ARTICLE 3

OVERLAYS AND ZONING DISTRICTS

Page

CHAPTER A GENERAL 13

Section 1 Overlays and Districts 13

A. Purpose and Intent 13
B. Overlays and Zoning Districts 13
1. Overlays 13
2. Standard Districts 13
3. Planned Development Districts (PDDs) 14
4. Traditional Development Districts (TDDs) 14

Section 2 Zoning Map and District Boundaries 14

A. Establishment of Official Zoning Map 14
B. Amendment to the Official Zoning Map 14
C. Replacement of the Official Zoning Map 14
1. Damage or Destruction 14
2. Map Errors 14
D. Prior Approvals Corresponding to Current Districts 14

Section 3 Zoning District Consistency with the Future Land Use Atlas (FLUA) 15

A. Purpose and Intent 15
B. Applicability for Prior Approvals 15
1. Previously Established Zoning Districts 15
2. Special Exceptions or Conditional Use Approvals for Previously Approved Planned Developments 15
C. Applicability of Specific Zoning Districts 15

CHAPTER B OVERLAYS 18

Section 1 General 18

A. Boundaries 18
B. Applicability 18
C. Relationship to Other Regulations in this Code 18
D. Conflict with Other Applicable Regulations 18

Section 2 AZO, Airport Zoning Overlay 18

A. Purpose and Intent 18
B. Applicability 18
1. Off-Airport Uses 18
2. Uses on Airport Properties 18

Section 3 COZ, Conditional Overlay Zone 22

A. Purpose and Intent 22
B. Boundaries 22
C. Applicability 22
D. District Regulations 22
E. COZ 23
1. Process 23

2. Authority 23
3. Exception 23

Section 4 GAO, Glades Area Overlay 23

A. Purpose and Intent 23
B. Applicability 23
C. Boundaries 23
1. Tier Requirements 23
D. Approval Process 23
1. DRO and BCC Thresholds 23
2. Administrative Approvals 23
3. Public Hearing Approvals 24
E. Property Development Regulations (PDRs) – Exceptions 24
1. Density and Intensity – Conditional Use Approval 24
2. Location of Structures 24
F. Planned Industrial Park Development (PIPD) 25
1. Development Standard Exceptions 25
2. Type 1 Waivers for Industrial Pods 26

Section 5 IOZ, Indiantown Road Overlay 28

A. Purpose and Intent 28
B. Applicability 28
C. Boundaries 28
D. Additional Regulations 28
E. Joint Review Process 28

Section 6 LOSTO, Lake Okeechobee Scenic Trail Overlay 28

A. Purpose and Intent 28
B. Boundaries 28
C. Use Regulations 28

Section 7 NEO, Native Ecosystem Overlay 29

A. Purpose and Intent 29
B. Boundaries 29
1. Environmentally Sensitive Lands (ESL) 29
2. Other “A” Quality Ecosystems 29
3. 25 Percent Set-Aside Areas 29
4. Water Resources Protection Areas 29
C. Use Regulations 29
D. Property Development Regulations (PDRs) 29
1. On-Site Parking 29
2. Density and Intensity 29
3. Setbacks and On-Site Loading 29
4. Height 30
5. Lighting 30

Section 8 NBOZ, Northlake Boulevard Overlay Zone 30

A. Purpose and Intent 30
B. Applicability 30
C. Boundaries 30
D. Conflict 30
E. Type 1 Waivers for NBOZ Design Guidelines 31

Section 9 PBIAO, Palm Beach International Airport Overlay 32

A. Purpose and Intent 32
B. Applicability 32
C. Boundaries 32
D. Uses 32
1. Permitted Uses 32
2. Prohibited Uses 32
3. Conditional Uses 32
4. Administrative Approval 32
5. Non-Conforming Uses 32
E. Review Procedures 32
1. Industrial Rezoning in Residential FLUA Designations 32
2. Commercial Rezoning 33
3. Notification 34
F. Property Development Regulations (PDRs) 34
1. Lot Dimensions, Yard Setbacks, and Building Height 34
2. Commercial Vehicle Parking and Loading 34
3. Lighting 34
G. Supplemental Regulations 35
1. Unified Control 35
2. Enclosed Activities 35
3. Renovation and Expansion of Non-Residential Uses 35

Section 10 RTO, Research and Technology Overlay 35

A. Purpose and Intent 35
B. Boundaries 35
C. Use Regulations 35
1. Prohibited Noise Sensitive Uses 35
2. Accessory Uses 35
D. Property Development Regulations (PDRs) 35
E. Performance Standards 35

Section 11 SCGCFO, Sugar Cane Growers Cooperative of Florida Protection Area Overlay 36

A. Purpose and Intent 36
B. Boundaries 36
C. Use Regulations 36
D. Property Development Regulations (PDRs) 36

Section 12 SR 80 Non-Residential Overlay 36

A. Purpose and Intent 36
B. Conditions 36
C. Retention/Detention Areas 36

Section 13 TAPO, Turnpike Aquifer Protection Overlay 37

A. Purpose and Intent 37
B. Applicability 37
C. Exemption 37
D. Boundaries 37
E. Conflict with Other Applicable Regulations 37
F. General Provisions 37
G. Mandatory Identification and Dedication of Public Supply Water Well Sites 37
H. Public Supply Water Well Site Compatibility and Location Criteria 38
I. Dedication of Well Site within Required Open Space 38
J. Access Easement to Dedicated Public Supply Water Well Site 38
K. Temporary Construction Access Easement 38
L. Hold Harmless Agreements 38
M. Dedication of Public Water Supply Sites 38

N. Developer's Agreements....39

Section 14 WCRAO, Westgate Community Redevelopment Area Overlay....40

A. Purpose and Intent....40
B. General Development Standards....40
1. Non-Conformities....40
2. Exemptions....41
C. Boundaries....41
1. WCRAO Boundaries....41
2. Sub-area Boundaries and Descriptions....42
3. Redevelopment or Expansion in the UH and UG Sub-areas....42
D. Development Review Procedures....42
1. WCRA Recommendation....42
2. Public Hearing Procedures....43
E. Use Regulations....44
1. Mixed Use....44
2. Sub-area Use Regulations....45
F. Property Development Regulations (PDRs)....46
1. Sub-area PDRs....46
2. Build-to-Line and Frontages....49
3. Base Building Line....51
G. Supplementary Standards....51
1. Accessory and Prohibited Uses....52
2. Fences, Walls, and Hedges....52
3. Architectural Guidelines....52
4. Non-Conforming Lot Combination....53
H. Density Bonus Programs....54
1. Density Bonus Pool....54
I. Parking and Streets....55
1. Parking....55
2. Redevelopment Loading Option....55
3. Access and Circulation System....56
J. WCRAO Landscape Modifications....57
1. Foundation Planting....57
2. Perimeter Buffer Width Reductions....57
3. R-O-W Planting Reductions....57
4. Parking Lots....57
K. Drainage....57
1. Surface Water Management Permit....57

Section 15 Infill Redevelopment Overlay (IRO)....58

A. Purpose and Intent....58
B. Applicability....58
1. Boundaries....58
2. Other Overlays....58
3. FLU Designation....58
4. Zoning District Requirements....58
5. Conflicts....59
C. Future Land Uses and Density/Intensity....59
1. Split by FLU Designations....59
2. Density....59
3. Intensity Bonus Incentive (FAR Increases)....59
4. Mixed-Use Projects....59
D. Application Requirements....60
1. Pre-Application Conference (PAC)....60
2. Plan Requirements....60
E. General Design Standards....62

1. Streets, Access, and Interconnectivity 62
2. Transect Zones (TZ) 62
3. Buildings 63
4. Parking and Loading 63
5. Streetscape and Usable Open Space 63
6. Landscaping and Open Space Transitional Elements 63
F. Design and Development Standards 64
1. Access and Frontage 64
2. Block Standards 64
3. Street Standards 65
4. Interconnectivity Standards 66
5. Transect Zone Standards 67
6. Building Standards 67
7. Use Standards 76
8. Streetscape Standards 76
9. Usable Open Space 80
10. Parking and Loading Standards 80
11. Landscape Standards 82
G. Type 1 Waivers 84

Section 16 Urban Redevelopment Area Overlay (URAO) 85

A. Purpose and Intent 85
B. Applicability 85
1. Interconnectivity 85
2. Priority Redevelopment Areas (PRAs) 85
3. Boundaries 85
4. Other Overlays 85
5. Zoning District Requirements 86
C. Future Land Uses and Density/Intensity 86
1. Density and Intensity 86
2. Density Bonus Program 86
3. Workforce Housing Units 86
4. Mixed Use 86
D. Application Requirements 86
1. Pre-Application Conference (PAC) 86
2. Plan Requirements 86
E. Additional PRA Use Regulations 87
1. Right to Continue or Change Uses 87
2. Residential Uses 87
3. Outdoor Uses 87
F. PRA Design and Development Standards 89
1. PRA Transect Zones (TZ) 89
2. Access and Lot Frontage 90
3. Block Standards Design 91
4. Frontage Classifications and Street Standards 92
5. Interconnectivity Standards 94
6. Building Standards 94
7. Streetscape Standards 101
8. Civic and Usable Open Space Standards 103
9. Parking and Loading Standards 104
10. Landscape Standards 106
11. Signage Standards 107
G. Type 1 and 2 URAO Waivers 108

Section 17 Agricultural Enclave Overlay (AGEO) 111

A. Purpose and Intent 111
B. Applicability 111

C. Boundaries 111
D. Development Review Procedures 111
1. Master Plan and Regulating Plan 111
2. Final Site or Subdivision Plan 111
E. Use Regulations and Standards 111
1. AGE FLUA Conceptual Plan Transects 111
2. Economic Development Center (EDC) 111
3. Agricultural Uses 111
4. Government and Civic Uses 111
F. Traditional Town Development (TTD) Exceptions 112
1. Required Civic Locations 112
2. Traditional Neighborhood Center (TND) Land Use Mix 112
3. Rural Collector Street Standards 112
4. TMD Maximum Single-Tenant Frontage 112
5. TTD Landscape Buffer 112
6. TTD Land Use Allocation 112

Section 18 Bioscience Research Protection Overlay (BRPO) 113

A. Purpose and Intent 113
B. Boundaries 113
C. Applicability 113

Section 19 Lion Country Safari Overlay (LSCO) 113

A. General 113

Section 20 Western Communities Residential Overlay (WCRO) 113

A. General 113

CHAPTER C STANDARD DISTRICTS 114

Section 1 General 114

A. Agricultural Districts 114
1. AP, Agricultural Production District 114
2. AGR, Agricultural Reserve District 114
B. Conservation District 115
1. PC, Preservation/Conservation District 115
C. Residential Districts 115
1. AR, Agricultural Residential District 115
2. RE, Residential Estate District 115
3. RT, Residential Transitional District 115
4. RS, Single Family Residential District 115
5. RM, Multifamily Residential District 115
D. Commercial Districts 116
1. CLO, Commercial Low Office District 116
2. CHO, Commercial High Office District 116
3. CN, Neighborhood Commercial District 116
4. CC, Community Commercial District 116
5. CG, General Commercial District 116
6. CRE, Commercial Recreation District 116
7. IR, Infill Redevelopment District 116
E. PRA, Priority Redevelopment Area Districts 116
1. UC, Urban Center District 116
2. UI, Urban Infill District 116
F. Industrial Districts 116
1. IL, Light Industrial District 116
2. IG, General Industrial District 116

G. Public and Institutional Districts **116**
1. IPF, Institutional and Public Facilities District **116**
2. PO, Public Ownership District **117**

CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRs) **117**

Section 1 PDRs for Standard Zoning Districts **117**

A. PDRs **117**
B. General Exceptions **118**
1. Single Family Housing Type in RM District **118**
2. Infill Subdivisions **118**
3. PO District **118**
C. Lot Dimensions **119**
1. Frontage Reduction **119**
D. Setbacks **119**
1. Base Building Line **119**
2. Multifamily Separations **120**
3. Corner Clip Setback **121**
4. Setback Reductions **122**
5. Setback Exceptions **122**
E. Building Height **123**
1. Airport Zones **123**
2. Multifamily, Non-Residential Districts, and PDDs **123**
3. Accessory Agricultural Structures **123**
4. Height Exceptions **123**

Section 2 PDRs for Specific Housing Types **124**

A. Townhouse **124**
1. Ownership **124**
2. Height **124**
3. Accessory Buildings and Structures **124**
4. Access and Parking **124**
5. Replacement **124**
6. Issuance of Certificate of Occupancy (CO) **125**
7. Townhouse Attachment **125**
B. Zero Lot Line (ZLL) **126**
1. Property Development Regulations **126**
2. Replacement **128**
3. Design Standards **129**
C. Mobile Home Park **136**
1. Purpose and Intent **136**
2. Applicability **136**
3. Residential Manufactured Building (Modular Home) **136**
4. Alternative Provisions for Fee Simple Lots **136**
D. Cottage Home **137**

Section 3 District Specific Regulations **138**

A. District Specific Regulations **138**
1. CN District **138**
2. CLO District **138**
3. IPF, Institutional and Public Facilities District with UT FLU Designation **138**

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs) **139**

Section 1 General **139**

A. General 139
1. Purpose and Intent 139
2. Applicability 139
3. Conflicts 139
4. Site Plan/Subdivision Plan Approval Required 139
B. FAR, Density, and Use Standards 139
1. PDDs Split by FLU Designations 139
2. PDDs with Underlying FLU Designations 139
3. Density 140
4. Uses Allowed 140
5. Use Regulations 140
C. Objectives and Standards 140
1. Design Objectives 140
2. Performance Standards 141
D. Application Requirements 143
1. Master Plan, Site Plan, or Subdivision Plan 143
E. Modifications 144
1. Modifications by the DRO to a Master Plan, Site Plan, Subdivision Plan, or Regulating Plan 144
2. Modifications by the BCC 145
3. Modification to Reduce or Reconfigure Existing Golf Course 145
F. Controlling Plan(s) 146
1. Approved Plan 146
2. Maximum Units/Square Feet 146
G. Sales Office and Models 146
1. General 146
2. Sales Models 146
H. Accessory Structures 147
1. Standards 147
I. Unified Control 147
J. Phasing and Platting 147
1. Phasing 147
2. Platting 147

Section 2 Planned Unit Development (PUD) 148

A. General 148
1. Purpose and Intent 148
2. Applicability 148
3. Conflicts 148
4. Exemplary 148
B. Objectives and Standards 148
1. Design Objectives 148
2. Required Performance Standards 149
C. Thresholds 150
1. Thresholds 150
2. Land Use Mix 150
3. Land Use Calculation 150
4. Other Land Uses 150
D. Property Development Regulations (PDRs) 151
1. Setbacks 151
E. Pods 151
1. Residential Pod 151
2. Commercial Pod 152
3. Recreation Pod 153
4. Civic Pod 153
F. AGR-PUD 154
1. General 154
2. Development Options 154
3. Preserve Area 155

4. Development Area....157
5. Special Provisions....157
G. RR-PUD....158
1. Rural Residential....158
2. Pods....159
3. Property Development Regulations (PDRs)....160
4. Existing Resources and Site Analysis....160
5. Landscape Buffer....161
6. Lion Country Safari Overlay (LCSO)....161
H. WCR PUD....162
1. Purpose and Intent....162
2. Applicability....162
3. Development Review Procedures....162
4. Planned Unit Development (PUD) Exceptions....163
5. Traditional Marketplace Development (TMD) Exceptions....164
I. Supplemental Standards....164
1. HOA....164
2. Declaration of Covenants and Restrictions....164
3. Incompatible Uses....164
J. Phasing and Platting....164
1. Plat Requirements....164

Section 3 Multiple Use Planned Development (MUPD)....165

A. General....165
1. Purpose and Intent....165
2. Applicability....165
3. Conflicts....165
B. Objectives and Standards....165
1. Design Objectives....165
2. Performance Standards....165
3. Civic Dedication....167
4. EDC FLU – Use Limitations....167
C. Thresholds....167
D. Property Development Regulations....167
1. Setbacks, Commercial Districts....168
2. Integration....168
E. Use Regulations....168
1. MUPDs with Non-Residential and Residential Uses....168
F. AGR-MUPD....168
1. Conflict with Other Applicable Regulations....168
2. 60/40 Preserve/Development Requirements....168

Section 4 Planned Industrial Park Development (PIPD)....169

A. General....169
1. Purpose and Intent....169
2. Applicability....169
3. Conflicts....169
B. Objectives and Standards....169
1. Design Objectives....169
2. Performance Standards....169
C. Thresholds....169
1. General....169
D. Property Development Regulations....170
E. Pods....171
1. Industrial Pods....171
2. Commercial Pod....171
3. Residential Pod....171

4. Recreation Pods 171
5. Civic Pod 172

Section 5 Mobile Home Planned Development District (MHPD) 172

A. General 172
1. Purpose and Intent 172
2. Applicability 172
3. Conflicts 172
B. Objectives and Standards 172
1. Design Objectives 172
2. Performance Standards 172
C. Thresholds 173
1. Thresholds 173
2. Density 173
3. Land Use Mix 173
D. Property Development Regulations (PDRs) 173
E. Pods 174
1. General 174
2. Residential Pod 174
3. Civic Pod 174
4. Commercial Pod 174
5. Recreation Pod 174
F. Supplementary Standards 174
1. Emergency Shelter 174
2. Temporary Structures 174
G. Rezoning or Other Application for Redevelopment of Mobile Home Parks 174

Section 6 Recreational Vehicle Planned Development District (RVPD) 175

A. General 175
1. Purpose and Intent 175
2. Applicability 175
3. Conflicts 175
B. Thresholds 175
1. Acreage 175
2. Sites 175
3. Land Use Mix 175
C. Pods 175
1. Recreation 175
2. Commercial 175
D. Time Limitations 175
E. Property Development Regulations (PDRs) 175
F. Landscape Buffer 176
1. R-O-W Buffer 176
2. Perimeter Buffer 176
G. Supplemental Standards 176
1. Permanent Structures or Additions 176
2. Parking 176
3. Temporary Structures 176
4. Storage 176
5. Real Estate RV Site Sales 176

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs) 177

Section 1 General Provisions for TDDs 177

A. Purpose and Intent 177
B. Applicability and Definitions 177

1. Applicability 177
2. Definitions 177
C. Review and Approval Process 177
1. Traditional Town Development (TTD) Required Plan Options 177
D. Types of TDDs 177
1. Traditional Neighborhood Development (TND) 177
2. Traditional Marketplace Development (TMD) 177
3. Traditional Town Development (TTD) 177
E. FLUA Consistency, FAR, and Density 177
1. Land Use Categories 177
2. TDDs Split by Land Use 177
3. Density 177
F. Use Regulations 178
1. Conditional Use 178
G. Design Objectives 178
1. Neighborhoods 178
2. Commercial Districts 179
H. Phasing and Platting 179
1. Phasing 179
2. Platting 179
I. Development Phasing 179

Section 2 General Standards 179

A. Applicability 179
1. Streets, Sidewalks, and Alleys 179
2. Parking and Access 188
3. Minimum Pervious Surface 189
4. Landscaping and Buffering 189
5. Fencing and Walls 191
6. Signage 191
7. Recreation Clubhouse Emergency Generators 191

Section 3 Traditional Neighborhood Development (TND) 192

A. Specific Purposes 192
B. Thresholds 192
1. Minimum Size 192
2. Land Use Mix 192
3. Minimum Development Threshold 192
C. General Standards 192
1. Neighborhoods 192
2. Connections 192
D. Land Use Zones 193
1. Neighborhood Center 193
2. Civic 194
3. Open Space/Recreation 194
4. Neighborhood Square 194
5. Residential Uses 195

Section 4 Traditional Marketplace Development (TMD) 198

A. Purpose 198
B. Purpose of the TMD District in the AGR Tier (AGR-TMD) 198
C. Development Standards for all TMDs 199
1. General Standards 199
2. Street Designations and Configurations 200
3. Building Form 202
4. Frontages and Residential PDRs 203

5. Pedestrian Circulation 206
6. Foundation Planting 206
7. Parking 206
8. Plazas 206
9. Building Design 207
10. Phasing 208
D. Standards Applicable to AGR Tier 208
1. Minimum Site Area 208
2. Maximum Development Area 208
3. Minimum Retail and Commercial Floor Area 208
4. Maximum Retail and Commercial Floor Area 208
5. Maximum Floor Area Ratio (FAR) 208
6. Maximum Residential Density 208
7. Permitted Locations 208
8. Preserve Area and Open Space Requirements 208
9. Block Structure 209
10. Definition for Street 209
11. Agricultural Reserve Design Elements 209
E. Urban/Suburban Tier – Lifestyle Commercial Center (LCC) 209

Section 5 Traditional Town Development (TTD) 210

A. Specific Purpose 210
B. Organization and Applicability 210
1. Traditional Neighborhood Development (TND) 210
2. Traditional Marketplace Development (TMD) 210
3. Residential Planned Unit Development (PUD) 210
4. Multiple Use Planned Development (MUPD) 210
C. General Requirements 210
1. Thresholds 210
2. Land Use Mix 210
3. Connectivity 210
4. Landscape Buffer 210

APPENDIX 1 – LEGAL DESCRIPTION WATER OR WASTEWATER TREATMENT PLANT NO. 3 211

APPENDIX 2 – LEGAL DESCRIPTION WATER OR WASTEWATER TREATMENT PLANT NO. 8 212

APPENDIX 3 – TRADITIONAL DEVELOPMENT PROTOTYPES EXAMPLE OF LAYOUT 213

APPENDIX 4 – TRADITIONAL NEIGHBORHOODS 214

ARTICLE 3

OVERLAYS AND ZONING DISTRICTS

CHAPTER A GENERAL

Section 1 Overlays and Districts

A. Purpose and Intent

In order to ensure that all development in unincorporated PBC is consistent with the Plan, it is necessary to establish a series of districts and overlays to ensure that each use is compatible with surrounding uses, served by adequate public facilities, and sensitive to natural resources. Standard, PDD, and TDD Zoning Districts, and Overlays, where applicable, have been adopted to be in compliance with the Plan. Each district and overlay has its own purpose and permitted uses, Conditional Uses, Special Uses, and other regulations that control the use of land. All development within each district shall be consistent with the purposes stated in this Article. **[Ord. 2011-016]**

