]

Z. Terms defined herein or referenced in this Article shall have the following meanings:

1. Zones of Influence – for the purposes of Art. 14, Environmental Standards, zones delineated by isotravel time contours and the one-foot contour within cones of depression of wells which obtain water from the unconfined or surficial aquifer system. These zones are calculated, based on the rate of movement of groundwaters in the vicinity of wells at a specific pumping rate.

2. Zones of Influence Maps – for the purposes of Art. 14, Environmental Standards, Zones of Influence contour lines that overlay the latest digital ortho-photography prior to BCC adoption at scales determined by ERM showing the location on the ground of the outer limits of Zones of Influence for present and future public potable water supply wells and wellfields permitted for 100,000 gallons per day or more. [Ord. 2006-036]
Section 3  Abbreviations and Acronyms

AAAB  Airports and Aviation Advisory Board [Ord. 2006-036]
AASHTO  American Association of State Highway and Transportation Officials
ABN  Development Order Abandonment [Ord. 2010-005]
ACOE  Army Corps of Engineers [Ord. 2008-037]
ADA  Americans with Disabilities Act
ADT  Average Daily Traffic
AEE  Adult Entertainment Establishment
AGE  Agricultural Enclave [Ord. 2010-022]
AGEO  Agricultural Enclave Overlay [Ord. 2010-022]
AGR  Agricultural Reserve
AHCA  Agency for Health Care Administration [Ord. 2013-021]
AHP  Affordable Housing Program [Ord. 2009-040]
AI  Administrative Inquiry [Ord. 2011-016]
ALP  Alternative Landscape Plan
ALUNZ  Airport Land Use Noise Zone
AMI  Area Median Income [Ord. 2006-055]
AMSL  Above Mean Sea Level
ANSI  American National Standards Institute
AP  Agricultural Production [Ord. 2005-002]
APE  Area of Potential Effect [Ord. 2008-037]
APF  Adequate Public Facilities Determination
AR  Agricultural Residential [Ord. 2005-002]
Art.  Article
ASP  Alternate Site Plan
ASR  Airport Surveillance Radar
ATM  Automated Teller Machines
AUR  Annual Public Facilities Update Report
AZO  Airport Zoning Overlay
BCC  Board of County Commissioners
BOR  Basis of Review
BRPO  Biotechnology Research Protection Overlay [Ord. 2016-042]
CAH  Commission on Affordable Housing
CC  Community Commercial [Ord. 2005-002]
CCRT  Countywide Community Revitalization Team
CDD  Community Development District [Ord. 2020-001]
CES  Cooperative Extension Service [Ord. 2013-021]
CFR  Code of Federal Regulations
CG  General Commercial [Ord. 2005-002]
CH  Commercial High Intensity [Ord. 2005-002]
CHO  Commercial High Office [Ord. 2005-002]
CH-O  Commercial High Intensity-Office Only [Ord. 2005-002]
CIE  Capital Improvement Element
CLASC  Conservation Land Acquisition Selection Committee
CLF  Congregate Living Facility
CL  Commercial Low Intensity [Ord. 2005-002]
CLO  Commercial Low Office [Ord. 2005-002]
CL-O  Commercial Low Intensity-Office Only [Ord. 2005-002]
CLR  Congregate Living Residential [Ord. 2019-005]
CN  Neighborhood Commercial [Ord. 2005-002]
CO  Certificate of Occupancy
COA  Certificate of Appropriateness [Ord. 2008-037]
CON  Conservation [Ord. 2005-002]
COZ  Conditional Overlay Zone
CPTED  Crime Prevention Through Environmental Design
CR  Commercial Recreation [Ord. 2005-002]
CRA  Community Redevelopment Association
CRALLS  Constrained Roadway at a Lower Level of Service
CRE  Commercial Recreation [Ord. 2005-002]
CSA  Concurrency Service Area
CTD  Certificate to Dig [Ord. 2008-037]
dB  Decibel
DBH  Diameter at Breast Height
DCA  State of Florida Department of Community Affairs [Ord. 2004-013]
DEP  Department of Environmental Protection [Ord. 2008-037]
DEPW  Department of Engineering and Public Works
DO  Development Order [Ord 2016-042]
DOA  Development Order Amendment
DOA  Department of Airports (for the purposes of Art. 16, Airport Regulations)
DOT  State of Florida Department of Transportation
DRAB  Development Review Appeals Board