B. Overlays and Zoning Districts

In order to carry out and implement the Plan, the following Overlays, Standard Zoning Districts, Planned Development Districts (PDDs), and Traditional Development Districts (TDDs) are hereby established. **[Ord. 2011-016]**

1. Overlays

AGEO, Agricultural Enclave Overlay **[Ord. 2011-016]**
AZO, Airport Zoning Overlay
BRPO, Bioscience Research Protection Overlay **[Ord. 2016-042]**
COZ, Conditional Overlay Zone
GAO, Glades Area Overlay
IOZ, Indiantown Road Overlay
IRO, Infill Redevelopment Overlay **[Ord. 2011-016]**
LCSO, Lion Country Safari Overlay **[Ord. 2016-042]**
LOSTO, Lake Okeechobee Scenic Trail Overlay
NBOZ, Northlake Boulevard Overlay Zone
NEO, Native Ecosystem Overlay
PBIAO, Palm Beach International Airport Overlay
RTO, Research and Technology Overlay
SCGCFO, Sugar Cane Growers Cooperative of Florida Protection Area Overlay **[Ord. 2004-040]**
SR 80 Non-Residential Overlay
TAPO, Turnpike Aquifer Protection Overlay
URAO, Urban Redevelopment Area Overlay **[Ord. 2011-016]**
WCRAO, Westgate Community Redevelopment Area Overlay
WCRO, Western Communities Residential Overlay **[Ord. 2017-011]**

2. Standard Districts

AGR, Agricultural Reserve
AP, Agricultural Production
AR, Agricultural Residential
CC, Community Commercial
CG, General Commercial
CHO, Commercial High Office
CLO, Commercial Low Office
CN, Neighborhood Commercial
CRE, Commercial Recreation
IG, General Industrial
IL, Light Industrial
IPF, Institutional and Public Facilities
IR, Infill Redevelopment Overlay **[Ord. 2011-016]**
PC, Preservation/Conservation
PO, Public Ownership
RE, Residential Estate
RM, Multifamily Residential

RS, Single Family Residential
RT, Residential Transitional
UC, Urban Center **[Ord. 2011-016]**
UI, Urban Infill **[Ord. 2011-016]**

3. **Planned Development Districts (PDDs)**
   MHPD, Mobile Home Planned Development **[Ord. 2017-025]**
   MUPD, Multiple Use Planned Development **[Ord. 2021-023]**
   PIPD, Planned Industrial Park Development
   PUD, Planned Unit Development
   RVPD, Recreational Vehicle Planned Development
4. **Traditional Development Districts (TDDs)**
   TMD, Traditional Marketplace Development
   TND, Traditional Neighborhood Development
   TTD, Traditional Town Development

Section 2 Zoning Map and District Boundaries

A. Establishment of Official Zoning Map
The location and boundaries of the districts established in this Article shall be set forth on the Official Zoning Map which is hereby incorporated by reference. A copy of the Official Zoning Map shall be located for inspection at all times by the general public during regular business hours in the office of PZB.

B. Amendment to the Official Zoning Map
If amendments are made to the boundaries of the Official Zoning Map, the Zoning Director shall update the Official Zoning Map within 30 days after the amendment.

C. Replacement of the Official Zoning Map

1. **Damage or Destruction**
   In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret due to changes and additions, the BCC shall adopt a new Official Zoning Map that shall supersede the prior Official Zoning Map.
2. **Map Errors**
   The new Official Zoning Map may correct drafting and clerical errors or omissions in the prior Official Zoning Map, but no such corrections shall have the effect of amending the original Official Zoning Map, or subsequent amendments thereto, without a duly noticed public hearing pursuant to the procedures and standards of this Code.

D. Prior Approvals Corresponding to Current Districts
In order to promote ease of use and the consistent application of this Code, the Official Zoning Map may be updated administratively to delineate the Planned Development District that corresponds to certain prior approvals specified in Art. 3.A.3.B.2, Special Exceptions or Conditional Use Approvals for Previously Approved Planned Developments. Updating the Official Zoning Map by delineating the current zoning category or terminology on a particular property is not a rezoning and does not change the land development regulations that are applicable to a particular property. **[Ord. 2012-003]**

Section 3 Zoning District Consistency with the Future Land Use Atlas (FLUA)

A. Purpose and Intent

Pursuant to F.S. § 163.3194 and Objective 2.2, Future Land Use Provisions – General, of the PBC Comprehensive Plan's Future Land Use Element, all Zoning actions must be consistent with the Comprehensive Plan. A parcel's zoning district must be consistent with the parcel's future land use designation. The following Tables establish the future land use designation and zoning consistency in the Comprehensive Plan Future Land Use Element. **[Ord. 2023-009]**

1. Table 1.6-a, Glades Tier Residential Future Land Use/Zoning Consistency, under Policy 1.6-d; **[Ord. 2023-009]**
2. Table 2.2-f.1, Non-Residential Future Land Use – Zoning Consistency, under Policy 2.2-f; and, **[Ord. 2023-009]**
3. Table 2.2.1-j.1, Residential Future Land Use – Zoning Consistency, under Policy 2.2.1-j. **[Ord. 2023-009]**

B. Applicability for Prior Approvals

Any application for a Development Order to any of the prior approvals listed herein shall comply with the applicable requirements of the corresponding district, except for any information permitted to be carried forward from a prior approval. Unless otherwise indicated by the Comprehensive Plan FLU/Zoning Consistency Tables, the following former zoning districts shall correspond to the current zoning districts as identified below. **[Ord. 2023-009] [Ord. 2023-021]**

1. Previously Established Zoning Districts

a. The Special Agriculture (SA) Zoning District shall correspond to the AP Zoning District in the Glades Tier, AGR Zoning District in the AGR Tier, and AR Zoning District in the Rural Tier. **[Ord. 2023-021]**

b. The Specialized Commercial High (CSH) and Specialized Commercial (CS) Zoning Districts shall correspond the CHO Zoning District. **[Ord. 2023-021]**

2. Special Exceptions or Conditional Use Approvals for Previously Approved Planned Developments

a. Large Scale Community or Regional Shopping Centers, Planned Commercial Developments (PCDs), Planned Neighborhood Commercial Developments (PNCDs), Planned General Commercial Developments (PGCDs), Mixed Use Planned Developments (MXPDs), and Planned Office Business Parks (POBPs) shall correspond to the MUPD Zoning District. **[Ord. 2023-021]**

b. Planned Industrial Developments (PIDs) shall correspond to the IL or IG Zoning District. **[Ord. 2023-021]**

c. Planned Developments consisting of PUDs, PIPDs, MHPDs, and RVPDs shall correspond to the same PDDs. **[Ord. 2023-021]**

C. Applicability of Specific Zoning Districts

In addition to the provisions set forth above, the following applies to specific zoning districts and circumstances. **[Ord. 2023-009]**

1. An existing Legal Lot of Record may be developed with a SFD with accessory uses, provided the existing zoning is identified in Table 2.2-f.1, Non-Residential Future Land Use – Zoning Consistency, under Policy 2.2-f; and Table 2.2.1-j.1, Residential Future Land Use – Zoning Consistency, under Policy 2.2.1-j. **[Ord. 2011-016] [Ord. 2021-023] [Ord. 2023-009]**
2. Existing institutional or civic uses in the RE, RT, RS, or RM Zoning Districts with an INST FLU designation shall not be considered non-conforming. **[Ord. 2011-016] [Ord. 2021-023] [Ord. 2023-009]**
3. The CG Zoning District is consistent with the CL FLU designation on sites located within the U/S Tier which have existing CG zoning with a CL FLU designation prior to the adoption of Ordinance No. 2020-011 on July 6, 2020. Any lot greater than one acre in size shall utilize the CC Zoning District approval process; any lot one acre or less shall utilize the CN Zoning District approval process. **[Ord. 2021-023]**
4. A rezoning shall not be required for any Palm Beach County Natural Area with a CON FLU designation provided that any subdivision or development is consistent with all development standards and use regulations for the PC Zoning District. **[Ord. 2011-016] [Ord. 2021-023]**
5. A rezoning shall not be required for the installation or replacement of a SFWMD telemetry tower in accordance with Art. 5.B.1.A.13.c, Exceptions for SFWMD Telemetry Towers in the Glades Tier. **[Ord. 2014-025]**

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CHAPTER B OVERLAYS

Section 1 General

A. Boundaries
The boundaries of each overlay shall be depicted on the Official Zoning Map.

B. Applicability
The provisions of each overlay shall apply to all proposed development and expansion of existing uses within the overlay unless otherwise noted below.

C. Relationship to Other Regulations in this Code
The provisions of an overlay are intended to supplement the other regulations in this Code.

D. Conflict with Other Applicable Regulations
If a conflict exists between provisions of an overlay and other Articles in this Code, the provisions of the overlay shall prevail except where superseded by State or Federal laws.

Section 2 AZO, Airport Zoning Overlay

A. Purpose and Intent
The purpose and intent of the Airport zoning regulations is to promote the maximum safety of aircraft using publicly-owned airports, the safety of residents and property in areas surrounding the airports, and the full utility of the airports, including non-airport related uses. These regulations apply to properties around publicly-owned airports in PBC; and uses located on the Airport Master Plans required by Plan Objective TE 1.7. **[Ord. 2006-036]**

B. Applicability

1. Off-Airport Uses
For those properties around publicly-owned airports, the provisions of the Airport zoning regulations create zones, based on the approach and departure pattern of aircraft, and regulate the height of structures and the use of land within these zones. The Airport zoning regulations for properties around publicly-owned airports are contained in Art. 16, Airport Regulations. **[Ord. 2006-036]**

2. Uses on Airport Properties
The provisions of this Section shall apply to airport-related and non-airport related uses within the boundaries of the Airport Master Plans for those parcels with a U/T FLU designation and in the PO Zoning District for the four County-operated airports identified as follows: PBIA, PBC Glades Airport, PBC Park Airport (a.k.a. Lantana Airport), and North PBC General Aviation Airport. Development of these airports shall be in accordance with the Airport Master Plans as required by Plan Objective TE 1.7, Future Airport Expansion. **[Ord. 2006-036] [Ord. 2022-002]**

a. Use Regulations

1) Airport-Related Uses
Airport-related uses are directly related to general airport operations and maintenance including, but not limited to, maintenance facilities, cargo distribution terminals, car rental operations, warehouses, hotels, airport administrative offices, and communication facilities, as well as uses found within the terminals, including, but not limited to, restaurants, general retail sales, and personal services. **[Ord. 2006-036]**

2) Non-Airport Related Uses
Non-airport related uses are not related to the operation and maintenance of the airport, and can coexist in close physical proximity to airports and their related facilities. Non-airport related uses are additional uses that are encouraged by the Federal Aviation Administration (FAA) to generate income to help offset the costs of operating the airport and are compatible with surrounding development. These uses may include, but are not limited to, commercial, public, and civic, recreation, agricultural, utilities and excavation, and industrial uses, but more specifically including, but not limited to, professional, business, and medical offices, retail centers, restaurants, and hotels. **[Ord. 2006-036]**

3) Prohibited Uses
Prohibited uses include Adult Entertainment and billboards. **[Ord. 2006-036] [Ord. 2009-040]**

4) Specific Use Regulations

The following uses are permitted in the AZO on airport properties: **[Ord. 2006-036]**

Table 3.B.2.B – Airport Use Regulations

Use Type	Airport-Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Residential Uses					
Caretaker Quarters	D	D	CG or IG		All
Commercial Uses					
Auction, Indoor		D	CG	2	All
Auction, Outdoor		A	CG	2	All
Car Wash		D	CG or IL	4	All
Catering Service	P	D	CG or IL	5	All
Cocktail Lounge	P	A	CG	6	All
Convenience Store		D	CG	7	All
Dispatching Service	P	D	CG	8	All
Dog Day Care	P	D	CG	9	All
Financial Institution	P	P	CG	10	All
Financial Institution with Drive-Through Facilities	P	D	CG	11	All
Financial Institution Freestanding ATM	P	D	CG	12	All
Gas and Fuel Sales, Retail		A	CG	15	All
Hotel or Motel	P	D	CG	17	All
Kennel, Type 2 (Commercial)	P	D	CG or IG	18	All
Kennel, Type 3 (Commercial Enclosed)	P	D	CG or IG	19	All
Landscape Service		D	CG or IL	20	All
Laundry Service		D	CG or IL	21	All
Medical or Dental Office	P	D	CG	23	All
Office, Business or Professional	P	D	CG	25	All
Parking, Commercial	P	D	CG or IL	26	All
Pawnshop		A	CG	27	All
Personal Services	P	D	CG	28	All
Repair and Maintenance, Heavy	P	A	CG or IG	29	All
Repair and Maintenance, Light	P	D	CG or IG	30	All
Repair Services, Limited	P	D	CG or IG	31	All
Restaurant, Type 1	P	A	CG	32	All
Restaurant, Type 2	P	D	CG	33	All
Retail Sales	P	D	CG	35	All
Retail Sales, Mobile		S	CG or IG	3	All
Retail Sales, Temporary		S	CG or IG	10	All
Self-Service Storage, Limited Access		D	CG or IG	36	All
Self-Service Storage, Multi-Access		D	CG or IG	36	All
Single Room Occupancy (SRO)	P	A	CG	37	All
Vehicle or Equipment Sales and Rental, Heavy		A	CG or IL	39	All
Vehicle Sales and Rental, Light	P	B	CG or IL	40	All
Veterinary Clinic	P	D	CG or IL	41	All
Vocational Institution	P	D	CG or IG	42	All

[Ord. 2006-036] [Ord. 2008-003] [Ord. 2010-009] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-007] [Ord. 2018-018] [Ord. 2019-005] [Ord. 2022-002] [Ord. 2023-012]

Table 3.B.2.B – Airport Use Regulations, Cont'd.

Use Type	Airport-Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Institutional, Public, and Civic Uses					
Assembly Institutional Nonprofit	D	D	CG	2	All
Assembly Membership Nonprofit	D	D	CG or IL	3	All
Place of Worship		D	CG	12	All
Government Services	P	P	CG or IL	9	All
Hospital		A	CG	11	All
Prison, Jail, or Correctional Facility	P	A	CG or IL	13	All
Recreation Uses					
Arena or Stadium or Amphitheater	P	A	CG	1	1
Entertainment, Indoor	P	D	CG or IL	3	All
Entertainment, Outdoor	P	D	CG or PO	4	All
Fitness Center	P	D	CG or IL	5	All
Golf Course		D	CG or IL	6	All
Park, Neighborhood		P	CG or IG	7	All
Park, Passive	P	P	CG or IL	8	All
Park, Public		P	CG or IG	9	All
Agricultural Uses					
Agriculture, Bona Fide		P	IL	1	2
Agriculture, Light Manufacturing		P	IL	2	2
Agriculture, Packing Plant		P	IL	3	2
Agriculture, Research and Development		P	IL	5	2
Agriculture, Sales and Service		P	IL	6	2
Agriculture, Storage		P	IL	7	2
Community Vegetable Garden		P	CG or IL	10	2
Nursery, Retail		D	CG	13	All
Shade House		P	IL	17	2
Utility Uses/Excavation Uses/Commercial Communication Towers					
Air Curtain Incinerator		D	CG or IG		All
Chipping and Mulching		D	IG	1	All
Commercial Communication Towers	P	D	CG or IG		All
Composting Facility		D	IG	2	All
Excavation, Type 2	P	P	CG or IG	4	All
Minor Utility	P	D	CG or IG	7	All
Transportation Uses					
Airport	P		PO	1	All
Heliport or Vertiport	P	A	CG or IL	2	All
Transportation Facility	B	B	CG or IG	5	All
[Ord. 2006-036] [Ord. 2008-003] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2013-001] [Ord. 2017-007] [Ord. 2022-002]					

Table 3.B.2.B – Airport Use Regulations, Cont'd.

Use Type	Airport-Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Temporary Uses					
Communication Cell Sites on Wheels (COWs) Tower, Mobile	P	P	CG or IG	1	All
Recycling Drop-Off Bin	D	D	CG or IG	7	All
Special Event	P	D (3)	CG or IL	8	All
Industrial Uses					
Asphalt or Concrete Plant	P	D	IG		All
Contractor Storage Yard		D	IG	1	All
Data and Information Processing	P	D	CG or IG	2	All
Distribution Facility	B	B	CG or IG	3	All
Machine or Welding Shop	P	D	IL	7	All
Multi-Media Production		D	CG or IG	10	All
Gas and Fuel, Wholesale	P	D	IG	5	All
Research and Development		D	IG	13	All
Manufacturing and Processing	P	D	IG	8	All
Medical or Dental Laboratory		D	CG or IL	9	All
Recycling Center	D	D	CG or IG	11	All
Recycling Plant	P	D	IG	12	All
Warehouse	P	D	IG	17	All
Wholesaling, General	P	D	IG	18	All

[Ord. 2006-036] [Ord. 2010-022] [Ord. 2017-007] [Ord. 2018-002] [Ord. 2022-002]

Key:	
P	Permitted by Right
D	Permitted subject to approval by the DRO
B	Permitted only if approved by the Zoning Commission (ZC)
A	Permitted only if approved by the Board of County Commissioners (BCC)
Use Applicable to Specific Airport:	
1	PBIA
2	PBC Glades Airport
3	PBC Park Airport (a.k.a. Lantana Airport)
4	North PBC General Aviation Airport
All	PBIA, PBC Glades Airport, PBC Park Airport (a.k.a. Lantana Airport), and North PBC General Aviation Airport
Notes:	
1.	For purposes of determining the applicable property development regulations (PDRs) for non-airport related uses, the corresponding zoning district's PDR identified in Table 3.D.1.A, Property Development Regulations shall apply to lot dimension, density, FAR, building coverage, and setbacks. **[Ord. 2018-002]**
2.	Reference Art. 4, Use Regulations for additional Supplementary Use Standards which includes exceptions, restrictions, or prohibitions. **[Ord. 2017-007] [Ord. 2018-018]**
3.	Temporary Use through the ZAR process. **[Ord. 2018-002]**

5) Development Review Procedures

The approval process for airport-related and non-airport related uses shall be in accordance with the above Table 3.B.2.B, Airport Use Regulations and Art. 2, Application Processes and Procedures. It is not necessary for the parcels to be rezoned. **[Ord. 2006-036]**

a) Development Requirements

Only airport-related uses owned, operated, or directly regulated by the DOA or other governmental entity shall be eligible for PO district exemptions. Examples of these uses include tenants leasing space in airport terminal or other related service facilities. Leased land areas used for non-airport related development, including vehicle rental, restaurants, hotels, and other non-airport related uses, shall be subject to applicable ULDC requirements. **[Ord. 2006-036]**

b) Development Exceeding PDD or TDD Design Thresholds

Any such development that meets or exceeds the maximum square footage thresholds of Table 3.B.2.B, PDD or TDD Design Thresholds, shall be subject to either the property development regulations of a PDD or TDD. The DOA shall be responsible for determining which specific PDD or TDD shall apply. It is not necessary for the parcels to be rezoned. **[Ord. 2006-036]**

Table 3.B.2.B – PDD or TDD Design Thresholds

Use	Max. Square Footage (sq. ft.)
Commercial	50,000
Public and Civic	50,000
Recreation	50,000
Utilities	50,000
Industrial	100,000
[Ord. 2006-036]	

c) Other Development

All other development shall be in accordance with the property development regulations for the corresponding zoning districts indicated in Table 3.B.2.B, Airport Use Regulations. **[Ord. 2006-036]**

d) Other Requirements

All proposed airport-related and non-airport related uses must be developed in accordance with all applicable Federal and State guidelines, regulations, and requirements, as amended, including but not limited to all Federal Aviation Regulations (F.A.R.s), FAA Advisory Circulars, and FAA Orders, as well as all applicable Florida Statutes and Florida Department of Transportation guidelines. **[Ord. 2006-036]**

e) Conflict with Other Applicable Regulations

Where the provisions of this Section are in conflict with other regulations applicable to this district, the provisions of this Section shall prevail. Where provisions of the AZO district are not in conflict with other applicable regulations, the most restrictive regulations shall prevail. **[Ord. 2006-036]**

Section 3 COZ, Conditional Overlay Zone

A. Purpose and Intent

A COZ district is to modify or restrict the use and site development regulations authorized in the underlying Standard Zoning District to prevent, minimize, or mitigate adverse impacts upon the surrounding land uses. Conditions shall be included if the applicable regulations are inadequate to protect the surrounding land uses. Requirements of the COZ district are in addition to and supplement other applicable requirements of this Code. **[Ord. 2008-037]**

B. Boundaries

The boundary of the COZ is applied to the property considered for rezoning. **[Ord. 2008-037]**

C. Applicability

The provisions of the COZ shall apply to lands in unincorporated PBC pursuant to BCC approval. In application of the COZ, the BCC shall find that the proposed rezoning is appropriate only if the applicable regulations are modified. The BCC shall find one or more of the following reasons for the COZ district: **[Ord. 2008-037]**

1. potential impact to surrounding land uses requires mitigation;
2. compatibility will be furthered between the requested zoning district and adjacent zones if uses and property development regulations (PDRs) are modified; and/or,
3. intensity limits reflect available capacity of public facilities.

D. District Regulations

Restrictions which may be imposed in the COZ district include: limitations on uses, size, height, bulk, mass, scale, and location of improvements; standards for landscaping, buffering, and lighting; adequate ingress and egress; on-site or off-site improvements; hours of operation; and, any other specific site development regulations required or authorized by this Code.

E. COZ

1. Process

During the Zoning review process, the Property Owner shall either: **[Ord. 2008-037]**

a. apply for a COZ overlay; or **[Ord. 2008-037]**

b. voluntarily agree to a COZ overlay recommended by Staff for the property being considered for rezoning. **[Ord. 2008-037]**

2. Authority

The COZ authorizes specific development restrictions, including but not limited to, traffic performance standards, use limitations, etc. to proactively address potential incompatibilities with the adjacent properties. The BCC may impose Conditions of Approval to address these restrictions. **[Ord. 2008-037]**

3. Exception

In the case when a rezoning is requested or required to maintain consistency with the Comprehensive Plan or any conditions to a Site Specific Plan amendment initiated by the Planning Division, consent of the Property Owner(s) or agreement with the COZ shall not be required. **[Ord. 2008-037]**

Section 4 GAO, Glades Area Overlay

A. Purpose and Intent

The GAO is established to promote economic diversification in the Glades Area and facilitate development or redevelopment opportunities emanating from the U.S. Department of Housing and Urban Development Community Challenge Planning Grant Glades Region Master Plan (GRMP). The GAO provides flexibility or streamlined procedures for obtaining development approvals, critical to ensuring a timely response to development or redevelopment opportunities that may increase job opportunities and improve the economic vitality of the area. In addition, the GAO may include regulations that recognize the character of the area. **[Ord. 2014-025] [Ord. 2016-016]**

B. Applicability

The GAO shall apply to all land within the Urban Service Area (USA) of the Glades Tier. All Development Orders within the GAO shall also comply with all applicable Joint Planning Area Agreements, pursuant to Florida Statutes. **[Ord. 2014-025] [Ord. 2016-016]**

C. Boundaries

The boundaries of the GAO coincide with the USA in the Glades Tier, which is delineated on Comprehensive Plan Map LU 2.1, Service Areas, and is generally comprised of those lands lying near or around the Cities of Belle Glade, Pahokee, and South Bay, and the unincorporated community of Canal Point. **[Ord. 2005-002] [Ord. 2014-025]**

1. Tier Requirements

The Urban/Suburban Tier requirements of the ULDC shall apply. **[Ord. 2014-025]**

D. Approval Process

1. DRO and BCC Thresholds

The density, intensity, and acreage thresholds of Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, shall be multiplied by two within the GAO. **[Ord. 2016-016] [Ord. 2018-002]**

2. Administrative Approvals

a. General

Uses shown in a Use Matrix as Permitted by Right (P), or Development Review Officer (DRO) shall remain subject to the same approval process shown in the Use Matrix. **[Ord. 2014-025]**

b. Conditional Uses

Uses allowed as Conditional Uses in a non-residential zoning district and Cottage Homes may be approved by the DRO after compliance with Art. 2.B.7.B.2, Standards. **[Ord. 2016-016] [Ord. 2018-002] [Ord. 2019-034]**

c. Non-Conformities

1) Non-Conforming Use

A non-conforming use permitted to expand subject to DRO approval may be expanded through the ZAR process. **[Ord. 2006-036] [Ord. 2014-025] [Ord. 2016-016] [Ord. 2018-002]**

2) **Permitted Uses and Uses Subject to DRO Approval within Non-Conforming Structures**
Uses Permitted by Right and uses subject to DRO approval may exceed the allowable percentages of Table 1.F.1.G, Non-Conformities – Percentage and Approval Process for Maintenance, Renovation, and Natural Disaster Damage Repair, provided all the standards below are met: **[Ord. 2016-016]**

a) **Exterior Building and Site Elements Improvements**
A minimum 25 percent of the total maintenance, renovation, or natural disaster damage repair Improvement Value shall be dedicated to exterior building and site elements. Of that percentage, a minimum of ten percent shall be dedicated to façade improvements abutting the R-O-W (frontage and side street frontages) and a minimum ten percent shall be dedicated to landscape improvements; **[Ord. 2016-016]**

b) **Limitation**
The total maintenance, renovation, or natural disaster damage repair improvements for the proposed use(s) may be allowed only if the proposed improvements will not cause an increase in building square footage or generate additional parking, unless the additional parking requirements or design is required to bring the site into compliance with the ULDC to the greatest extent possible; and, **[Ord. 2016-016]**

c) **Certification of Improvements**
The detailed Justification Statement of compliance to the above standards and calculations of the improvements, including the total Improvement Value for the project, shall be signed and sealed by the architect of record for the project, and shall be reviewed and certified by the Zoning Division Permit Review Section for compliance with this Section prior to submittal to the Building Division. **[Ord. 2016-016]**

d) **Exceptions for Glades Area Housing Authorities**
The following developments shall be exempt from limits on maintenance, renovations, and natural disaster damage repairs for conforming residential, administrative, recreational, or maintenance uses in non-conforming structures, provided that any addition or expansion is in compliance with the ULDC: **[Ord. 2016-016]**

(1) Pahokee Housing Authority, Padgett Island, and Fremd Village developments. **[Ord. 2016-016]**

(2) Belle Glade Housing Authority, Everglades, and Osceola developments. **[Ord. 2016-016]**

3. **Public Hearing Approvals**

a. **Prohibited Uses in Non-Residential Districts**
Uses not otherwise permitted in a non-residential zoning district may be approved as a Class A Conditional Use provided the BCC makes a finding that the proposed use meets the following: **[Ord. 2014-025] [Ord. 2016-016] [Ord. 2018-002]**

1) Increases jobs or provides needed housing; **[Ord. 2016-016]**
2) Does not adversely affect adjacent land uses; and, **[Ord. 2016-016]**
3) Helps to support existing or encourage additional Glades Area economic development or the GRMP. **[Ord. 2016-016]**

E. Property Development Regulations (PDRs) – Exceptions

1. **Density and Intensity – Conditional Use Approval**
The BCC may consider an increase in the density and intensity allowed by the Plan within the GAO subject to approval of a Conditional Use. **[Ord. 2014-025] [Ord. 2018-002] [Ord. 2019-005]**

2. **Location of Structures**
Building Permits in the GAO may be permitted between the 120-foot and 220-foot R-O-W line within the R-O-W of State Road 700 through Canal Point, from Third Street on the north to Triangle Park on the east, subject to approval of the County Engineer. **[Ord. 2014-025]**

F. Planned Industrial Park Development (PIPD)

1. Development Standard Exceptions

Planned Industrial Park Developments (PIPDs) located in the GAO shall be subject to the following exception provisions: **[Ord. 2014-025]**

a. Public Street

For the purposes of this Section, a public street within a PIPD shall not include private streets that comply with the following: **[Ord. 2014-024]**

1) Located within or adjacent to an Industrial Pod; and **[Ord. 2014-025]**
2) Services industrial uses only. **[Ord. 2014-025]**

b. Minimum Frontage

The PIPD is not required to have minimum frontage on an Arterial or Collector Street but at a minimum must connect to an Arterial or Collector Street through a Non-Plan Collector Roadway, subject to approval of the Zoning Director and County Engineer. **[Ord. 2014-025]**

c. Maximum Commercial Acreage – Conditional Use Approval

The BCC may consider an increase in the maximum commercial acreage allowed pursuant to Table 3.E.5.C, PIPD Land Use Mix, subject to approval of a Conditional Use; and upon finding that the increase will serve the projected workforce and residential population of the PIPD, and encourage internal automobile trip capture. **[Ord. 2014-025] [Ord. 2018-002]**

d. Architectural Review

Industrial buildings visible from a public street or residential zoning district may be exempt from the Roofline, Façade, and Additional Design Elements of Art. 5.C.1.H, Guidelines, if the adjacent perimeter R-O-W or Incompatibility Buffer is doubled in width and planting requirements, and upon demonstration by line of sight that the majority of the affected area of the building will be screened by the increased buffering. For those parcels that use this exemption, only that portion of the building façade with the main public and employee entrances, and extending along the façade a minimum of 100 feet in each direction from each entrance, including around corners, unless interfering with a loading area/space/dock/bay, are subject to the provisions of Art. 5.C.1.H, Guidelines. If the distance between entry treatments is less than ten percent of the overall length of the building façade, the treatment shall be extended. **[Ord. 2014-025]**

e. Parking and Loading in Industrial Pods

1) Loading Area Screening

Loading spaces, docks, and associated maneuvering areas not visible from a public street are exempt from screening requirements of Art. 6.E.4.A.3.b, Loading Area Screening. **[Ord. 2014-025] [Ord. 2020-020]**

f. Landscaping in Industrial Pods

1) Foundation Planting

Industrial buildings visible from a public street or residential zoning district may be exempt from the foundation planting requirements of Art. 7.C.3.B, Foundation Planting if the adjacent perimeter R-O-W or Incompatibility Buffer is increased in width by eight feet and the foundation planting requirements are relocated to the buffer. For those parcels that use this exemption, only that portion of the building façade with the main public and employee entrances, and extending along the façade a minimum of 100 feet in each direction from each entrance, including around corners, unless interfering with a loading area/space/dock/bay, are subject to the provisions. If the distance between foundation planting treatments is less than ten percent of the overall length of the building façade, the treatment shall be extended. If the Architectural Review exemption in Art. 3.B.4.F.1.d, Architectural Review is utilized, the additional buffer width and planting is not required to utilize the foundation planting exemption. **[Ord. 2014-025]**

2) Interior Landscaping Exceptions

a) Interior Tree and Shrub Requirements

(1) One tree per 4,000 square feet; and **[Ord. 2014-025]**
(2) Three shrubs per 4,000 square feet. **[Ord. 2014-025]**

b) Interior vehicular use areas not used for parking of passenger vehicles are not required to provide landscape islands. **[Ord. 2014-025] [Ord. 2018-002]**

c) Perimeter Compatibility Buffers are not required between parcels supporting compatible industrial uses. Where fences or walls are installed along the perimeter, they shall be protected from vehicles by a curb or similar barrier, and shall not encroach into the drive aisle (excluding gates) or impede vehicular circulation. **[Ord. 2014-025]**

2. Type 1 Waivers for Industrial Pods

An Applicant may apply for Waivers for development standards within an Industrial Pod in accordance with Art. 2.C.5.G, Type 1 Waiver. Applications for Type 1 Waivers shall be expressly limited to the requirements listed below: **[Ord. 2014-025]**

Table 3.B.4.F – Type 1 Waivers for Industrial Pods

Article/Table Reference and Title	Maximum Waiver	Criteria
Art. 3.E.1.C.2.h.2), Non-Residential Uses [Related to PDD Performance Standards for Parking]; or Table 6.B.1.B, Minimum Parking and Loading Requirements	The minimum or maximum number of parking spaces may be reduced or increased by up to 25 percent, subject to DRO approval of a parking demand study.	• The parking demand study, justification, and any supporting documentation shall be submitted in a form established by the Zoning Director; • Alternative calculations shall be based on evidence of actual parking demand for similar uses or reliable traffic engineering and planning information; and, • A reduction in required parking shall require designation of reserved space or a limitation of uses consistent with the parking demand study.
Art. 3.E.1.C.2.h.5), Location – Non-Residential PDDs [Related to PDD Performance Standards for Parking]; or Art. 6.B.2.A.1.b, Location of Front, Side, and Rear Parking	Parking required to be located on the side or rear of a building may be relocated for industrial uses.	• Demonstration that proposed use(s) require limited public or employee access due to special security requirements, or where side or rear façades are primarily utilized for bay door or other transportation logistics parking or access; and • Demonstration that proposed Site Plans and building floor plans provide building entrances within reasonable proximity to any public or employee parking areas.
Art. 7.C.5.A, Overlap in a R-O-W and Incompatibility Buffers	Landscape buffers may overlap easements by up to ten feet.	For one of the following scenarios: • Any R-O-W Buffer 30 feet in width or greater resulting from use of Art. 3.B.4.F.1.d, Architectural Review; or • Landscape buffers 20 feet in width or greater, upon demonstration that new technology developed after the original utility easement was platted necessitate increased easement width.
		• Documentation from a licensed Landscape Architect demonstrating that careful consideration in the selection of planting materials to be used will ensure that all required landscaping is sustainable and will not adversely impact utilities.

Table 3.B.4.F – Type 1 Waivers for Industrial Pods, Cont'd.

Article/Table Reference and Title	Maximum Waiver	Criteria
Art. 5.B.1.A.2.e, Dangerous Materials	Barbed wire on the top of fences or walls may be allowed.	• When the Applicant demonstrates that an increased level of security is necessary. • The Applicant shall provide written justification and support documentation to support the need for barbed wire.
Art. 5.B.1.A.3.b, **Outdoor Storage – Location**	Outdoor Storage may be allowed within required building setbacks.	• When all parcels adjacent to the Outdoor Storage are within an Industrial Pod of the PIPD.
Art. 5.B.1.A.19, Permanent Generators	Permanent generators may be allowed within required side or rear building setbacks.	• When all parcels adjacent to the generator location are within an Industrial Pod of the PIPD.
Art. 5.B.1.A.20.a.2)a), **Screening Requirements**	Screening for ground-mounted mechanical equipment is not required.	• If the equipment cannot be viewed from a R-O-W or any commercial, civic, recreation, or residential parcels.
Table 5.E.4.E, Illumination Levels	Increased illumination levels in outdoor work areas of up to 25 percent may be allowed when all adjacent parcels are within an Industrial Pod, as follows:	• Demonstration in writing and with supporting documentation that increased illumination levels will not adversely impact other uses within or abutting the PIPD; • Demonstration that the need for additional lighting is for employee safety or site security; and, • Provided the illumination level complies with the Table at the perimeter property line adjacent to a public R-O-W or to residentially zoned property.
Table 5.E.4.E, Maximum Permitted Luminaire Height	Luminaire heights may be increased by 25 percent.	• When all adjacent parcels are within an Industrial Pod.
Art. 6.B.3.A.2.d, Pedestrian Circulation	Canopy trees, benches, and accented walkways are not required.	• Demonstration that these amenities conflict with site security; • Demonstration in writing and supporting documentation that either manned or electronic security access is provided for employees; and, • That a minimum of 25 percent of the required amenities or equivalent improvements are utilized at the public or employee entrances to the facility or in outdoor break areas, if applicable.
Table 8.G.2.A, Freestanding Sign Standards	Maximum sign area for freestanding signs may be increased by 25 percent to accommodate additional address information for multiple tenant buildings.	• With uses that generate heavy truck traffic, as documented within the traffic study for the project.
Table 8.G.2.B, Freestanding Outparcel Identification Signs	Maximum sign area for freestanding outparcel identification signs may be increased by up to 50 percent to accommodate additional address information for multiple tenant buildings.	• With uses that generate heavy truck traffic, as documented within the traffic study for the project.
[Ord. 2014-025] [Ord. 2019-005] [Ord. 2019-034]		

Section 5 IOZ, Indiantown Road Overlay

A. Purpose and Intent

The IOZ is intended to implement the site development regulations of uses within the established Indiantown Road Corridor Study Area pursuant to the interlocal agreement that has been adopted between PBC and the Town of Jupiter. The Town has adopted the IOZ pursuant to the recommendation of the Indiantown Road Corridor Study (IRCS) and F.S. ch. 163, pt. II.

The purpose of the IOZ is to protect residential neighborhoods, limit uses, improve the overall aesthetics of the Indiantown Road Corridor Study Area, and establish development incentives to accomplish the various objectives of the corridor study.

Through the interlocal agreement the Town and PBC shall provide for a means of intergovernmental cooperation in implementing the IOZ standards throughout all appropriate incorporated and unincorporated portions of the Indiantown Road corridor and in accordance with F.S. ch. 163, pt. IV. The Town and PBC agree to use a joint review process to advance the public health, safety, and general welfare and adopt procedures for the joint administration of land development regulations.

B. Applicability

The provisions of the IOZ district and the Indiantown Road Corridor Study Area, incorporated by reference, shall apply to all proposed Development Order applications within the boundaries of the IOZ district, except for applications for Variances.

C. Boundaries

The IOZ generally is located along incorporated portions of Indiantown Road east of I-95 and west of the Atlantic Ocean, including certain portions of U.S. Highway One, Military Trail, Center Street, Maplewood Drive, and Central Boulevard, and certain unincorporated portions of the Indiantown Road corridor east of I-95. Unincorporated portions of the Indiantown Road corridor include portions of Section 3, Township 41, Range 42 as indicated on the Official Zoning Map.

D. Additional Regulations

The IOZ district regulations are contained in the interlocal agreement.

E. Joint Review Process

Development approval submitted to the PZB located within the unincorporated IOZ shall be reviewed by the Town of Jupiter. The review process shall be provided for in the adopted interlocal agreement.

The Town and PBC are specifically granted authority to jointly plan for unincorporated areas adjacent to incorporated municipalities and to adopt procedures for the joint administration of land development regulations.

Section 6 LOSTO, Lake Okeechobee Scenic Trail Overlay

A. Purpose and Intent

The LOSTO is to encourage nature and heritage based tourist related uses, such as lodging, restaurants, and trail outfitters, around the Herbert Hoover Dike to facilitate development of the Lake Okeechobee Scenic Trail. The LOSTO is also intended to provide flexibility in the range of uses and land development regulations allowed in the underlying districts within its boundaries.

B. Boundaries

The LOSTO includes the area located between the Herbert Hoover Dike and 250 feet south of U.S. Highway 27, or between the Herbert Hoover Dike and 250 feet east of Conners Highway as depicted on the Official Zoning Map.

C. Use Regulations

Uses Permitted by Right in the underlying district are Permitted by Right in the LOSTO. In addition, the following uses shall be permitted subject to Art. 4.B, Use Classification: **[Ord. 2017-007]**

1. Bed and Breakfast; **[Ord. 2017-007]**
2. Camping Cabin; **[Ord. 2017-007]**
3. Catering Service; **[Ord. 2017-007]**
4. Office, Business or Professional; **[Ord. 2017-007]**

   Within the LOSTO, an office limited to a maximum of 1,500 square feet of GFA and for the sole purpose of arranging nature or heritage based activities, such as bicycle tours and bus tours to natural,

agricultural, or historic points of interest of the area, shall be allowed subject to the ZAR process. **[Ord. 2017-007] [Ord. 2018-002]**

5. Restaurant, Specialty; **[Ord. 2017-007]**
6. Retail Sales; **[Ord. 2017-007]**

   Additional standards for Retail Sales shall be limited to specialty shops selling merchandise such as hand-crafted items, nature books, prepackaged meals, snacks, and non-alcoholic beverages for consumption off the premises, hiking supplies such as backpacks and walking sticks, and outfitters renting equipment for recreational use including bicycles, skates, canoes, and kayaks and 3,000 square feet of total floor area shall be allowed subject to the ZAR process. **[Ord. 2017-007] [Ord. 2018-002]**
7. Stable, Commercial. **[Ord. 2017-007]**

Section 7 NEO, Native Ecosystem Overlay

A. Purpose and Intent

A NEO is to ensure the protection of environmentally sensitive lands in unincorporated PBC, while ensuring development options by permitting flexibility in development regulations.

B. Boundaries

The NEO shall include the following lands within its boundaries.

1. Environmentally Sensitive Lands (ESL)

Lands as defined in Art. 14.C, Vegetation Preservation and Protection.

2. Other "A" Quality Ecosystems

Lands identified as "A" Quality Ecosystems in the Plan, Conservation Element, Policy 2-a and LU Element, Policy 1-d.

3. 25 Percent Set-Aside Areas

Areas required to be set aside by Art. 14.C, Vegetation Preservation and Protection.

4. Water Resources Protection Areas

Lands that have a high potential for water resources protection, such as aquifer recharge areas and present and potential wellfield areas.

C. Use Regulations

In the NEO district, the use regulations shall be the same as the underlying district.

D. Property Development Regulations (PDRs)

The development of lands within the NEO shall be subject to the PDRs of the underlying district, except that the following PDRs may be modified by the Zoning Director upon a written request up to the maximum allowed deviations below.

1. On-Site Parking

On-site parking standards may be reduced by up to a maximum of 30 percent if:

a. Environmentally Sensitive Lands (ESL)

A development permitted by the underlying district cannot be feasibly designed with the required on-site parking spaces, because of the location of ESL, the 25 percent set aside on the subject property, or water resource protection areas.

b. Alternative Plan

An alternative plan of development is prepared for the property that provides the maximum number of on-site parking spaces that are feasible, with a total impervious surface area design that does not exceed 50 percent of the lot coverage requirement, while ensuring the proposed development is not disruptive to ESL, lands set aside pursuant to the 25 percent set-aside requirement, or the alternative plan of development shall be consistent with the purpose and intent of the NEO district water resource protection areas.

2. Density and Intensity

The calculation of maximum density or lot coverage shall be based on gross lot area.

3. Setbacks and On-Site Loading

Setbacks and on-site loading requirements may be modified providing the following standards are met:

a. ESL

A development permitted by the underlying district cannot be feasibly designed with the required setbacks and on-site loading space because of the location of ESL, the 25 percent set aside on the subject property, or water resource protection areas; and

b. Alternative Plan

1) On-Site Loading

An alternative plan of development is prepared for the property with a total impervious surface area not exceeding 65 percent of the maximum building coverage requirements, while ensuring that the proposed development is not disruptive to ESL, the 25 percent set-aside requirement, or water resource protection areas; and

2) Setbacks

An alternative plan of development is prepared for the property that complies to the greatest extent practicable, as determined by Staff, with the setback requirements, while ensuring the proposed development is not disruptive to ESL, lands set aside pursuant to the 25 percent set-aside requirement, or water resource protection areas. The alternative plan of development shall be consistent with the purpose and intent of the NEO district.

4. Height

Height restrictions may be modified to implement the permitted FAR or building coverage if the building coverage does not exceed 60 percent of that otherwise allowed by the underlying district, and the total impervious surface area does not exceed 65 percent of the maximum building coverage requirement.

5. Lighting

All exterior lighting shall be shielded and directed away from native vegetation.

Section 8 NBOZ, Northlake Boulevard Overlay Zone

A. Purpose and Intent

The purpose and intent of the NBOZ is to encourage improvement, enhancement, renovation, and/or redevelopment of the Northlake Boulevard corridor and to provide criteria by which to review development/redevelopment within the Overlay Zoning District. The criteria outlined in "Design Guidelines: Northlake Boulevard Overlay Zoning District (NBOZ)" will serve to unify commercial development along the corridor and provide a positive collective identity for the corridor. These regulations were prepared under the guidance of the Northlake Boulevard Corridor Task Force (NBCTF)—an intergovernmental task force created by interlocal agreement composed of two representatives each from PBC, the Town of Lake Park, the Village of North Palm Beach, and the City of Palm Beach Gardens. **[Ord. 2011-016]**

B. Applicability

The provisions of the NBOZ, as outlined in "Design Guidelines: Northlake Boulevard Overlay Zoning District (NBOZ)" prepared by Michael Redd & Associates, and dated March 11, 2002, which are incorporated herein by reference, shall apply to all proposed Development Order applications within the boundaries of the NBOZ, as described in Art. 3.B.8.C, Boundaries.

C. Boundaries

The NBOZ includes the public R-O-W for Northlake Boulevard and all properties along Northlake Boulevard from Military Trail to U.S. Highway One for one property depth north and south of Northlake Boulevard, including the street intersection properties at U.S. Highway One and at Military Trail. Unincorporated portions of the NBOZ include portions of Section 18, Township 42, Range 43; Section 17, Township 42, Range 43; Section 24, Township 42, Range 42; and, Section 19, Township 42, Range 43, as indicated on the Official Zoning Map.

D. Conflict

In the event of a conflict between the NBOZ and other applicable regulations, the more restrictive regulation shall prevail.

E. Type 1 Waivers for NBOZ Design Guidelines

An Applicant may apply for Type 1 Waivers for development standards contained within the NBOZ Design Guidelines in accordance with Art. 2.C.5.G, Type 1 Waiver. Applications for Type 1 Waivers shall be expressly limited to Sections listed in Table 3.B.8.E, Type 1 Waivers for NBOZ Design Guidelines. Type 1 Waiver requests shall be submitted concurrently with any other DRO application request for Public Hearing certification, where applicable. **[Ord. 2016-016]**

Table 3.B.8.E – Type 1 Waivers for NBOZ Design Guidelines (1)

NBOZ Design Guideline	Criteria
Article I. General Provisions	
Sec. 1-3.A.2	Proposed Waiver is consistent with NBOZ Design Guidelines Article I. Sec. 1-1.A, Purpose and intent
Article III. Architectural Elements	
Sec. 3-1, General Provisions (excluding Sec. 3-1.A, Intent) **Sec. 3-2, Design Treatments** **Sec. 3-3, Building Facade / Elevation** **Sec. 3-4, Building Color and Finish** **Sec. 3-5, Architectural Elements** **Sec. 3-6, Window / Door Treatments** **Sec. 3-7, Preferred Roof Materials / Styles**	1. Demonstration that the NBOZ Design Guideline requirement will reduce required parking, or substantially restrict the operation of the existing business or property use. 2. Proposed Waiver is consistent with NBOZ Design Guidelines Article I. Sec. 1-1.A, Purpose and intent, and Article III. Sec. 3-1.A, Intent.
Article IV. Landscape Elements	
Sec. 4-2.D.4, Relocation or Replacement for Redevelopment **Sec 4-3 Nonconforming landscape areas** **Sec. 4-5, New construction and substantial revision** **Sec. 4-6, Prohibited and standard invasive plants** **Sec. 4-7, Preferred landscape palette** **Sec. 4-8, Minimum landscape requirements** **Sec. 4-9, Miscellaneous landscape elements** **Sec. 4-10, Landscape requirements for off-street parking areas** **Sec. 4-11, Minimum landscape buffer and planting requirements** **Sec. 4-12, Foundation landscaping and plantings** **Sec. 4-15, Pruning**	1. Demonstration that the NBOZ Design Guideline requirement will reduce required parking, or substantially restrict the operation of the existing business or property use. 2. Proposed Waiver is consistent with NBOZ Design Guidelines Article I. Sec. 1-1.A, Purpose and intent, and Article IV. Sec. 4-1, Intent.
Article V. Signage and Outdoor Displays	
Sec. 5.4, Temporary signs **Sec. 5.5, Accessory signs** **Sec. 5-6, Business signs** **Sec. 5-8, Measurement determinations** **Sec. 5-9, Design, construction, and location standards**	1. Demonstration that the NBOZ Design Guideline requirement will reduce required parking, or substantially restrict the operation of the existing business or property use. 2. Proposed Waiver is consistent with NBOZ Design Guidelines Article I. Sec. 1-1.A, Purpose and intent, and Article V. Sec. 5-1.A, Intent.
Article VI. Site Plan Elements	
Sec. 6-1, General design **Sec. 6-2, Building orientation and placement** **Sec. 6-3, Off-street parking areas** **Sec. 6-4, Pedestrian amenities** **Sec. 6-5, Site and street furniture**	1. Demonstration that the NBOZ Design Guideline requirement will reduce required parking, or substantially restrict the operation of the existing business or property use. 2. Proposed Waiver is consistent with NBOZ Design Guidelines Article I. Sec. 1-1.A, Purpose and intent.
[Ord. 2016-016]	
Notes:	
1.	Deviations from the limitations or permissions granted for Waivers shall be prohibited.

Section 9 PBIAO, Palm Beach International Airport Overlay

A. Purpose and Intent

The PBIAO recognizes that some airplane noise-affected lands surrounding the PBIA are most suitable for campus-style industrial development, and other quality non-residential land uses, as described in Art. 16, Airport Regulations. The purposes of the PBIAO district, therefore, are as follows: **[Ord. 2004-051]**

1. to protect neighborhoods surrounding the PBIA from incompatible land development; **[Ord. 2004-051]**
2. to protect airport operations from incompatible land development, and provide development regulations that will assure safe, unobstructed access for all aircraft that enter and exit the airport; **[Ord. 2004-051]**
3. to allow Property Owners to initiate conversion to industrial use where appropriate; and, **[Ord. 2004-051]**
4. to allow Property Owner participation in the land use decision-making process. **[Ord. 2004-051]**

B. Applicability

Nothing herein shall require modification of an existing use, except as provided below. **[Ord. 2004-051]**

C. Boundaries

The PBIAO district consists of those lands in unincorporated PBC bounded by Belvedere Road on the north, Southern Boulevard on the south, PBIA on the east, and Florida's Turnpike on the west, except for incorporated municipal areas. **[Ord. 2004-051]**

D. Uses

All development within the PBIAO district shall be compatible with airport operations, as determined by the BCC, using the standards established in the Plan and Art. 16, Airport Regulations. **[Ord. 2004-051]**

1. Permitted Uses

All residential, commercial, and industrial uses Permitted by Right in the underlying district shall be permitted in the PBIAO district. **[Ord. 2004-051]**

2. Prohibited Uses

Adult Entertainment establishments, bulk storage of gas and oil, and outdoor retail sales (other than greenhouses, shade houses, or nurseries) shall be prohibited in the PBIAO district. **[Ord. 2004-051] [Ord. 2009-040]**

3. Conditional Uses

All uses allowed as Conditional Uses in the underlying district, shall be permitted in the PBIAO district after compliance with the Conditional Use regulations. **[Ord. 2004-051]**

4. Administrative Approval

All uses that are subject to the Administrative Approval process in the underlying district shall be allowed in the PBIAO after compliance with applicable Code requirements. **[Ord. 2004-051] [Ord. 2018-002]**

5. Non-Conforming Uses

a. Existing Residential Uses

All residential uses that existed within the PBIAO on the date that the PBIAO provisions were adopted shall be considered conforming uses. **[Ord. 2004-051] [Ord. 2017-007]**

b. Existing Non-Residential Uses

Commercial uses that existed within the PBIAO on the date that the PBIAO provisions were adopted and that meet the provisions of this Section shall be classified as conforming uses. Commercial uses that existed within the PBIAO on the date that the PBIAO provisions were adopted, but do not meet the provisions of this Section, shall be classified as non-conforming uses. **[Ord. 2004-051]**

E. Review Procedures

All development requests within the PBIAO shall comply with the following: **[Ord. 2004-051]**

1. Industrial Rezoning in Residential FLUA Designations

Land shall be eligible for rezoning to the IL district or PIPD district, regardless of FLUA designation, except in non-conversion areas described below. Industrial development using either zoning district shall be in the form of a PIPD or campus-like industrial development. Notwithstanding the provisions of Art. 2.B, Public Hearing Processes, every application for industrial rezoning within the boundaries of the PBIAO district, shall comply with the following: **[Ord. 2004-051] [Ord. 2012-027]**

a. Non-Conversion Areas

1) Areas designated as Parks and Recreation on the FLUA shall remain as such. **[Ord. 2004-051]**
2) The following areas shall be limited to the uses permitted in the residential FLU designation and the applicable residential zoning district: **[Ord. 2004-051]**
   a) Timber Run subdivision; **[Ord. 2004-051]**

b) Lake Belvedere Estates subdivision; **[Ord. 2004-051]**
c) Overbrook subdivision; and, **[Ord. 2004-051]**
d) The area defined by the following boundaries beginning at Wallis and Jog Roads. **[Ord. 2004-051]**
(1) Western boundary: Jog Road between Wallis Road and Belvedere Road; **[Ord. 2004-051]**
(2) Northern boundary: Belvedere Road between Jog Road and the Timber Run subdivision; **[Ord. 2004-051]**
(3) Eastern boundary: The western limits of the Timber Run subdivision and the Royal Palm Estates subdivision; **[Ord. 2004-051]**
(4) Southern boundary: Southern Boulevard extending to the western side of Sunbeam Avenue; **[Ord. 2004-051]**
(5) Southwestern boundary: Sunbeam Avenue between Southern Boulevard and Wallis Road. **[Ord. 2004-051]**

b. Rezoning Criteria

Lands may be rezoned to the IL district, except for those areas described as non-conversion areas, provided one of the following conditions are met: **[Ord. 2004-051]**

1) Lands that support existing residential development or that have a Development Order for residential development may be rezoned to the IL or PIPD district, if they: **[Ord. 2004-051] [Ord. 2010-022]**
a) are at least five acres; and **[Ord. 2004-051]**
b) abut a R-O-W identified on the County's Thoroughfare Identification Map; or **[Ord. 2004-051]**
c) are at least ten acres; and **[Ord. 2004-051]**
d) do not abut a R-O-W identified on the County's Thoroughfare Identification Map; or **[Ord. 2004-051]**
2) Lands that are currently vacant or do not have a Development Order may be rezoned to the IL or PIPD district provided the parcel is contiguous on no more than two sides to existing residential development and they: **[Ord. 2004-051] [Ord. 2010-022]**
a) are at least five acres; and **[Ord. 2004-051]**
b) abut a R-O-W identified on the County's Thoroughfare Identification Map; or **[Ord. 2004-051]**
c) are at least ten acres; and **[Ord. 2004-051]**
d) do not abut a R-O-W identified on the County's Thoroughfare Identification Map, or **[Ord. 2004-051]**
3) Lands within the PBIAO that are bounded by Southern Boulevard on the south, the L-4 Canal on the north, Military Trail on the east, and the western boundary of the Royal Palm Estates subdivision on the west, shall only be allowed to have residential uses converted to industrial uses subject to the following: **[Ord. 2004-051]**
a) All new industrial uses shall be developed as a PIPD; and **[Ord. 2004-051]**
b) All new PIPDs shall be a minimum size of 25 acres; and **[Ord. 2004-051]**
c) The following uses shall be prohibited: salvage junk yards, machine or welding shops, hazardous waste facilities, solid waste facilities, bulk storage facilities, transportation and multi-modal facilities, large-scale repair and heavy equipment repair and service facilities, petroleum and coal-derivations-manufacturing and storage facilities, heliports, helipads, airstrips, hangers, and accessory facilities, and Type 3 Excavation. **[Ord. 2004-051] [Ord. 2017-007]**
4) Lands located in the transitional area on the west side of Jog Road and continuing along and adjacent to the north and south sides of Alexander and Bishoff Roads shall require a minimum lot size of one acre to be rezoned. **[Ord. 2004-051]**

2. Commercial Rezoning

An application for commercial zoning of land within the overlay cannot be submitted unless the land is designated commercial on the FLUA. **[Ord. 2004-051]**

3. **Notification**
   If vacant land within the overlay is developed as residential, the developer shall provide notification to Property Owners within the new residential areas, that they are located within the PBIAO, and may experience some airport-related noise. **[Ord. 2020-020]**
   a. The developer shall include a disclosure statement in all Property Owners' Association documents, as well as, but not limited to written sales brochures, sales contracts, Master Plans, and related Site or Subdivision Plans, notifying prospective residents that the community is within the PBIAO. **[Ord. 2020-020]**
   b. The disclosure shall state that the residence is located within the Palm Beach International Airport Overlay and will be subject to aircraft noise at varying levels, vibrations, odors, fumes, and other impacts from the aircraft operations conducted at the airport or within the vicinity. It shall be in a prominent location within each document described above with a bold font no less than nine point. **[Ord. 2020-020]**
   c. The developer shall provide documentation evidence of compliance with the notification requirements on an annual basis to the Planning and Development Division of the Department of Airports, until all units within the development have been sold or the Property Owner turns over control to the Property Owners' Association. **[Ord. 2020-020]**

F. Property Development Regulations (PDRs)

Applications shall comply with the PDRs of the underlying districts except as follows. **[Ord. 2004-051]**

1. **Lot Dimensions, Yard Setbacks, and Building Height**
   Setbacks and lot dimensions for commercial and industrial development shall comply with the PDRs in Art. 3.D, Property Development Regulations (PDRs), unless modified herein. **[Ord. 2004-051]**
   a. Lot Size
   The minimum lot size shall be one acre unless a Legal Lot of Record pursuant to Art. 11.A.8.B, Legal Lots of Record. **[Ord. 2004-051] [Ord. 2008-037]**
   b. Setbacks
   The minimum building setbacks shall be as follows: **[Ord. 2004-051]**
   1) No rear setbacks shall be required where an industrial lot abuts an existing or proposed railroad R-O-W or spur. **[Ord. 2004-051]**
   2) Setbacks from all other property lines shall be required according to Table 3.B.9.F, PBIAO Setbacks. **[Ord. 2004-051]**

Table 3.B.9.F – PBIAO Setbacks

Yard	Min. Setback
Front	25'/50' in CG
Side, Interior	15'
Side, Street	25'
Rear	50'
[Ord. 2004-051]	

   c. Height
   1) Maximum Height for Industrial and Commercial Development
   When adjacent to an existing residential use, building height shall be limited to a maximum of 35 feet. The building height may be increased provided that two feet is added to all setbacks for each foot of building height above 35 feet. **[Ord. 2004-051]**

2. **Commercial Vehicle Parking and Loading**
   No truck, or tractor-trailer parking or loading shall be permitted closer than 75 feet to the lot lines abutting a residential district (inclusive of the buffer), unless the area is designated as display parking as permitted by Art. 4.B, Use Classification. **[Ord. 2004-051]**

3. **Lighting**
   In addition to the standards of Art. 5.E.4.E, Outdoor Lighting, and Art. 16, Airport Regulations, lighting within the PBIAO shall comply with the following: **[Ord. 2004-051] [Ord. 2020-020]**
   a. Rooftop lighting shall be permitted; **[Ord. 2004-051]**
   b. Lighting fixtures shall be limited to the minimum needed for essential lighting of the site and building; and, **[Ord. 2004-051]**
   c. Lighting shall be scaled to pedestrians for sites or buildings adjacent to residential uses. **[Ord. 2004-051]**

G. Supplemental Regulations

1. Unified Control

Any development within the PBIAO district shall be developed under common ownership or Unity of Control as provided in Art. 5.F.1.F.3.b, PDDs. **[Ord. 2004-051] [Ord. 2020-020] [Ord. 2021-006]**

2. Enclosed Activities

In addition to standards in Art. 5.B.1.A.3, Outdoor Storage and Activities, all activities except storage and sales of landscape material, shall be operated within enclosed buildings. **[Ord. 2004-051]**

3. Renovation and Expansion of Non-Residential Uses

When a structure used for industrial or commercial uses, lying in a residential district or adjacent to a residential district, is renovated or expanded by more than 20 percent of GFA, in any one or more expansions or the cumulative total of previous expansions, the PDRs of the PBIAO district shall apply. **[Ord. 2004-051]**

Section 10 RTO, Research and Technology Overlay

A. Purpose and Intent

The purpose and intent of the RTO is to protect critical industrial, manufacturing, and research and development activities from the encroachment of incompatible land uses and activities; provide opportunities to locate accessory, auxiliary, and supporting industrial land uses in close proximity to existing facilities; and, ensure the location of land uses and activities in the district that are compatible with or complement manufacturing and high-tech operations that are related to the continuation and expansion of PBC's manufacturing and industrial base. The RTO is specifically included in this Code to meet provisions in the Plan related to the United Technologies Corporation (Pratt-Whitney Overlay). **[Ord. 2005-002]**

B. Boundaries

The RTO consists generally, of those lands in unincorporated PBC lying east and north of the Beeline Highway and the Pratt-Whitney facility, which includes all or portions of Sections 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Township 41, Range 40; Sections 5, 6, 7, 8, 9, 17, and 18, Township 41, Range 41; and, Section 13, Township 41, Range 39.

C. Use Regulations

Development in the RTO shall comply with the use regulations of the underlying district.

1. Prohibited Noise Sensitive Uses

a. Residential (excluding Caretaker Quarters);
b. Hotels or Motels;
c. Medical or Dental Offices; and,
d. Hospitals. **[Ord. 2017-007]**

2. Accessory Uses

Uses not listed above, which generally would not be allowed within the RTO may be permitted as accessory uses to a permitted principal use.

D. Property Development Regulations (PDRs)

All development within the RTO shall be subject to the property development regulations of the underlying district. However, development proposed in the NEO shall be subject to the development regulations of the NEO district.

E. Performance Standards

All development within the RTO shall comply with the rules and regulations of all governmental agencies having appropriate jurisdiction, and with all applicable requirements of this Code.

Section 11 SCGCFO, Sugar Cane Growers Cooperative of Florida Protection Area Overlay

A. Purpose and Intent

The purpose and intent of the SCGCFO is to maintain the integrity of Bona Fide Agriculture operations related to the cultivation and processing of sugar cane, by prohibiting the encroachment of incompatible land uses or activities. It will also provide opportunities for the inclusion of related accessory and supporting uses and/or activities in close proximity to the existing mill. **[Ord. 2004-040]**

B. Boundaries

The SCGCFO includes all of Sections 21 and 28, the East half of Sections 20 and 29, Township 43, Range 37, excluding completely the West half of Sections 20 and 29. **[Ord. 2004-040]**

C. Use Regulations

The following uses may be permitted in the SCGCFO, subject to Art. 4, Use Regulations, and the following: **[Ord. 2004-040] [Ord. 2017-007]**

Uses Permitted by Right: (1)	**DRO Uses: (1)**
Agriculture, Bona Fide	Agriculture, Packing Plant
Agriculture, Light Manufacturing	Agriculture, Sales and Service
Agriculture, Research and Development	Chipping and Mulching
Agriculture, Storage	Commercial Communication Tower
Agriculture, Transshipment	Composting Facility
Livestock Raising (≤ 5 animals per ac.)	Government Services
Machine or Welding Shop	Heavy Industry
Nursery, Wholesale	Minor Utility
Park, Passive	Park, Public
Shade House, Accessory (≤ 2,000 sq. ft.)	Potting Soil Manufacturing
Warehouse	Recycling Drop-Off Bin **[Ord. 2013-001]**
	Shade House (> 2,000 sq. ft.)
	Vocational Institution
	Water or Wastewater Treatment Plant
Class A Conditional Uses:	**ZAR:**
Electric Power Plant	Produce Stand, Temporary
Livestock Raising (> 5 animals per ac.)	Caretaker Quarters
Sugar Mill or Refinery	
[Ord. 2013-001] [Ord. 2017-007] [Ord. 2018-002] [Ord. 2018-018]	
Notes:	
1.	Reference Art. 4, Use Regulations for additional Supplementary Use Standards, which includes exceptions, restrictions, or prohibitions. **[Ord. 2018-018]**

D. Property Development Regulations (PDRs)

All development within the SCGCFO shall be subject to the PDRs for the Light Industrial (IL) Zoning District, pursuant to Table 3.D.1.A, Property Development Regulations.

Section 12 SR 80 Non-Residential Overlay

A. Purpose and Intent

To maintain the character of the Rural Tier, and to implement the Goals and Objectives in the Plan, the ZC and BCC may impose Conditions of Approval on non-residential uses in the Rural Tier along SR 80 as follows.

B. Conditions

Conditions may exceed Code requirements by up to 500 percent based on the size, depth, and width of the site, compatibility with surrounding land uses, and impact of the proposed use on the surrounding area. Conditions may include, but are not limited to: additional setbacks, landscaping, buffering, and screening; a requirement to provide equestrian trails; and, more restrictive signage, lighting, access, and hours of operation.