DRI  Development of Regional Impact
DRO  Development Review Officer
EAA  Everglades Agricultural Area
EAB  Environmental Appeals Board [Ord. 2011-016]
EAC  Expedited Application Consideration
ECB  Environmental Control Board [Ord. 2011-016]
ECR I  PBC Environmental Control Rule I (Onsite Sewage Disposal Systems)
ECR II  PBC Environmental Control Rule II (Water Supply Systems)
EDA  Expedited DRO Applications [Ord. 2007-013]
EDC  Economic Development Center [Ord. 2004-040]
EPA  United States Environmental Protection Agency
ERM  Environmental Resource Management Department
ERP  Environmental Resource Permit
ESL  Environmentally Sensitive Lands
ESLASC  Environmentally Sensitive Lands Acquisition Selection Committee
ESLO  Environmentally Sensitive Lands Ordinance
EvPA  Everglades Protection Area [Ord. 2014-025]
EV  Electric Vehicle [Ord. 2018-018]
EVCS  Electric Vehicle Charging Station [Ord. 2018-018]
FAA  Federal Aviation Administration
FAC  Florida Archaeological Council [Ord. 2008-037]
F.A.C.  Florida Administrative Code
FAR  Floor Area Ratio
F.A.R.  Federal Aviation Regulation (for the purposes of Art. 16, Airport Regulations)
FBC  Florida Building Code or Florida Building Commission [Ord. 2010-005]
FBSDC  Form Based Code [Ord. 2010-005]
FDEP  Florida Department of Environmental Protection
FDO  PBC Facilities Development & Operations Department
FDOT  Florida Department of Transportation
FDPR  Florida Department of Professional Regulation
FHA  Federal Fair Housing Amendments Act [Ord. 2011-016]
FHBM  Flood Hazard Boundary Map
FIRM  Flood Insurance Rate Map
FIS  Flood Insurance Study
FLUA  Future Land Use Atlas
FLUE  Future Land Use Element
FMP  Final Master Plan [Ord. 2009-040]
FMSF  Florida Master Site File
FMSP  Final Master Sign Plan [Ord. 2009-040]
FRA  Florida Realtors Association [Ord. 2011-001]
FRP  Final Regulating Plan [Ord. 2009-040]
FSBP  Final Subdivision Plan [Ord. 2009-040]
FSP  Final Site Plan [Ord. 2009-040]
F.S. Florida Statutes
GAO Glades Area Overlay
GFA Gross Floor Area
GLA Gross Leasable Area
GNRPB Groundwater and Natural Resources Protection Board [Ord. 2006-004]
GOPs Goals, Objectives and Policies of the Comprehensive Plan
GPS Global Positioning System
GRMP Glades Region Master Plan [Ord. 2016-016]
GVWR Gross Vehicle Weight Rating [Ord. 2008-003]
HANG Highest Adjacent Natural Grade
HE Housing Element of the Plan [Ord. 2005-002]
HOA Homeowner's Association
HR-8 High Residential 8 [Ord. 2005-002]
HR-12 High Residential 12 [Ord. 2005-002]
HR-18 High Residential 18 [Ord. 2005-002]
HRRB Historic Resources Review Board
HUD U.S. Department of Housing and Urban Development
IESNA Illuminating Engineering Society of North America [Ord. 2005-041]
IFR Instrument Flight Rules
IG General Industrial [Ord. 2005-002]
IL Light Industrial [Ord. 2005-002]
ILS Instrument Landing System
IND Industrial
INST Institutional and Public Facilities [Ord. 2005-002]
IOZ Indiantown Road Overlay [Ord. 2010-022]
IPF Institutional and Public Facilities [Ord. 2005-002]
IPARC Intergovernmental Plan Amendment Review Clearinghouse
IRO Infill Redevelopment Overlay [Ord. 2010-022]
LCC Lifestyle Commercial Center Development [Ord. 2013-021]
LCS Lion Country Safari [Ord. 2011-016]
LCSO Lion Country Safari Overlay [Ord. 2016-042]
L_{dn} Day-Night Average Sound Level
LFCCH Large Family Child Care Home [Ord. 2011-016]
LLF Light Loss Factor [Ord. 2005-041]
LME Lake Maintenance Easements
LOS Level of Service
LOST O Lake Okeechobee Scenic Trail Overlay
LPA Local Planning Agency
LR-1 Low Residential 1 [Ord. 2005-002]
LR-2 Low Residential 2 [Ord. 2005-002]
LR-3 Low Residential 3 [Ord. 2005-002]
MAI Member of the Appraiser's Institute
MDA Minimum Descent Altitude
MET Meteorological Tower [Ord. 2011-016]
MF Multifamily Dwelling [Ord. 2006-004]
MH Mobile Home or Manufactured Home [Ord. 2017-007]
MLS Microwave Landing System
MOCA Minimum Obstruction Clearance Altitude