C. Retention/Detention Areas

If a condition requires a landscape buffer which is twice as large as a required buffer, dry retention/detention areas may overlap the buffer provided up to 50 percent of the width. Wet retention/detention areas, water management tracts, and easements may overlap up to 25 percent of the additional width provided.

Section 13 TAPO, Turnpike Aquifer Protection Overlay

A. Purpose and Intent

The purpose and intent TAPO district is to: (1) protect and safeguard the public health, safety, and welfare by enhancing the functions of natural groundwater recharge areas; (2) minimize any potential adverse impacts on the surficial aquifer system, known locally as the "Turnpike" aquifer by limiting or restricting certain incompatible uses and developments; and, (3) prevent the continuing loss of prime public water supply sites by requiring certain developments and uses to identify and/or dedicate public water supply sites.

B. Applicability

1. The provisions of the TAPO shall apply to all new development, new uses, or expansions of existing uses within its boundaries.
2. All new development, new uses, or expansion of existing uses located within the TAPO shall be designed and constructed to protect and preserve the identified groundwater resources of the area. For the purposes of this Section, all improvements shall be designed and constructed in accordance with the public supply water well site location criteria contained within this Section.

C. Exemption

All development and uses which existed within the revised TAPO boundaries, as described in Art. 3.B.13.D, Boundaries around Water or Wastewater Treatment Plant (WTP) 3 on June 16, 1992, and around WTP 8 on the effective date of this Code shall be exempt from the requirements of this Section. **[Ord. 2017-007]**

D. Boundaries

The TAPO boundaries shall generally be described as two areas around Water or Wastewater Treatments Plants (WTP) 3 and 8. **[Ord. 2017-007]**

1. The TAPO around WTP-3 includes portions of the area north of Woolbright Road, south of Boynton Beach Boulevard, east of Hagen Ranch Road, and west of Jog Road.
2. The TAPO around WTP-8 includes portions of the water plant property; the area north of Belvedere Road, west of Jog Road, and south of the Turnpike; and, the area north of Southern Boulevard, south of Belvedere Road, east of the Turnpike, and west of Drexel Road.

The specific boundaries are depicted on maps and legal descriptions incorporated herein and made a part of this Code. See Appendix 1, Legal Description Water or Wastewater Treatment Plant No. 3, and Appendix 2, Legal Description Water or Wastewater Treatment Plant No. 8. **[Ord. 2017-007]**

E. Conflict with Other Applicable Regulations

The requirements of this Section, unless superseded by Art. 14.B, Wellfield Protection, of this Code or applicable State or Federal law, shall apply to all new development, new uses, or expansion of existing uses within the TAPO.

F. General Provisions

1. All new development, new uses, or expansion of existing uses within the TAPO which occur following the effective date of this Section shall comply, at a minimum, with the Zone 3 requirements of Art. 14.B, Wellfield Protection, of this Code for the storage, handling, use, or production of Regulated Substances.
2. All new development, new uses, or expansion of existing uses within the TAPO shall comply with the public supply water well location criteria as provided herein.
3. All requests for development approval for new uses or expansion of existing uses within the TAPO submitted after the effective date of this Section shall comply with the provisions of this Section.

G. Mandatory Identification and Dedication of Public Supply Water Well Sites

Development approvals for new development, new uses, or expansion of existing uses within the TAPO submitted after the effective date of this Section shall identify public supply water well sites. Dedication of public supply water well sites shall be required when there is rough proportionality between the required dedication and the needs of the community because of the development. The amount of well sites to be identified or identified and dedicated shall be based upon the total size of the proposed project as provided below:

1. Developments consisting of at least 25 acres, but less than 100 acres, shall be required to identify or identify and dedicate one public supply water well site;
2. Developments consisting of at least 100 acres, but less than 200 acres, shall be required to identify or identify and dedicate two public supply water well sites; and,
3. Developments consisting of more than 200 acres shall be required to identify or identify and dedicate one public supply water well site for each 100 acres or part thereof.

H. Public Supply Water Well Site Compatibility and Location Criteria

1. Public supply water well sites shall be located to be compatible with the groundwater resources of the area. To ensure compatibility, public supply water well sites shall be designed to achieve the following:
   a. maximize natural groundwater recharge;
   b. minimize potential drawdown impacts to surrounding natural resources, environmental resources, and artificial surface water management systems; and,
   c. minimize adverse impacts to surrounding non-residential land uses as outlined in Art. 14.B, Wellfield Protection, of this Code.
2. The following criteria shall be used in locating public supply water well sites in all new development, new uses, or expanded uses located within the TAPO:
   a. Public supply water well sites shall be located along the perimeter of the affected property in a manner acceptable to the PBCWUD;
   b. Public supply water well sites shall be located, in a manner acceptable to the PBCWUD, to facilitate connection to any existing or proposed raw water line located along the R-O-W of Jog Road or Hagen Ranch Road;
   c. Public supply water well sites, to the extent possible and in a manner acceptable to the PBCWUD, shall be evenly spaced, with a minimum separation distance of 500 feet between such sites;
   d. Public supply water well sites shall be located in accordance with setbacks required by the FDEP and by Art. 15.B, PBC Environmental Control Rule II – Drinking Water Supply Systems;
   e. Public supply water well sites shall be located within new or expanded land uses in a manner acceptable to the PBCWUD to minimize drawdown impacts to natural water bodies, surface water management systems with planted littoral shelves, and wetlands;
   f. Public supply water well sites to be dedicated, unless other dimensions are approved by the PBCWUD, shall be a minimum size of 60 feet by 40 feet; and,
   g. Public supply water well sites, to the maximum extent possible, shall be located on properties acquired, dedicated, or reserved for public or common purposes such as parks, open space, or easements.

I. Dedication of Well Site within Required Open Space

For the purposes of this Code, well sites dedicated to the PBCWUD shall be included in any calculation to determine required open space.

J. Access Easement to Dedicated Public Supply Water Well Site

1. A permanent access easement from each dedicated public supply water well site to the closest public R-O-W shall be provided in a manner acceptable to the PBCWUD for such purposes as maintenance of equipment and installation of water pipes.
2. If a public R-O-W does not exist adjacent to a public supply water well site, a permanent access easement shall be provided in a manner acceptable to the PBCWUD.

K. Temporary Construction Access Easement

A temporary construction access easement shall be provided from each dedicated public supply water well site to the closest public R-O-W or other R-O-W acceptable to the PBCWUD.

L. Hold Harmless Agreements

Each dedication of a public supply water well site shall include a hold harmless agreement to relieve PBC from liability for impacts to on-site irrigation wells, aesthetic lakes, and surface water management systems. The agreement shall be in a form acceptable to the County Attorney's Office.

M. Dedication of Public Water Supply Sites

1. Upon approval of each future well site or sites by the PBCWUD, a conditional letter of acceptance will be issued. Prior to application for Building Permits, each public supply water well site shall be identified or identified and dedicated as provided below:
   a. If a new development, a new use, or an expanded use does not require recording of a plat then each public supply water well site to be dedicated shall be conveyed within 90 days following Final Site Plan certification by the DRO. The conveyance shall be in a form approved by the County Attorney's Office.
   b. If a new development, a new use, or expanded use requires recording a plat, the location and recordation information of each public supply water well site shall be shown on such plat.
   c. If a new development, a new use, or expanded use does not require a recorded plat or Final DRO Site Plan or subdivision certification, then each public supply water well site to be dedicated shall be conveyed prior to issuance of the first required Development Permit, including a vegetation removal permit other than a prohibited species removal permit, excavation permit, or Building Permit. However, the PBCWUD may stipulate an alternate time when the public supply water well

site dedication shall occur. The conveyance shall be in a form approved by the County Attorney's Office.

2. The location of each well site to be dedicated shall be approved by the PBCWUD.

N. Developer's Agreements

The PBCWUD may require, as part of a developer's agreement to provide water or sewer service to a new or expanded land use, dedication of public supply water well sites consistent with the provisions of this Section.

Section 14 WCRAO, Westgate Community Redevelopment Area Overlay

A. Purpose and Intent

The Westgate/Belvedere Homes Community Redevelopment Agency (WCRA) was created pursuant to F.S. ch. 163 pt. III, Community Redevelopment, to remove blighted conditions, enhance the PBC's tax base, improve living conditions, and preserve areas of low and moderate cost housing in the Westgate/Belvedere Homes area of unincorporated PBC.

The use of community redevelopment powers enables the BCC and the WCRA to make public improvements that encourage and enhance investment while providing neighborhood stability, prevent continuation of inefficient and incompatible land use patterns, and assist revitalization and rehabilitation of older commercial and residential areas in the Westgate/Belvedere Homes area. The WCRAO is established with the purpose and intent of encouraging development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives; arresting deterioration of property values; preserving and protecting existing, viable affordable housing; providing opportunity for the future development of affordable housing; implementing the 2004 Westgate/Belvedere Homes Community Redevelopment Plan (WCRA Plan); providing for mixed-use development; and, providing for increased residential densities and commercial intensities, without amendment to the Plan.

The WCRA Plan proposes to use smart growth and form-based code principles that incorporates urban design and mixed-use development to achieve infill, residential, and commercial redevelopment. Mixed-use development is required to implement the goals of the WCRA Plan to allow for a pedestrian-friendly environment, the vertical integration of uses, and higher intensity and density. The BCC finds that the secondary effects of Adult Entertainment establishments, as set out in the various studies, affidavits, and other materials cited in Art. 4.B.2.C.1.i, Findings of Fact, are incompatible with the stated purpose and intent of the WCRAO. Therefore, the BCC determines that Adult Entertainment establishments shall be prohibited within the WCRAO. **[Ord. 2006-004] [Ord. 2009-040]**

B. General Development Standards

1. Non-Conformities

Non-conforming uses, structures, and lots shall be allowed to continue subject to the provisions of Art. 1.F, Non-Conformities and the following: **[Ord. 2006-004] [Ord. 2010-022]**

a. Expansion of Existing Non-Conforming Parking

The addition of parking to a non-conforming structure that does not meet the location requirements of this Section, shall be permitted subject to a Type 2 Waiver approval. **[Ord. 2006-004] [Ord. 2018-002]**

b. Permitted Uses, Uses Subject to DRO Approval within Non-Conforming Structures, and Non-Conforming Single Family Dwellings

The WCRA Plan encourages rehabilitation of existing commercial and residential properties to prevent and eliminate slums and urban blight, to promote physical and economic revitalization of the neighborhoods and commercial areas, and to improve the visual appearance of existing structures and the overall experience of the area. Uses Permitted by Right, uses subject to DRO approval, and non-conforming Single Family dwellings therefore may exceed the allowable percentages of Table 1.F.1.G, Non-Conformities – Percentage and Approval Process for Maintenance, Renovation, and Natural Disaster Damage Repair, provided all the standards below are met: **[Ord. 2010-022] [Ord. 2020-001]**

1) Exterior Building and Site Elements Improvements

A minimum 25 percent of the total maintenance, renovation, or natural disaster damage repair Improvement Value shall be dedicated to, façade improvements abutting the R-O-W per Art. 1, General Provisions, landscaping, pedestrian amenities, and other site elements as determined by the Westgate CRA Executive Director to address specific site constraints that include, but are not limited to, lot size, lot configuration, and/or adjacent redevelopment efforts; **[Ord. 2010-022] [Ord. 2020-001]**

2) Limitation

The total maintenance, renovation, or natural disaster damage repair improvements for the proposed use(s) may be allowed only if the proposed improvements will not cause an increase in building square footage or generate additional parking unless the additional parking requirements or design is required to bring the site into compliance with the ULDC to the greatest extent possible; and, **[Ord. 2010-022]**

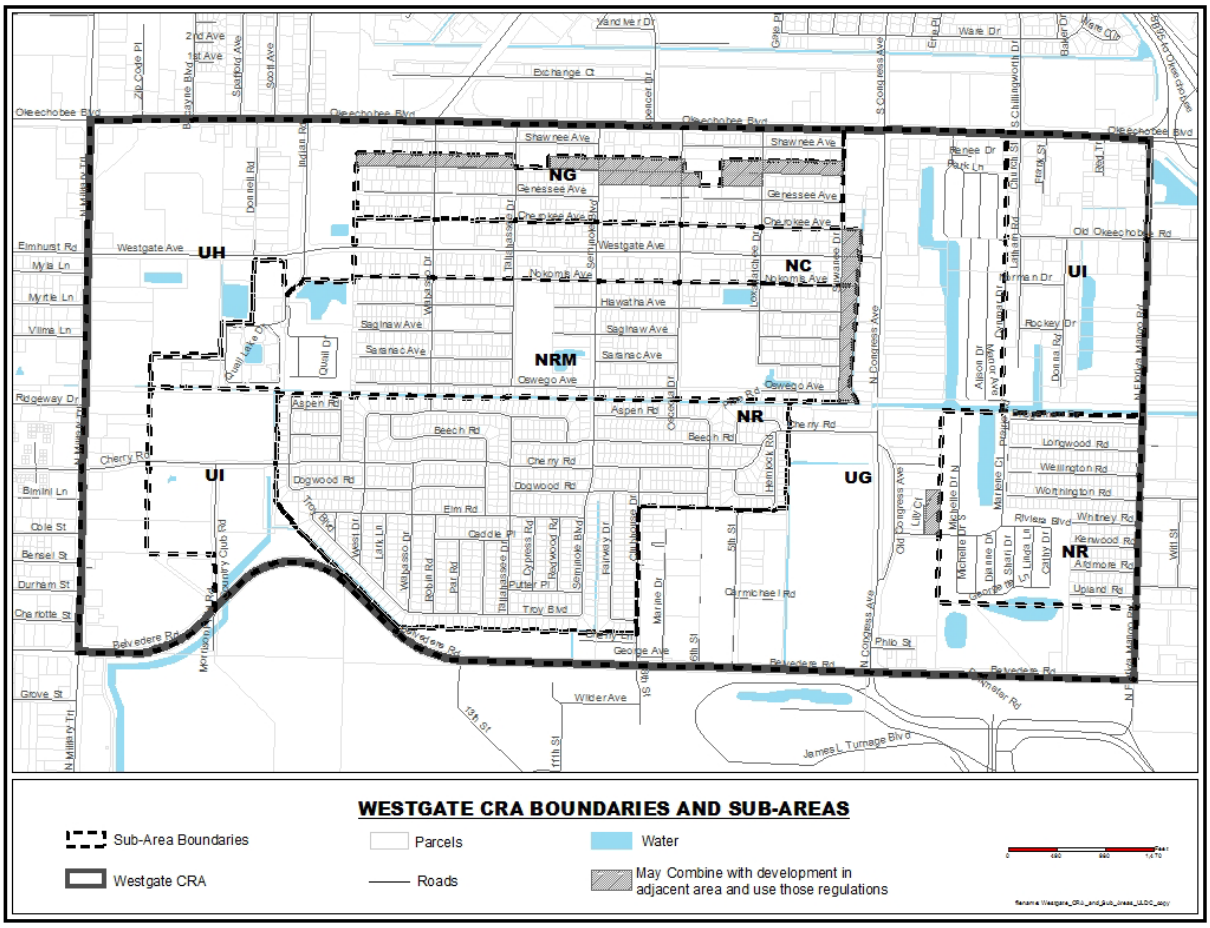
3) **Certification of Improvements**
The detailed Justification Statement of compliance to the above standards and calculations of the improvements, including the total Improvement Value for the project, shall be signed and sealed by the architect of record for the project, and shall be reviewed and certified by the Westgate CRA for compliance with this Section prior to submittal to the Building Division. **[Ord. 2010-022]**

2. **Exemptions**
All properties in the PO district or any publicly-owned properties developed to serve a public use shall be exempt from the requirements of this Section. **[Ord. 2006-004]**

C. **Boundaries**

1. **WCRAO Boundaries**
The WCRAO consists of those lands within unincorporated PBC bounded by Okeechobee Boulevard on the north, Belvedere Road on the south, Florida Mango Road on the east, and Military Trail on the west. See Figure 3.B.14.C, Map of WCRAO Boundaries and Sub-areas. **[Ord. 2006-004]**

Figure 3.B.14.C – Map of WCRAO Boundaries and Sub-areas



2. **Sub-area Boundaries and Descriptions**
To implement the WCRAO Plan, sub-areas are hereby established to identify additional use regulations, PDRs, and supplemental standards that may differentiate from related requirements of the ULDC. Unless expressly stated herein, development shall comply with the requirements of a site's zoning district and FLU designation. Sub-area boundaries are based on the WCRAO Plan and the need for special protective measures, additional design standards, and redevelopment incentives within specific geographic areas. See Figure 3.B.14.C, Map of WCRAO Boundaries and Sub-areas, for the location of each sub-area. **[Ord. 2006-004]**
   a. **NR, Neighborhood Residential**
   Intended to maintain and encourage the redevelopment of existing Single Family residential dwellings. **[Ord. 2006-004]**
   b. **NRM, Neighborhood Residential – Medium Density**
   Intended to encourage mixed-use development based on CL neighborhood-based uses and Single Family, Townhouse, and Multifamily dwelling units. **[Ord. 2006-004]**
   c. **NG, Neighborhood General**
   Intended to encourage mixed-use development, including more intense commercial uses, and Townhouse and Multifamily dwelling units. **[Ord. 2006-004]**
   d. **NC, Neighborhood Commercial**
   Intended to be the key focal point of the redevelopment area, with provisions to encourage and incentivize mixed-use development. **[Ord. 2006-004] [Ord. 2018-002]**
   e. **UG, Urban General**
   Additional redevelopment area allowing for mixed-use development with more intense commercial and residential uses, including multi-story towers where feasible. **[Ord. 2006-004]**
   f. **UH, Urban Highway**
   Existing commercially developed corridors with little or no changes proposed to current Zoning PDRs or use regulations. **[Ord. 2006-004]**
   g. **UI, Urban Industrial**
   Existing commercial and industrial areas that will be encouraged to be redeveloped by the recent adoption of FLU amendments allowing CH or IND development. **[Ord. 2006-004]**
3. **Redevelopment or Expansion in the UH and UG Sub-areas**
Redevelopment projects or the expansion of an existing project in the UH and UG Sub-areas that include parcels in the NG, NC, or NRM Sub-areas that are shaded in Figure 3.B.14.C, Map of WCRAO Boundaries and Sub-areas, may elect to develop in accordance with the requirements of the majority sub-area. **[Ord. 2006-004]**

D. Development Review Procedures

1. **WCRA Recommendation**
Applicants must obtain and provide evidence of recommendation from the WCRA with the submittal of applications pursuant to the following: **[Ord. 2006-004] [Ord. 2021-006]**
   a. **Types of Applications**
      1) **Non-Conforming Lots**
      The development of Single Family or duplex residential structures on a non-conforming lot. **[Ord. 2007-013] [Ord. 2021-006]**
      2) **Public Hearing Processes**
      Applications outlined under Art. 2.B, Public Hearing Processes, for the following: Official Zoning Map Amendments, Conditional Uses, Development Order Amendments, Development Order Abandonments, Plan amendments, density bonuses, Type 2 Variances, and Type 2 Waivers. **[Ord. 2006-004] [Ord. 2007-013] [Ord. 2018-002] [Ord. 2021-006]**
      3) **DRO Approval**
      Applications outlined under Art. 2.C, Administrative Processes, for the following: Full DRO approval, Development Order Abandonments, Type 1 Variances and Waivers, and Zoning Agency Review (ZAR) limited to a new use(s) and modifications to the square footage of an approved use. **[Ord. 2006-004] [Ord. 2021-006]**
   b. **Application Requirements**
   The form and application requirements for a WCRA recommendation shall be submitted as specified by the WCRA; however, in no case shall supporting documents required by the WCRA exceed the requirements of the Development Review Procedures listed above. **[Ord. 2006-004]**

c. Timeframe for Response

WCRA staff shall determine whether or not the application is sufficient or insufficient within ten working days. Any amendment to an application shall require the timeframe for response to restart. **[Ord. 2006-004]**

1) Sufficiency and Recommendation

If the application is determined to be sufficient, a recommendation shall be mailed to the Applicant within 30 days of application submittal. If a recommendation is not made within this timeframe, the application shall be considered to have received a recommendation for approval, and the WCRA shall provide a letter indicating such. **[Ord. 2006-004]**

2) Insufficiency

If an application is determined to be insufficient, WCRA staff shall provide a written notice specifying the deficiencies to the Applicant, to be mailed within ten days of receipt of the application. No further action shall be taken until the Applicant remedies the deficiencies. If the deficiencies are not remedied within 20 days of the date of the written notice, the application shall be considered to have a recommendation for denial. If amended and determined to be sufficient, the application shall be processed in accordance with Art. 3.B.14.D.1.b.1), Sufficiency and Recommendation. **[Ord. 2006-004]**

2. Public Hearing Procedures

In addition to the requirements of Art. 2, Application Processes and Procedures, the following shall apply: **[Ord. 2006-004]**

a. Official Zoning Map Amendments

All Official Zoning Map Amendment requests shall comply with the following standards: **[Ord. 2006-004]**

1) Industrial Districts

Any request to rezone lots located in the flight path of the PBIA to an industrial district shall not require a Plan amendment, in accordance with Policy 1.2-3-d of the Plan. **[Ord. 2006-004]**

2) Commercial Districts

Any request to rezone lots to a commercial district or PDD that were not designated commercial on the FLUA as of the Plan's August 31, 1989 adoption shall not require a FLUA amendment, in accordance with Policy 1.2.3-c of the Plan, subject to the following: **[Ord. 2006-004]**

a) Purpose

The rezoning advances the purpose and intent of the WCRA Plan, and does not have an adverse impact on surrounding uses. **[Ord. 2006-004]**

b) 20 Percent Limitation

The rezoning must not cause the total amount of acreage in the WCRAO shown as commercial on the FLUA as of the August 31, 1989 adoption of the Plan to be increased by more than 20 percent. **[Ord. 2006-004]**

c) WCRA Approval

The Applicant receives a recommendation for approval from the WCRA in accordance with Art. 3.B.14.D.1, WCRA Recommendation. **[Ord. 2006-004]**

b. Class A Conditional Uses on Lots Two Acres or Less

A DOA or new application for a Class A Conditional Use, with a gross land area of two acres or less, may be approved as a Class B Conditional Use. **[Ord. 2006-004]**

E. Use Regulations

1. Mixed Use

In the WCRAO, mixed use means the combination of residential and one or more non-residential uses that are functionally integrated. Mixed use may be required or permitted in commercial districts that have a commercial with underlying residential FLU designation, as indicated in Table 3.B.14.E, WCRAO Minimum/Maximum Residential and Non-Residential Uses. **[Ord. 2006-004] [Ord. 2021-023]**

Table 3.B.14.E – WCRAO Minimum/Maximum Residential and Non-Residential Uses

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Mixed Use (2)	Prohibited	Permitted (1)(3)	Permitted (1)(3)	Permitted (3)	Permitted	Permitted	Prohibited
Min. Residential Use	N/A	50%	50%	0%	0%	0%	N/A
Max. Residential Use	N/A	100%	100%	100%	100%	100%	N/A
Min. Non-Residential Use	N/A	0%	0%	0%	0%	0%	N/A
Max. Non-Residential Use	N/A	50%	50%	100%	100%	100%	N/A

[Ord. 2006-004] [Ord. 2011-001] [Ord. 2015-031] [Ord. 2018-002] [Ord. 2020-001] [Ord. 2021-023]

Notes:

1.	Non-residential uses on parcels that have a commercial FLU with underlying residential designation, approved as part of Plan Amendment Round 2005-01, Ordinance No. 2005-032, shall be permitted in in the NRM and NG Sub-areas. Non-residential uses shall only be permitted if all permitted residential density is utilized, but in no case shall it be less than one unit. Density shall be calculated meeting the requirements of FLUE Table 2.2.1-g.1, and other related Policies of the Plan. **[Ord. 2006-004] [Ord. 2015-031] [Ord. 2018-002] [Ord. 2019-005] [Ord. 2020-001]**
2.	Minimum and maximum percentages for residential and non-residential uses are calculated by dividing the total GFA for either use (residential OR non-residential) type by the total GFA (residential AND non-residential). Projects that vertically integrate a minimum of 20 percent of the site's approved (includes allowed density and any density bonus units) residential density with commercial uses may be allowed to utilize up to 100 percent of both the site's commercial intensity and residential density. **[Ord. 2006-004] [Ord. 2020-001]**
3.	Residential-only developments are permitted within the NC, NRM, and NG Sub-areas. **[Ord. 2015-031] [Ord. 2018-002] [Ord. 2020-001]**

2. Sub-area Use Regulations

a. Use Regulations

In addition to the requirements of Art. 4.B, Use Classification, the following uses shall be prohibited or permitted in the WCRAO Sub-areas. The Zoning Director may apply the provisions of Art. 4.B, Use Classification for the underlying zoning district, subject to a mutual agreement and approval by the WCRA Board. **[Ord. 2006-004] [Ord. 2022-018]**

Table 3.B.14.E – WCRAO Sub-area Use Regulations

Sub-areas	NR	NRM	NG	NC	UG	UH	UI	Supplementary Use Standards # (2)
Residential Uses								
Cottage Home – Single Unit on a Single Lot	X	P	X	X	X	X	X	4.B.1.C.2
Cottage Homes – Multiple Units on a Single Lot or Site	X	P	P	X	X	X	X	4.B.1.C.2
Family Community Residence	P	P	X	X	X	X	X	4.B.1.C.3
Multifamily (MF)	X	P (5)	P (5)	P (5)	P (5)	P (5)	X	4.B.1.C.5
Recovery Community	X	P (5)	P (5)	P (5)	P (5)	P (5)	X	4.B.1.C.6
Single Family	P	P	X	X	X	X	X	4.B.1.C.7
South Westgate Estates Single Family Alternative	X	P	X	X	X	X	X	4.B.1.C.7
Townhouse	X	P (5)	P (5)	P (5)	P (5)	P (5)	X	4.B.1.C.8
Transitional Community Residence	-	P (5)	P (5)	P (5)	P (5)	P (5)	X	4.B.1.C.9
Zero Lot Line (ZLL)	X	X	X	X	X	X	X	4.B.1.C.10
Commercial Uses								
Adult Entertainment (3)	X	X	X	X	X	X	X	4.B.2.C.1
Car Wash	X	X	X	X	- (7)	-	-	4.B.2.C.4
Convenience Store	X	X	X	X	X	-	-	4.B.2.C.7
Gas and Fuel Sales, Retail	X	X	X	X	X	-	-	4.B.2.C.15
Landscape Service	X	X	X	X	X	X	-	4.B.2.C.20
Employment Agencies (6)	X	X	X	X	X	-	-	4.B.2.C.24
Parking, Commercial (8)	X	X	X	X	X	X	X	4.B.2.C.25
Repair and Maintenance, Heavy	X	X	X	X	-	-	-	4.B.2.C.28
Repair and Maintenance, Light	X	X	X	X	-	-	-	4.B.2.C.29
Self-Service Storage, Limited Access	X	X	X	X	-	-	-	4.B.2.C.35
Self-Service Storage, Multi-Access	X	X	X	X	X	X	-	4.B.2.C.35
Vehicle or Equipment Sales and Rental, Heavy	X	X	X	X	-	-	-	4.B.2.C.38
Vehicle Sales and Rental, Light	X	X	X	X	-	-	-	4.B.2.C.39
Work/Live Space	X	(4)	(4)	(4)	(4)	(4)	X	4.B.2.C.42
Industrial Uses								
Contractor Storage Yard	-	-	-	-	-	-	A	4.B.5.C.1
Distribution Facility	X	X	X	X	X	A	D	4.B.5.C.3
Manufacturing and Processing	X	X	X	X	X	A	D	4.B.5.C.8
Warehouse	X	X	X	X	X	A	D	4.B.5.C.17
Office Warehouse	X	X	X	X	A (1)	A (1)	-	4.B.5.C.17
Wholesaling	X	X	X	X	X	A	D	4.B.5.C.18

[Ord. 2006-004] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-007] [Ord. 2017-002] [Ord. 2017-007] [Ord. 2018-002] [Ord. 2018-018] [Ord. 2020-001] [Ord. 2021-006] [Ord. 2021-022] [Ord. 2021-023] [Ord. 2023-012]

Key:	
X	Prohibited in sub-area
-	Subject to use regulations of zoning district
P	Permitted by Right in sub-area **[Ord. 2007-013] [Ord. 2009-040] [Ord. 2020-001]**
D	Permitted by DRO approval **[Ord. 2021-006]**
A	Class A Conditional Use **[Ord. 2017-007]**

Notes:	
1.	Limited to lots with a CH FLU designation and corresponding zoning district. **[Ord. 2006-004] [Ord. 2018-002]**
2.	A number in the Supplementary Use Standards # column refers to Art. 4.B, Use Classification, which are applicable to the use. **[Ord. 2006-004] [Ord. 2020-001]**
3.	Adult Entertainment shall also be prohibited as an accessory use to other principal uses within the sub-areas. **[Ord. 2007-013]**
4.	Limited to lots with a CH or CL FLU designation and corresponding zoning district. Work/Live Space shall be Permitted by Right in all sub-areas except the NR and UI. **[Ord. 2007-013] [Ord. 2020-001]**
5.	Multifamily, Townhouse, Transitional Community Residence, and Recovery Community units may be Permitted by Right in non-residential districts where mixed use is permitted in accordance with Table 3.B.14.E. WCRAO Minimum/Maximum Residential and Non-Residential Uses. Transitional Community Residences and Recovery Communities shall follow the approval processes of the underlying zoning district. Within the NC, UG, and UH Sub-areas, residential-only Multifamily, Townhouse, and Recovery Community developments with five dwelling units or more shall be permitted; residential-only developments with under five units shall not be permitted. **[Ord. 2017-002] [Ord. 2020-001] [Ord. 2021-022] [Ord. 2021-023]**
6.	Employment Agencies as contained in Art. 4, Use Regulations under Office, Business or Professional. **[Ord. 2017-007]**
7.	Limited to lots which front Okeechobee Boulevard and consistent with Art. 11.E.2.A.4.b, Non-Residential Lots. **[Ord. 2021-006]**

8.	Commercial Parking use on surface lots is prohibited in all sub-areas. Commercial Parking use in structured parking garages is permitted in the UG, UH, and UI Sub-areas subject to Class A Conditional Use approval. **[Ord. 2021-006] [Ord. 2023-012]**

b. Table for Allowable Uses by Floor

Where permitted by the existing zoning district, uses shall be further regulated by floor, as indicated in Table 3.B.14.E, WCRAO Sub-area Uses Permitted by Floor. **[Ord. 2006-004] [Ord. 2020-001]**

Table 3.B.14.E – WCRAO Sub-area Uses Permitted by Floor (1)

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
1st Floor	R,Cv, Rc	All	All	R, C, O, CV, Rc	All	All	C, I, O
2nd Floor	R,Cv, Rc	R,Cv,Rc,O	R,Cv,Rc,O	All	All	All	All
3rd Floor	R	R	R	R,O	All	All	All
4th Floor	N/A	N/A	R	R,O	All	All	All
5th Floor and Above	N/A	N/A	N/A	R	All	All	All

[Ord. 2006-004] [Ord. 2018-002]

Key:			
All	Residential, civic, recreation, office, commercial, and industrial	**R**	Residential
C	Commercial, other than office	**CV**	Civic
I	Industrial	**Rc**	Recreation
N/A	Not Applicable	**O**	Office

Notes:	
1.	Use allowed by floor only where permitted by existing zoning district, and the mixed-use provisions of Table 3.B.14.E, WCRAO Minimum/Maximum Residential and Non-Residential Uses. **[Ord. 2006-004]**

F. Property Development Regulations (PDRs)

1. Sub-area PDRs

In order to implement the form-based code outlined in the WCRA Plan, additional PDRs are established for the seven sub-areas. Development in the WCRAO shall be in compliance with all Standard Zoning District, PDD, or TDD PDRs, unless specified otherwise in Table 3.B.14.F, WCRAO Non-Residential and Mixed-Use Sub-area PDRs. Residential-only development in the WCRAO shall comply with Table 3.B.14.F, WCRAO Residential PDRs for the applicable residential use type. Accessory uses and structures shall be in accordance with Art. 5.B.1, Accessory Uses and Structures, unless stated otherwise. **[Ord. 2006-004] [Ord. 2008-003] [Ord. 2017-007] [Ord. 2019-005] [Ord. 2020-001] [Ord. 2021-023]**

a. NRM, NG, and NC Side Setback Reduction

A building in the NRM, NG, and NC Sub-areas may be built along the interior side property line with a zero setback, subject to the following: **[Ord. 2006-004] [Ord. 2015-031]**

1) No windows, doors, or other openings are permitted. No portion of the building, including roof eaves, gutters, and soffits may encroach onto adjacent property. **[Ord. 2006-004] [Ord. 2015-031]**
2) No form of opening, attachment, or any item or method of construction requiring maintenance other than cleaning and painting when visible, shall be permitted. **[Ord. 2006-004]**
3) A maintenance easement is granted allowing for a minimum of two feet for access to any portion of a structure left exposed and requiring limited maintenance. **[Ord. 2006-004] [Ord. 2015-031]**
4) Height shall be limited to a maximum of 36 feet for properties in the NRM and NG Sub-areas abutting existing Single Family uses. **[Ord. 2006-004] [Ord. 2010-022] [Ord. 2015-031] [Ord. 2020-001]**

Table 3.B.14.F – WCRAO Non-Residential and Mixed-Use Sub-area PDRs

Sub-areas	NR (1)	NRM	NG	NC	UG	UH	UI
Lot Dimensions (2)							
Min. Frontage/Lot Width	-	-	75' (4)	75' (4)	100'	100' (5)	-
Min. Lot Depth	-	-	100'	100'	100'	100'	-
Max. Building Coverage	N/A	40%	40%	40% (3)	40% (3)	40% (3)	45% (3)
Build-to-Line/Setbacks							
Front or Side Street (10)	N/A	Build-to-Line – 15'	Build-to-Line – 15'	Build-to-Line – 10'	Build-to-Line – 10-25'	10' min.	Build-to-Line – 10-25'
Min. Side		10' (6)	10' (6)	10' (6)	15'	15'	15'
Min. Rear		25'	25'	25'	25'	25'	25'
Min. Building Frontage							
Min. Frontage (10)	N/A	60%	60%	80%	60%	-	60%
Optional Plazas and Squares							
Build-to-Line Exception	N/A	Max. 50% of Building Frontage, min. width of 20', and max. depth of 25'				-	-
Max. Stories/Height (8)							
Max. Stories	N/A	3	4	6	20	10	15
Max. Height (8)		36'	48'	72'	240'	120'	180'
Other							
Max. Building Length (7)(9)	N/A	300'	300'	300'	300'	-	-

[Ord.2006-004] [Ord. 2010-022] [Ord. 2015-031] [Ord. 2017-002] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] [Ord. 2020-001] [Ord. 2021-006] [Ord. 2021-023]

Key:	
-	PDRs not specified in this Table shall be subject to the PDRs of the lot's zoning district

Notes:	
1.	PDRs for Single Family dwellings in the NR Sub-area shall be in accordance with Table 3.B.14.F, WCRAO Residential PDRs. **[Ord. 2020-001] [Ord. 2021-023]**
2.	Minimum lot size per Table 3.D.1.A, Property Development Regulations shall not apply. **[Ord. 2021-006]**
3.	Building coverage may be increased to 60 percent if all parking is provided curbside or in a parking structure. **[Ord. 2006-004] [Ord. 2020-001] [Ord. 2021-006]**
4.	May be reduced to 50 feet if rear or cross access is provided. If cross access is provided, evidence of reciprocal agreement to allow vehicular cross access between the subject and adjacent property must be obtained prior to Final DRO approval or issuance of a Building Permit, whichever occurs first. **[Ord. 2021-006]**
5.	May be reduced to 75 feet for lots fronting Okeechobee Boulevard with vehicular access limited only to the rear or via cross access from the adjacent property. **[Ord. 2021-006]**
6.	Side setbacks may be reduced to zero in accordance with Art. 3.B.14.F.1.a, NRM, NG, and NC Side Setback Reduction. **[Ord. 2006-004]**
7.	Mid-block separation a minimum of 20 feet in width is required at the first floor level for building length in exceeding 200 feet, and must be 50 feet or more from either end of the building. **[Ord. 2006-004]**
8.	Minor increases in the maximum height allowed by this Table may be permitted subject to all of the standards of Art. 5.C.1.E.4,a-c and as exempted by Art. 3.D.1.E.4, Height Exceptions, and as defined by Art. 1, General Provisions. Buildings over 35 feet shall not be subject to the requirements of Art. 3.D.1.E.2, Multifamily, Non-Residential Districts, and PDDs. **[Ord. 2010-022] [Ord. 2021-023]**
9.	Buildings shall be articulated so that the longest side faces the front build-to-line. Where a parcel is located at the intersection of two or more streets, at least one building shall be placed at a corner in accordance with Art. 3.B.14.F.2.b.2), R-O-W/Easement Exception, and comply with the build-to-line for both streets. **[Ord. 2015-031]**
10.	Minimum frontage shall only apply to the front build-to-line, and may be reduced in accordance with Art. 3.B.14.F.2.b.1)a), Minimum Building Frontage Exception. **[Ord. 2015-031] [Ord. 2017-025]**

Table 3.B.14.F – WCRAO Residential PDRs

Residential Use Type (8)	Single Family	South Westgate Estates Single Family Alternative	Cottage Home – Single Unit on a Single Lot (9)	Cottage Homes – Multiple Units on a Single Lot or Site (9)	Townhouse (1)	Multifamily (≤ 4 Units)	Multifamily (≥ 5 Units)
Lot Dimensions							
Min. Frontage/Lot Width	50’	25’	25’	75’	16’	75’	100’
Min. Lot Depth	90’	90’	70’	100’	50’	100’	100’
Max. Building Coverage	50%	45% (10)	50%	80%	80%	40% (2)	40% (2)
Build-to-Line/Setbacks							
Front/Build-to-Line	25’ min.	20’ min.	20’ min.	10’ min.	Build-to-Line – 10-25’	Build-to-Line – 10-25’	Build-to-Line – 10-25’
Min. Side (3)	5’	3’	3’	5’	5’ – End unit; 0’ – Interior unit	5’	10’
Min. Side Street	7.5’	7.5’	7.5’	7.5’	10’ – End unit	10’	10’
Min. Rear	10’	10’	10’	15’	7.5’	10’	25’
Height/Stories							
Max. Stories	2	2	2	2	3	3	2 min. (6)
Max. Height (4)	N/A	N/A	N/A	N/A	36’	36’	(5)
Accessory Structures	Max. 2 stories						
Building Frontage							
Min. Building Frontage	N/A	N/A	N/A	N/A	60% (7)	60% (7)	60% (7)

[Ord. 2020-001] [Ord. 2021-022] [Ord. 2021-023]

Notes:

1.	Unless provided for herein, Townhouse developments shall comply with Table. 3.D.2.A, Townhouse Property Development Regulations. **[Ord. 2020-001]**
2.	Building coverage may be increased to 60 percent if all parking is provided curbside or in a parking structure. **[Ord. 2020-001]**
3.	Side setbacks may be reduced to zero in accordance with Art. 3.B.14.F.1.a, NRM, NG, and NC Side Setback Reduction. **[Ord. 2020-001]**
4.	Minor increases in maximum height may be permitted subject to all of the standards of Art. 5.C.1.E.4,a-c and as exempted by Art. 3.D.1.E.4, Height Exceptions, and as defined by Art. 1, General Provisions. **[Ord. 2020-001]**
5.	Maximum height of Multifamily projects of five units or more shall be in accordance with Maximum Stories and Height by Sub-area in Table 3.B.14.F, WCRAO Non-Residential and Mixed-Use Development Sub-area PDRs. **[Ord. 2020-001]**
6.	Multifamily developments with five units or more shall be required to be a minimum of two stories in the NC, UG, and UH Sub-areas. **[Ord. 2020-001]**
7.	Minimum building frontage of 80 percent is required for all Townhouse and all Multifamily developments in the NC Sub-area. **[Ord. 2020-001]**
8.	Community Residences and Recovery Communities are subject to the same sub-area PDRs as the specific housing type they are located within. **[Ord. 2021-022]**
9.	Per Art. 4.B.1.C.2, Cottage Home, the maximum size for Cottage Homes is limited to 1,000 square feet per dwelling unit. **[Ord. 2021-023]**
10.	Maximum building coverage may be allowed to increase by up to ten percent to accommodate solid roof porches and/or patios. Attached garages shall not exceed 15 percent of the maximum building coverage. **[Ord. 2021-023]**

2. Build-to-Line and Frontages

a. Build-to-Line

The first three floors of all main structures, excluding parking garages, shall be constructed at the build-to-line, unless specified otherwise. Maximum encroachments for balconies, and entryways shall comply with Table 3.B.14.G, WCRAO Supplementary Standards by Sub-area. **[Ord. 2006-004] [Ord. 2011-001] [Ord. 2017-025]**

1) General Exceptions

The following exceptions to the build-to-line shall be Permitted by Right: **[Ord. 2017-025]**

a) An additional ten or 12-foot setback is permitted where a gallery is used in lieu of an arcade. **[Ord. 2017-025]**

b) Up to 25 percent of the building frontage or footprint that is required to be on the build-to-line may be either set back or projected beyond the build-to-line to accommodate requirements for balconies, stoops, porches, or other architectural features designed to enhance the pedestrian streetscape environment, provided that ground floor improvements do not conflict with the placement of street trees. **[Ord. 2017-025]**

c) Recesses and projections of the building façade up to a maximum of three feet. **[Ord. 2017-025]**

d) Plazas and squares are optional. References to such shall not be misconstrued as a requirement, except that dimensions for plazas and squares shall be met when applied as an exception to build-to-line in accordance with Art. 3.B.14.F.2.a, Build-to-Line. **[Ord. 2017-002] [Ord. 2017-025]**

2) R-O-W/Easement Exception

The build-to-line may be adjusted by the DRO where a Site Plan is required, or at Building Permit review for projects Permitted by Right, to accommodate requirements such as increased R-O-W Buffers due to location of existing utility easements, or required safe sight distance or corner clips. **[Ord. 2017-025] [Ord. 2018-002]**

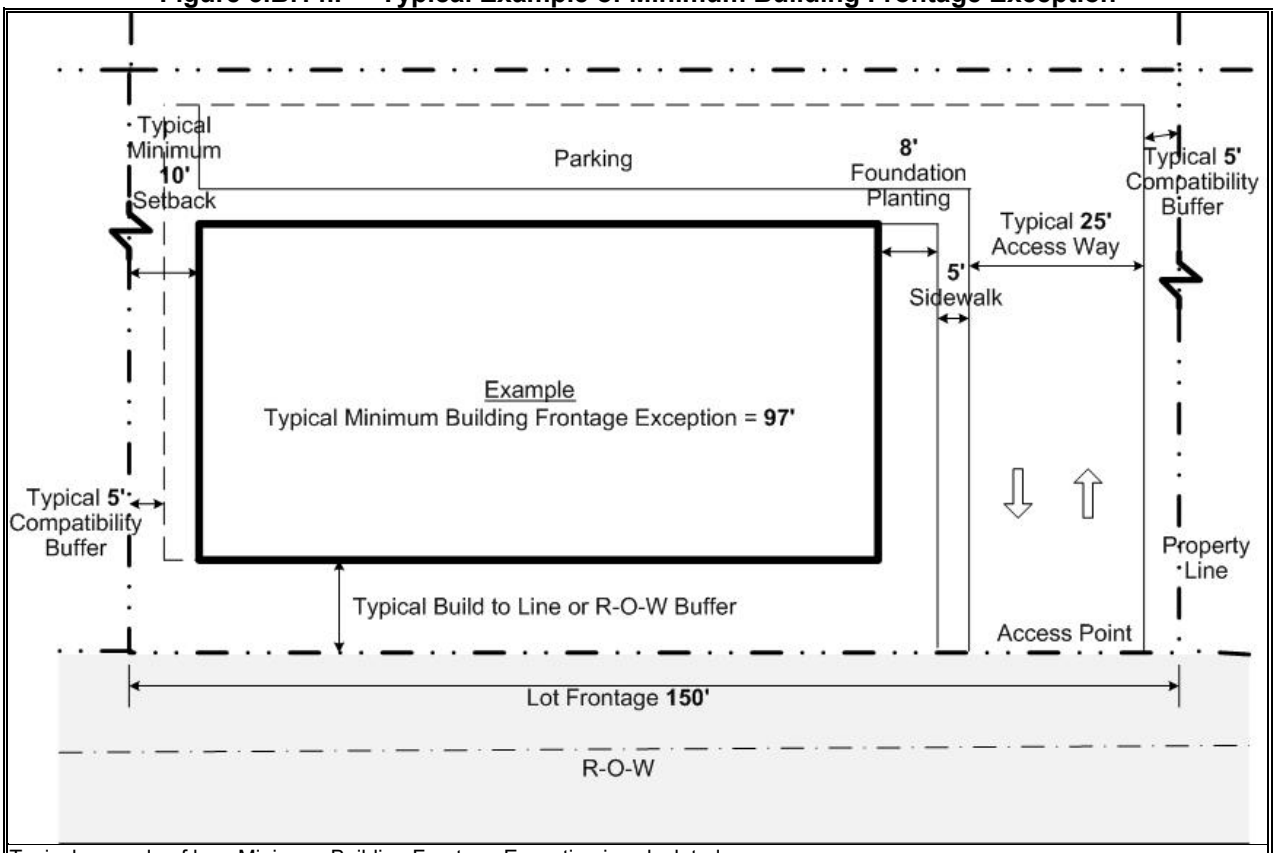
b. Minimum Building Frontage

1) The minimum building frontage shall be in accordance with the requirements of Table 3.B.14.F, WCRAO Non-Residential and Mixed-Use Sub-area PDRs or Table 3.B.14.F, WCRAO Residential PDRs. The portion of the structure required to meet the building frontage shall be located on the build-to-line unless otherwise stated. **[Ord. 2006-004] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2015-031] [Ord. 2017-025] [Ord. 2020-001] [Ord. 2021-023]**

a) Minimum Building Frontage Exception

This provision is established for lots that only have frontage on one street, or where side or rear access to required parking is unobtainable, or where a narrow lot with side or rear access cannot meet minimum building frontage and setback requirements. The minimum building frontage may be reduced, provided that the reduction shall be the minimum necessary to accommodate required side setbacks, perimeter buffers, foundation planting areas, and a maximum of one vehicular access point for required parking, as well as any pedestrian sidewalk up to five feet in width. **[Ord. 2017-025]**

Figure 3.B.14.F – Typical Example of Minimum Building Frontage Exception



Typical example of how Minimum Building Frontage Exception is calculated:

- Lot frontage = 150'
- Neighborhood Commercial (NC) Sub-area requires a minimum 80% Building Frontage per Table 3.B.14.F, WCRAO Non-Residential and Mixed-Use Sub-area PDRs
- 150' x 80% = Minimum Building Frontage of 120' required
- If no side or rear access, Minimum Building Frontage may be reduced to accommodate the following ULDC requirements: 10' Side Setback (includes typical 5' Compatibility Buffer); 8' side Foundation Planting area; 5' sidewalk; 25' Access Way; and, typical 5' Compatibility Buffer.
- Reduction is taken from Lot Frontage: 150' - (10' + 8' + 5' + 25' + 5') = Minimum Building Frontage of 97'

[Ord. 2017-025]

2) For parcels with multiple street frontages, the WCRA Executive Director shall determine the hierarchy of street frontages after consultation with the PBC Zoning Division and Engineering and Public Works Department. In establishing the hierarchy of frontages, the WCRA Executive Director will consider the proposed building design, orientation, and programming, and other site elements, including but not limited to: CPTED practices, landscaping, and streetscape to support a pedestrian-friendly environment. **[Ord. 2015-031]**

3. Base Building Line

The 40-foot-wide visual buffer requirement of Art. 3.D.1.D.1, Base Building Line, shall not apply to those lots abutting Westgate Avenue between Congress Avenue and Military Trail. The base building line for said lots shall be the existing R-O-W line of Westgate Avenue. **[Ord. 2006-004] [Ord. 2021-006]**

G. Supplementary Standards

In addition to the requirements of Art. 5, Supplementary Standards, and Table 3.B.14.G, WCRAO Supplementary Standards by Sub-area, the following shall apply: **[Ord. 2006-004]**

Table 3.B.14.G – WCRAO Supplementary Standards by Sub-area

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Minimum Enclosed Living Area							
Single Family Dwelling Unit	1,000 sq. ft.	1,000 sq. ft.	-	-	-	-	-
Accessory Quarters	300 sq. ft.	300 sq. ft.	300 sq. ft.	-	-	-	-
Fences and Walls							
Prohibited Materials (6)	Chain link, wire mesh, barbed wire, wood basket weave, or corrugated metal panels						
Architectural Features							
Arcades and Galleries (1)	-	-	-	Required – Westgate Avenue (10)	-	-	-
Min. Building Depth	-	20’	20’	20’	30’	-	30’
Min. 1st Floor Height	-	-	-	12’	-	-	-
Min. Number of Floors	-	-	-	2 (2)	-	-	-
Windows and Doors							
Min. Glazing of Frontage (3)	-	(3)	(3)	(3)	-	-	-
Porches, Balconies, and Entryways (8)(9)							
Front Setback Max. Encroachment (7)	8’	6’	6’	-	-	-	-
Min./Max. Porch Depth (4)	6’/10’				-	-	-
Min./Max. Porch Length (4)	8’/50% of building façade				-	-	-
Min./Max. Balcony Depth (4)	3’/3’				-		
Min./Max. Balcony Length (4)	6’/50% total of building façade				-		
Parking:							
Location of Surface Parking (9)	-	Rear	Rear	Rear	-	-	-
Driveways (5)(9)	-	Rear	Rear	Rear	-	-	-
Location of Accessory Quarters and Garages:							
Detached	Back of rear façade of primary structures			-	-	-	-
Landscaping							
See Art. 3.B.14.J, WCRAO Landscape Modifications allowing for reduction in Perimeter and foundation planting requirements.							
Min. Pervious Surface	-	20%	20%	20%	-	-	-

[Ord. 2006-004] [Ord. 2009-040] [Ord. 2015-031] [Ord. 2017-002] [Ord. 2017-007] [Ord. 2018-002] [Ord. 2020-001] [Ord. 2021-023]

Key:	
-	Subject to the supplementary standards of the lot’s zoning district
Notes:	
1.	See Art. 3.B.14.G.3.d, Arcades and Galleries, Figure 3.B.14.G, WCRAO Arcade and Gallery Standards. **[Ord. 2006-004]**
2.	Required second floor shall meet minimum frontage and depth requirements. **[Ord. 2006-004]**
3.	See Art. 3.B.14.G.3.c, Fenestration Details – Windows and Doors. Residential-only development in the NG and NRM Sub-areas shall be exempt from Art. 3.b.14.G.3.c, Fenestration Details – Windows and Doors. **[Ord. 2006-004] [Ord. 2020-001] [Ord. 2021-023]**
4.	Excludes stoops. **[Ord. 2006-004]**
5.	Access from the front or side may be permitted for lots with no rear street frontage. **[Ord. 2006-004]**
6.	Chain link fences may be installed for the following: **[Ord. 2009-040]** a. Single Family residential use provided a continuous native hedge is planted along the exterior side of the fence and adequate room for maintenance is provided along the property lines adjacent to public R-O-W. The hedge shall be maintained at the same height as the chain link fence. Black or green vinyl-coated chain link fence may be installed along remaining perimeter property lines not adjacent to a public R-O-W; **[Ord. 2009-040]** b. Non-residential uses within the UI Sub-area if the chain link fence is black or green vinyl coated; or, c. When a landscape barrier is required pursuant to Art. 4.B.2.C.16.c, Accessory Uses – Green Market. **[Ord. 2019-005]**
7.	The maximum encroachment for porches, balconies, and entryways located in NC Sub-area shall only apply to permitted residential or hotel uses. These ground floor improvements shall not conflict with the placement of street trees. **[Ord. 2011-001]**
8.	Single Family dwellings and Cottage Homes (Single Unit on a Single Lot) are not required to provide porches, balconies, and entryways, but may elect to utilize setback exceptions provided encroachment complies with other applicable maximum dimensions. **[Ord. 2015-031] [Ord. 2020-001]**
9.	Shall not apply to residential uses, except Multifamily developments with five units or more. **[Ord. 2015-031] [Ord. 2020-001]**
10.	Lots with 100 feet or less of frontage and residential development may be exempt. **[Ord. 2017-002] [Ord. 2020-001] [Ord. 2021-023]**

1. **Accessory and Prohibited Uses**
   a. **Accessory Structures**
      1) Except as otherwise stated within Art. 3.B.14, WCRAO, Westgate Community Redevelopment Area Overlay, accessory structures shall meet the setbacks of the underlying zoning district and Supplementary Regulations as stated within Art. 5.B.1.A.1, General. **[Ord. 2019-005]**
      2) Accessory structures shall be architecturally compatible with the principal building, with exception to accessory structures such as small sheds associated with Single Family residences (excluding garages), when less than 150 square feet in size and ten feet in height, and completely screened from all public rights-of-way. **[Ord. 2006-004] [Ord. 2009-040]**
      3) Accessory structures permitted pursuant to Art. 4.B.6.C.10.c, Community Vegetable Garden and Art. 4.B.2.C.16.c, Accessory Uses – Green Market shall comply with the PDRs of the zoning district in which the parcel is located and Supplementary Standards in Art. 5, Supplementary Standards, and shall not be subject to Table 3.B.14.F, WCRAO Non-Residential and Mixed-Use Sub-area PDRs, Build-to-Line/Setbacks and Minimum Building Frontage requirements. **[Ord. 2019-005] [Ord. 2020-001]**

   b. **Accessory Quarters and Garages**
      Accessory Quarters and garages shall meet the requirements of Table 3.B.14.G, WCRAO Supplementary Standards by Sub-area and Figure 3.F.3.D, TND Garages. **[Ord. 2006-004] [Ord. 2017-007]**

   c. **Prohibited Uses in Front Yards**
      In the NR, NRM, NG Sub-areas, the following uses are prohibited in front yards or building façades: **[Ord. 2006-004]**
      1) Parking on unpaved surfaces. **[Ord. 2006-004]**
      2) Clotheslines and other clothes-drying apparatus. **[Ord. 2006-004]**
      3) Electrical meters. **[Ord. 2006-004]**
      4) Air-conditioning equipment, including window units on the building façade. **[Ord. 2006-004]**
      5) Antennas and satellite dishes. **[Ord. 2006-004]**

2. **Fences, Walls, and Hedges**
   Interior fences and walls in the NRM, NG, and NC Sub-areas shall be decorative in nature, and shall not obstruct views of pedestrian access ways, courtyards, or parking entrances. Lots developed for Single Family residential use may be exempted from this requirement. **[Ord. 2006-004] [Ord. 2010-022]**

   a. **Mixed-Use Development and NC Sub-area**
      Fences and walls shall be prohibited in the front or side street setbacks for mixed-use development or any project in the NC Sub-area. **[Ord. 2006-004]**

   b. **NRM and NG Sub-areas**
      Fencing for residential uses in front yard setbacks may be increased to six feet in height if limited to decorative wrought iron or other similar materials that do not obstruct vision. **[Ord. 2006-004]**

3. **Architectural Guidelines**
   a. **Porches and Balconies**
      Notwithstanding the requirements of Art. 5.C.1.H.2.b, Balconies and Patios, a minimum of 20 percent of all Townhouses or the total number of Multifamily dwelling units on each floor shall have individual balconies or porches. A minimum of one balcony or porch shall be required for any project with less than five units. **[Ord. 2006-004]**

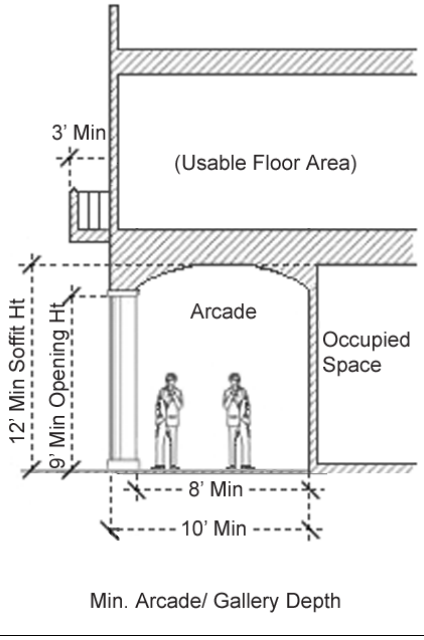
   b. **Building Entrance Orientation**
      All uses in the NRM, NG, NC, and UG Sub-areas shall have a principal entrance on the first floor oriented towards the street used as the primary frontage for the building. Cottage Homes (Multiple Units on a Single Lot) may also be oriented to a common entryway or open space courtyard which is oriented towards the street used as the primary frontage. **[Ord. 2006-004] [Ord. 2010-022] [Ord. 2020-001]**

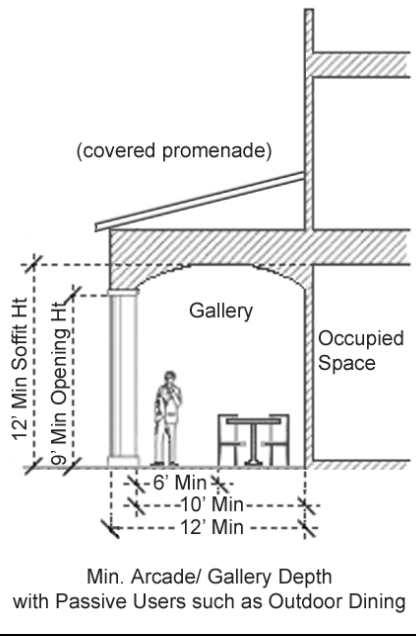
   c. **Fenestration Details – Windows and Doors**
      All mirrored or reflective glass, sliding glass doors, and glass blocks shall be prohibited. Where required, glazing shall have a minimum 70 percent transparency. A minimum of six square feet of glazing per linear foot of façade shall be provided at a pedestrian scale, on the first floor frontage or side street frontage. For the purpose of applying minimum fenestration required, the first floor shall be considered the area located up to a maximum of 12 feet above finished grade. Window or door frames and mullions shall be allowed to be included in the calculation. **[Ord. 2006-004] [Ord. 2010-022] [Ord. 2015-031]**

d. Arcades and Galleries

Arcade or gallery dimensions shall be in accordance with Figure 3.B.14.G, WCRAO Arcade and Gallery Standards. Where arcades and galleries are required, galleries shall not exceed 50 percent of the total building frontage. **[Ord. 2006-004] [Ord. 2010-022]**

Figure 3.B.14.G – WCRAO Arcade and Gallery Standards





[Ord. 2006-004]

e. Drive-Throughs and Gas Station Canopies

In the NRM, NG, and NC Sub-areas, a drive-through, gas station canopy, or fueling area shall be located to the rear of all buildings. **[Ord. 2006-004]**

f. Mezzanines

Mezzanines shall be counted as a floor, but cannot be used to meet the NC Sub-area two-story requirement. **[Ord. 2006-004]**

4. Non-Conforming Lot Combination

A non-conforming lot that is a Legal Lot of Record, has a minimum of 25 feet of frontage, and is located in the NRM, NG, or NC Sub-areas, may be combined with an adjacent lot meeting the same standards, or a conforming lot, provided it serves to reduce the non-conformity and creates a new lot with a minimum of 50 feet of frontage. The subdivision may be approved in accordance with Art. 11.A.8.D, Plat Waiver with Certified Boundary Survey. **[Ord. 2008-003]**

H. Density Bonus Programs

The provisions of Art. 5.G.1, Workforce Housing Program (WHP) apply when WCRAO Density Bonus Program units are not utilized. The following provisions apply when additional density is utilized through the WCRAO Density Bonus Program. **[Ord. 2021-006]**

1. Density Bonus Pool

In accordance with WCRAO Plan Policy 1.2.3-b, an additional 1,300 residential units, that may be utilized for rental and for-sale projects, are available in the WCRAO pursuant to the following: **[Ord. 2006-004] [Ord. 2021-006]**

Table 3.B.14.H – WCRAO Density Bonus Pool Limits

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Max. WCRAO Density Bonus per ac.	N/A	20	30	50	150	150	N/A
[Ord. 2006-004] [Ord. 2021-006]							

a. WCRA Recommendation

In accordance with Plan FLUE Sub-Objective 1.2.3 and Policy 1.2.3-b, any proposed project that includes a request from the Density Bonus Pool must obtain a recommendation of approval from the WCRA in accordance with the standards of Art. 3.B.14.D, Development Review Procedures consistent with the provisions below: **[Ord. 2006-004] [Ord. 2007-013] [Ord. 2011-011] [Ord. 2021-006]**

1) Facilitates the development of diverse, quality housing stock that addresses a mix of income levels pursuant to WCRA Community Redevelopment Plan Housing Policy Goal 3.1 and Objective 3.2; **[Ord. 2021-006]**
2) Meets the requirements of Table 3.B.14.E, WCRAO Minimum/Maximum Residential and Non-Residential Uses, Table 3.B.14.E, WCRAO Sub-area Use Regulations, Table 3.B.14.F, WCRAO Non-Residential and Mixed-Use Sub-area PDRs, and Table 3.B.14.F, WCRAO Residential PDRs, as applicable; **[Ord. 2021-006] [Ord. 2021-023]**
3) Provides a minimum of five percent of the project residential square footage as outdoor space for resident use, which may include but not be limited to: individual unit porches, patios, and/or balconies; usable open space for on-site common outdoor amenities such as grilling areas and tot lots; or, neighborhood amenities such as pedestrian streetscapes with furnishings, landscaping, or hardscape elements; and, **[Ord. 2021-006]**
4) For projects with ten or more units, provides a minimum of 20 percent of the total units in the project as on-site affordable and workforce housing units such that: **[Ord. 2021-006]**
   a) A minimum of ten percent, with no more than 40 percent of the total project units qualify at or below the Workforce Housing Program Low-Income Category; and a minimum of ten percent of the total project units qualify as Workforce Housing Moderate 1 Income Category, as defined in Art. 5.G.1.A.3.b, Income Categories; **[Ord. 2021-006]**
   b) These units meet Art. 5.G.1.A.3.h, Design Standards; and, **[Ord. 2021-006]**
   c) These units meet the provisions of Art. 5.G.1.D, Delivery of WHP Units and Art. 5.G.1.E, Enforcement. **[Ord. 2021-006]**

b. Approval Process

The review process for a WCRAO Density Bonus Pool approval is based on the density bonus requested in accordance with Table 3.B.14.H, WCRAO Density Bonus Pool Approval. Notice of all proposed projects shall be forwarded to the County Administrator or designee by the Division responsible for reviewing the application. **[Ord. 2006-004] [Ord. 2007-013] [Ord. 2010-022] [Ord. 2021-006]**

Table 3.B.14.H – WCRAO Density Bonus Pool Approval

Approval Process Required (1)	Range of Bonus Units per ac. (3)
Permitted by Right (2)	0.1-4
DRO Approval	4.01-22
BCC Approval	≥ 22.01
[Ord. 2006-004] [Ord. 2007-013] [Ord. 2021-006]	
Notes:	
1.	The transfer of density to a PDD or TDD requires approval as a Class A Conditional Use. **[Ord. 2006-004] [Ord. 2018-002]**
2.	Up to one unit may be Permitted by Right for projects less than one acre in size. **[Ord. 2006-004]**
3.	Additional units may be acquired through the County's TDR Program. **[Ord. 2021-006]**

c. Incentives for Density Bonus Pool Projects

1) The Applicant may request to modify or reduce the landscape requirements pursuant to Art. 7, Landscaping subject to a Type 1 Waiver process. The request shall be consistent with the Plan and a WCRA recommendation for approval. **[Ord. 2006-004] [Ord. 2021-006]**

2) The Applicant may request to utilize WHP incentives available under the Full Incentive Option pursuant to Art. 5.G.1.B.2.f, Incentives Available under Full Incentive Option. The request shall be consistent with the Plan and receive a WCRA recommendation for approval. **[Ord. 2021-006]**

I. Parking and Streets

1. Parking

a. General

1) For properties located east of the LWDD L-2B Canal and west of Suwanee Drive within the NRM, NG, and NC Sub-areas, parking shall be accessed from the rear of the lot from a street or alleyway, when available. **[Ord. 2006-004] [Ord. 2011-001]**

2) Reserved parking, including spaces reserved for valet parking, shall be prohibited except for parking provided above the minimum required, or for individual garages for residential units. **[Ord. 2006-004]**

b. Parking Exemption in the NC Sub-area

Projects on lots less than 10,000 square feet in size shall be exempt from on-site parking requirements if fronting on a street with on-street parking. **[Ord. 2006-004]**

c. Allowable Reductions in Required On-Site Parking

The required amount of on-site parking may be reduced in accordance with any of the following provisions. These provisions may be applied cumulatively. **[Ord. 2006-004]**

1) UG, UH, NRM, NG, and NC Deviations

Deviations in the required parking specified in Table 6.B.1.B, Minimum Parking and Loading Requirements shall be permitted for mixed-use or residential projects in the UG, UH, NRM, NG, or NC Sub-areas as specified in Table 3.B.14.I, WCRAO Mixed-Use and Residential Parking Deviations. **[Ord. 2006-004] [Ord. 2007-013]**

2) Curbside Parking

On-street parking available along the frontage, side, or rear lot lines that directly abuts the subject lot may be applied toward the parking requirements of the uses on the lot. Applicable spaces shall be calculated by taking the total linear distance of parking spaces and abutting the site's lot lines and dividing by the average length of spaces. **[Ord. 2006-004] [Ord. 2007-013]**

Table 3.B.14.I – WCRAO Mixed-Use and Residential Parking Deviations

Use		Parking
Multifamily Residential	1 Bedroom	1 per unit plus required guest parking
	2 Bedroom	1.5 per unit plus required guest parking
	≥ 3 Bedrooms	2 spaces per unit plus required guest parking (2)
Hotel or Motel (other areas calculated separately)		1.25 per room
Office, Business or Professional and Medical or Dental		2.5 per 1,000 sq. ft.
Commercial Uses		2.5 per 1,000 sq. ft.
Commercial, General Retail Sales		3 per 1,000 sq. ft.
Restaurant, Cocktail Lounge		1 per 4 seats

[Ord. 2006-004] [Ord. 2007-013] [Ord. 2017-002]

Notes:

1.	Unless stated otherwise in this Section, parking and loading shall be in accordance with Table 6.B.1.B, Minimum Parking and Loading Requirements. **[Ord. 2006-004] [Ord. 2007-013]**
2.	A parking ratio of 1.5 spaces per unit plus required guest parking shall also be permitted for any unit required to be deed restricted for very-low and low-income households. **[Ord. 2007-013]**

3) Connections to Adjacent Parking

Parking areas connecting to adjoining or future adjoining lots shall be granted a five percent reduction in the amount of required parking. This five percent reduction shall be deducted from the final calculated parking requirement, after all other eligible reductions are taken into consideration. **[Ord. 2006-004]**

2. Redevelopment Loading Option

To further development of WCRAO smaller parcels in the NRM, NG, NC, UG, or UI Sub-areas that promote the form-based code principles of the WCRA Plan, the WCRA Executive Director may

authorize the use of access aisles or other similar location on a site with structures less than 25,000 square feet in size, to also be used as loading areas, subject to the following: **[Ord. 2007-013]**

a. Application

An application shall be submitted to the WCRA in a form established by the Executive Director of the WCRA. The application shall include a loading demand study that addresses the minimum standards of this Section. **[Ord. 2007-013]**

b. Standards

The following standards shall apply to any shared location for a required loading zone: **[Ord. 2007-013]**

1) Demonstrate that site constraints or the benefits of an alternate loading zone is needed to allow for the development, including efforts to maximize potential FAR or density; **[Ord. 2007-013]**
2) Identify the size and types of uses that will be using the alternate loading zone, to include turnover rates and peak loading hours; **[Ord. 2007-013]**
3) Demonstrate that the proposed alternate loading zone will not adversely impact required vehicle stacking at entrances, block building entrances, emergency vehicle access, or parked vehicles; **[Ord. 2007-013]**
4) Identify the dimensions and types of vehicles that will use the alternate loading zone; **[Ord. 2007-013]**
5) Incorporate other available data, including but not limited to: traffic engineering or other Planning studies demonstrating the feasibility of the request; **[Ord. 2007-013]**
6) The use of the site may be limited to the size and types of uses indicated in the approved loading zone study; **[Ord. 2007-013]**
7) The site design shall provide sufficient maneuvering area and turning radii for proposed delivery vehicles; and, **[Ord. 2007-013]**
8) If located in an access aisle, a minimum ten-foot-wide by-pass shall be maintained along the entire length of the designed alternative loading area. **[Ord. 2007-013]**

c. Approval Letter and Documentation

The WCRA Executive Director shall recommend approval or denial of the application within the timeframes established under Art. 3.B.14.D.1.b, Timeframe for Response. The WCRA Executive Director shall issue a letter to the Applicant indicating their recommendation. **[Ord. 2007-013]**

3. Access and Circulation System

a. Construction in Existing R-O-Ws

The County Engineer may approve alternatives to PBC Standard design sections for Local Street construction, where streets are maintained by PBC, in order to accommodate construction or reconstruction of paving and drainage improvements to an existing public Local Street, or segment thereof. The eligible R-O-Ws shall have a width of less than 50 feet. The alternative design(s) shall provide for paved travel-way widths, structural sections, drainage, pedestrian access, dead-end turnarounds, and safe sight corners as prescribed by PBC Standards for Local Streets, or as deemed equivalent by the County Engineer. All required treatment and discharge control of stormwater runoff to the street drainage system shall be provided by secondary stormwater management facilities located outside the street R-O-W, permitted and constructed in accordance with applicable regulations of all agencies having jurisdiction over the receiving waters at the point of legal positive outfall. **[Ord. 2006-004]**

b. Access to Residential Subdivision Lots

In lieu of minimum legal access requirements pursuant to Art. 11.E.1.A.1, Access and Circulation Systems, a Local Street improved pursuant to Art. 3.B.14.I.3.a, Construction in Existing R-O-Ws, and having continuous paved access to at least one public street on the perimeter of the WCRAO, shall be deemed by the County Engineer to meet the requirement of Local Street access for residential lots created by subdivision of abutting property. Nothing herein shall prohibit the owner of abutting property from making application for and receiving appropriate approval of a Final Subdivision Plan or waiver of platting prior to completion of the above-noted improvements; provided, however, that the applicable plat or affidavit of waiver shall not be approved for recordation until construction has commenced for said improvements. **[Ord. 2006-004]**

c. Alleys

Removal of existing alleys is prohibited, unless approved by the WCRA. **[Ord. 2006-004]**

d. Driveways

In the NRM, NG, NC, and UG Sub-areas, a maximum of one driveway is permitted for lots less than 100 feet wide, or for one driveway for each 100 linear feet of frontage (or rear property line for double frontage where applicable). **[Ord. 2006-004]**

J. WCRAO Landscape Modifications

1. Foundation Planting

a. Build-to-Line

Required foundation planting along any façade with a required build-to-line may be deleted. **[Ord. 2010-022]**

b. Foundation Planting Deviations

The following modifications shall be permitted subject to DRO approval of an ALP: **[Ord. 2010-022] [Ord. 2018-002]**

1) The width of side foundation planting areas may be reduced from eight to five feet in width for buildings with a ten-foot side setback if the overall volume of reduced planting area is relocated on site or the required landscaping within the foundation planting area, at installation, be increased in height by 25 percent. **[Ord. 2010-022]**
2) Side foundation planting may be eliminated for buildings using a zero side setback. **[Ord. 2010-022]**
3) Side foundation planting may be relocated on site or the equivalent required landscaping within the site, be increased in height by 25 percent if the Applicant can demonstrate that proposed building heights will adversely limit sunlight and viability of planting area. **[Ord. 2010-022]**

2. Perimeter Buffer Width Reductions

A required R-O-W or Incompatibility Buffer width may be reduced by up to 50 percent in the NRM, NG, NC, UG, and UI Sub-areas for commercial or mixed-use projects, provided that a minimum five-foot-wide planting area is provided with no encroachments, and that all other Code requirements are met, unless indicated otherwise. A side interior perimeter buffer shall not be required when a zero side setback is used. **[Ord. 2010-022] [Ord. 2018-002]**

3. R-O-W Planting Reductions

Shrubs and hedges shall not be required for any R-O-W Buffer along the Westgate Avenue corridor from Congress Avenue to the L-10 Canal, provided that required trees are planted 20 feet on center. This provision may also be used along the frontage of any mixed-use project in the NRM, NC, NG, and UG Sub-areas. **[Ord. 2010-022]**

a. Clustering

In the WCRAO, clustering is not permitted in conjunction with the R-O-W Buffer in the NRM, NG, and NC Sub-areas. **[Ord. 2006-004] [Ord. 2018-002]**

4. Parking Lots

Side interior perimeter buffers are not required where adjacent to a surface parking lot that shares a common border with and is interconnected to an adjacent surface parking lot, subject to DRO approval. **[Ord. 2010-022]**

K. Drainage

1. Surface Water Management Permit

For subdivision of land where all of the land proposed to be subdivided, is included within an active Surface Water Management Permit issued by the SFWMD, where all water quality and water quantity requirements of the SFWMD have been met under said permit, the requirements for control of discharge pursuant to Art. 11.E.4.F, Secondary Stormwater System Design and Performance, shall be deemed in compliance. **[Ord. 2006-004]**

Section 15 Infill Redevelopment Overlay (IRO)

A. Purpose and Intent

The purpose and intent of the Infill Redevelopment Overlay (IRO), is as follows: **[Ord. 2010-005]**

1. Establish optional development regulations to facilitate revitalization of commercially designated lands in the Urban/Suburban Tier, by incrementally retrofitting commercial corridors and isolated land uses with sustainable development that creates a sense of place, improves streetscapes, and successfully integrates into the surrounding community; **[Ord. 2010-005]**
2. Offer property development incentives that will encourage developers, property, or business owners to utilize the IRO (e.g., reduced setbacks and parking ratios, increased FAR, and flexible landscaping regulations to maximize the efficient use of property); **[Ord. 2010-005]**
3. Implement the Goals, Objectives, and Policies of the Comprehensive Plan that mandate sustainable, walkable urban/suburban redevelopment; **[Ord. 2010-005]**
4. Utilize Smart Growth and Form-Based Coding principles to establish standards that create a predictable built form that improves the streetscape and establishes an enhanced pedestrian realm; **[Ord. 2010-005]**
5. Advocate walking, cycling, and mass transit as viable alternatives to automobile use; **[Ord. 2010-005]**
6. Promote interconnectivity between uses; **[Ord. 2010-005]**
7. Promote sustainability by integrating the social, economic, and ecological needs of the community with overall Regional, State, and National policy advocating management of resources for future generations; **[Ord. 2010-005]**
8. Mitigate adverse impacts of commercial development to surrounding residential uses and the community as a whole; **[Ord. 2010-005]**
9. Promote non-residential and residential mixed use; **[Ord. 2010-005]**
10. Respect market realities, industry trends, and property rights; **[Ord. 2010-005]**
11. Address multi-disciplinary regulatory and development review processes; and, **[Ord. 2010-005]**
12. Establish expedited review process. **[Ord. 2010-005]**

B. Applicability

The provisions of the IRO are optional, with the stipulation that when selected all new development will be in compliance with this Section, excepting any permitted Type 1 Waivers. An Applicant may elect to use the IRO regulations for parcels that meet the following criteria: **[Ord. 2010-005] [Ord. 2012-027]**

1. Boundaries

Parcels shall be located in the U/S Tier, defined as that area being located within the USA, as depicted on Map LU 2.1, Service Areas, of the Plan. **[Ord. 2010-005]**

2. Other Overlays

Where applicable, the IRO may be used in conjunction with the following overlays: GAO, LOSTO, NEO, PBIAO, TAPO, WCRAO-UH Sub-area, and URA where a parcel does not have a URA Urban Center (UC) or Urban Infill (UI) FLU designation. Where there is a conflict between the provisions of the IRO and any of the above overlays, the specific provisions of the other overlay shall prevail. **[Ord. 2010-005]**

3. FLU Designation

Eligible parcels shall have one or any combination of the following: CL-O, CL, CH-O, or CH FLU designation. **[Ord. 2010-005]**

4. Zoning District Requirements

Use of the IRO shall require rezoning to the IR district, unless allowed otherwise herein. Any IRO project that requires Public Hearing approval, excluding a Development Order Abandonment (ABN), shall submit a concurrent application to rezone the subject property to the IR district. **[Ord. 2010-005]**

a. IR Rezoning Alternative

To assist in expediting IRO projects that do not require any Public Hearing approvals, a rezoning shall not be required subject to the following: **[Ord. 2010-005]**

1) Eligible Districts

Parcels shall have a CN, CLO, CC, CHO, CG, or MUPD Zoning District, or combination thereof. MUPD may also include applicable prior approvals identified in Art. 3.E.3.A.2, Applicability **[Ord. 2010-005]**

2) Intensity Limits

Application of IRO standards shall be made based upon the lesser of either the actual FLU designation for the site, or the zoning district equivalent as identified in the Table below: **[Ord. 2010-005]**

Table 3.B.15.B – Zoning/FLU Equivalent

Zoning District(s) of Subject Site	Max. FLU Designation			
	CL-O	CH-O	CL	CH
CLO	✓			
CHO		✓		
CN			✓	
CC			✓	
CG				✓
MUPD	(1)	(1)	(1)	(1)
[Ord. 2010-005]				
Notes:				
1.	Not applicable, apply FLU designation(s) for subject site.			
Examples:				
Existing Zoning	(Zoning/FLU Equivalent)	Existing FLU	Apply	Least Intense
CN	(CL)	CH	=	CL
CLO	(CL-O)	CH-O	=	CL-O
CG	(CH)	CL	=	CL
MUPD	(N/A)	CL	=	CL

5. Conflicts

If a conflict exists, the provisions of this Section shall apply to the extent of the conflict, unless stated otherwise herein. **[Ord. 2010-005]**

C. Future Land Uses and Density/Intensity

Density and intensity shall be in accordance with the FLU designation and related zoning PDRs for the subject site as described herein. **[Ord. 2010-005]**

1. Split by FLU Designations

Uses permitted, PDRs, density, and intensity shall be determined by the land use designation on the affected area. Density may be transferred from one portion of the site to another. **[Ord. 2010-005]**

2. Density

The allowable density shall be in accordance with FLUE Table 2.2.1-g.1 and other related Policies of the Plan and related Policies, and Art. 5.G, Density Bonus Programs. **[Ord. 2010-005] [Ord. 2019-005]**

3. Intensity Bonus Incentive (FAR Increases)

The maximum allowable FAR for an IRO project with a CL or CH FLU designation may be increased up to 1.0 in accordance with Table 3.B.15.C, IRO FAR Increase. The maximum permissible increase is limited to those subject sites having sufficient land area to allow for establishment of the Core Transect Zone, so as to encourage the assembly of smaller parcels. **[Ord. 2010-005]**

Table 3.B.15.C – IRO FAR Increase

Transect Zone	Max. FAR			
	CL	CL Green (2)	CH	CH Green (2)
General	0.25 (1)	0.35 (1)	0.50	0.75
Core	0.35 (1)	0.50	0.75	1.0
[Ord. 2010-005]				
Notes:				
1.	May be increased up to 0.50 for accessory retail projects, in accordance with the Plan.			
2.	Applicable when a project achieves sufficient points to be classified as Green Architecture pursuant to Art. 5.C, Design Standards.			

4. Mixed-Use Projects

A mixed-use project that vertically integrates at least 20 percent of allowed residential units with non-residential uses shall be allowed to utilize up to 100 percent of both a site's residential density and commercial intensity. **[Ord. 2010-005]**

D. Application Requirements

1. Pre-Application Conference (PAC)

All applications for an IR rezoning or an IRO project shall require a PAC pursuant to procedures in Art. 2.A.5.A, Pre-Application Conference (PAC). **[Ord. 2010-005]**

2. Plan Requirements

Required plans shall comply with Art. 2.A.6.B, Plan Requirements, and the Zoning Technical Manual. **[Ord. 2010-005]**

a. Preliminary Master Plan

The BCC shall approve a Preliminary Master Plan for a rezoning to the IR district. **[Ord. 2010-005]**

1) Effect of BCC Approval

BCC approval of a Preliminary Master Plan, or any other plans submitted voluntarily by the Applicant, shall be binding upon the Property Owners subject to the Development Order, their successors, or assignees, and shall constitute the development regulations for the land. **[Ord. 2010-005]**

2) Additional Requirements

The Preliminary Master Plan shall also include the following, as applicable: **[Ord. 2010-005]**

a) Intensity or density, including any mix of uses and vertical integration for any project proposing to use Art. 3.B.15.C.4, Mixed-Use Projects; **[Ord. 2010-005]**

b) Transect zones assigned to all land; **[Ord. 2010-005]**

c) Vehicular and pedestrian circulation, including location of access points and interconnectivity to adjacent parcels; perimeter streets; and, the internal street network, including alleys; **[Ord. 2010-005]**

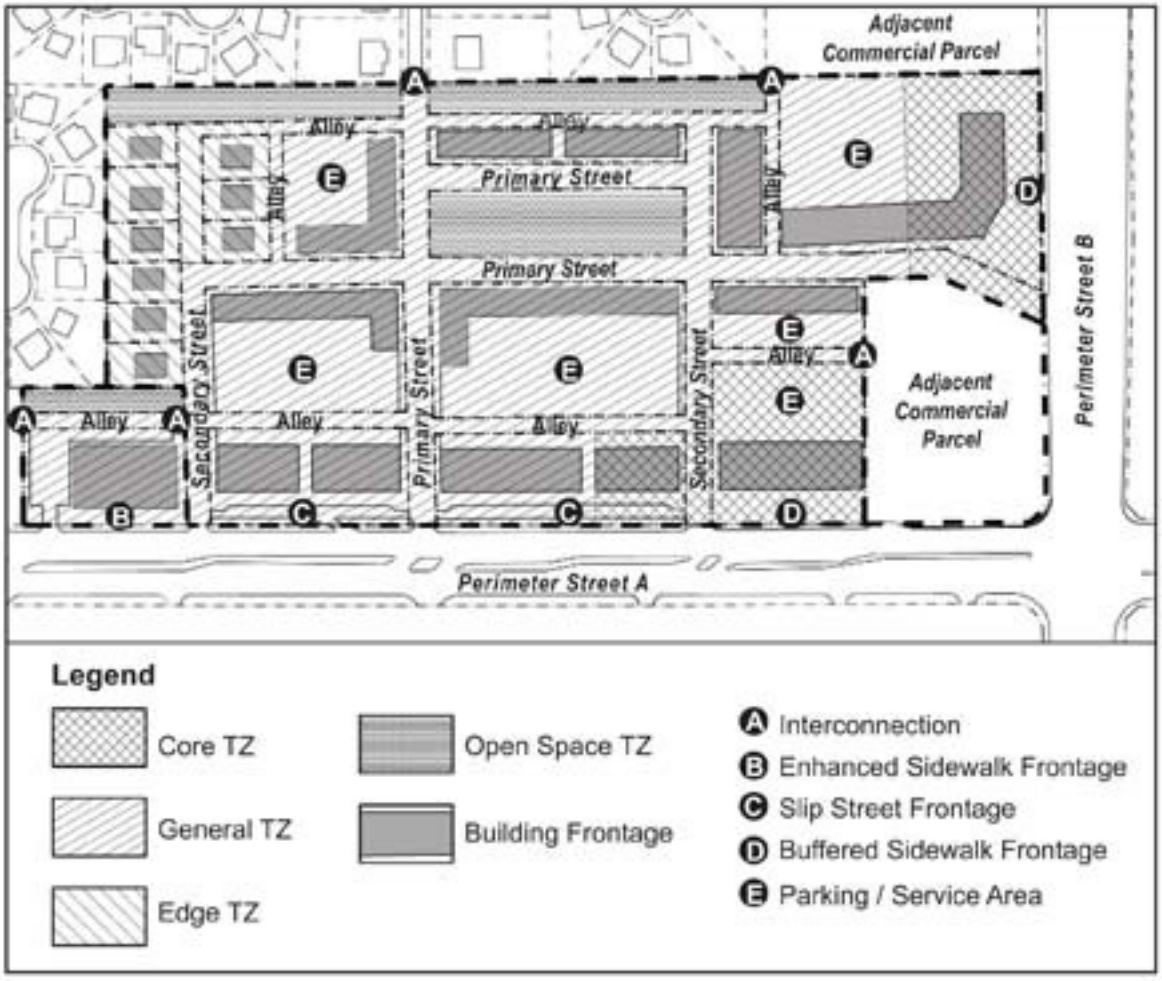
d) General building location, including any tenants 65,000 square feet or larger and pedestrian streetscape realm for all perimeter street frontages; **[Ord. 2010-005]**

e) Location of any Conditional Uses; **[Ord. 2010-005] [Ord. 2018-002]**

f) General location of parking, loading, and service areas; and, **[Ord. 2010-005]**

g) General location of required usable open space. **[Ord. 2010-005]**

Figure 3.B.15.D – Typical Example of IRO Preliminary Master Plan



[Ord. 2010-005]

b. Other Plans

1) Regulating Plan

The DRO shall approve a Regulating Plan. **[Ord. 2010-005] [Ord. 2016-042]**

2) Master Sign Plan

Shall not be required for BCC approval if no freestanding signs are proposed, excluding directional signage. **[Ord. 2010-005]**

3) Architectural Elevations

Shall be in accordance with Art. 5.C, Design Standards. **[Ord. 2010-005]**

c. Final Plans

Shall include the additional requirements listed above under the Preliminary Master Plan, as applicable. **[Ord. 2010-005]**

1) Final Site Plan or Subdivision Plan

The DRO shall approve a Final Site Plan or Final Subdivision Plan(s) for all land areas located within an IRO project. **[Ord. 2010-005]**

E. General Design Standards

An IRO project shall be designed in a manner that establishes an enhanced pedestrian environment by providing a functional interface with perimeter streets and abutting uses. This is accomplished by regulating the following: site layout; interconnectivity; location of intensity and density; building and parking placement; building form; and, provision of an enhanced streetscape and usable pedestrian amenities. **[Ord. 2010-005]**