MPCP Master Pedestrian Circulation Plan
MPO Metropolitan Planning Organization
MR-5 Medium Residential 5 [Ord. 2005-002]
MSP Master Sign Plan [Ord. 2009-040]
MVA Minimum Vectoring Altitude
NAICS North American Industrial Classification System
NBCTF Northlake Boulevard Corridor Task Force
NBOZ Northlake Boulevard Overlay Zone
NCD Neighborhood Commercial Development
<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>SD</td>
<td>Specialized Development [Ord. 2010-022]</td>
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<tr>
<td>SF</td>
<td>Single Family</td>
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<td>SFD</td>
<td>Single Family Dwelling [Ord. 2006-004]</td>
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<td>SFHCTD</td>
<td>Single Family Home Owner Certificate to Dig [Ord. 2008-037]</td>
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<td>SFWMMD</td>
<td>South Florida Water Management District</td>
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<td>SHPO</td>
<td>State Historic Preservation Officer [Ord. 2008-037]</td>
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<td>SIAP</td>
<td>Standard Instrument Approach Procedure</td>
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<td>SIC</td>
<td>Standard Industrial Code</td>
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<td>SIS</td>
<td>Florida's Strategic Intermodal System [Ord. 2006-055]</td>
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<td>SOPA</td>
<td>Society of Professional Archaeologists [Ord. 2008-037]</td>
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<td>SPZ</td>
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<td>SRO</td>
<td>Single Room Occupancy [Ord. 2007-013]</td>
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<td>SSRP</td>
<td>Site Specific Regulating Plan (SSRP) [Ord. 2010-005]</td>
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<td>STLP</td>
<td>Sea Turtle Lighting Plan</td>
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<td>STPO</td>
<td>Sea Turtle Protection Ordinance</td>
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<td>SUV</td>
<td>Sport Utility Vehicle [Ord. 2017-007]</td>
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<td>TAPO</td>
<td>Turnpike Aquifer Protection Overlay</td>
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<td>TCMA</td>
<td>Transportation Concurrency Management Areas</td>
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<td>TCRPC</td>
<td>Treasure Coast Regional Planning Council</td>
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<td>TDD</td>
<td>Traditional Development Districts [Ord. 2007-013]</td>
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<td>TDR</td>
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<td>TDS</td>
<td>Total Dissolved Solids [Ord. 2008-037]</td>
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<td>TH</td>
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<td>THPO</td>
<td>Tribal Historic Preservation Officer [Ord. 2008-037]</td>
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<td>TIITF</td>
<td>Board of Trustees of the Internal Improvement Trust Fund of the State of Florida [Ord. 2014-025]</td>
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<td>TPS</td>
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<td>Transect Zones (IRO) [Ord. 2010-005]</td>
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<td>United States Army Corps of Engineers [Ord. 2006-004]</td>
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<td>VFR</td>
<td>Visual Flying Rules</td>
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<td>VOR</td>
<td>Very High Frequency Omni-Range</td>
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<td>Vegetation Preservation and Protection Ordinance</td>
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<td>Zoning Commission</td>
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Amendment History: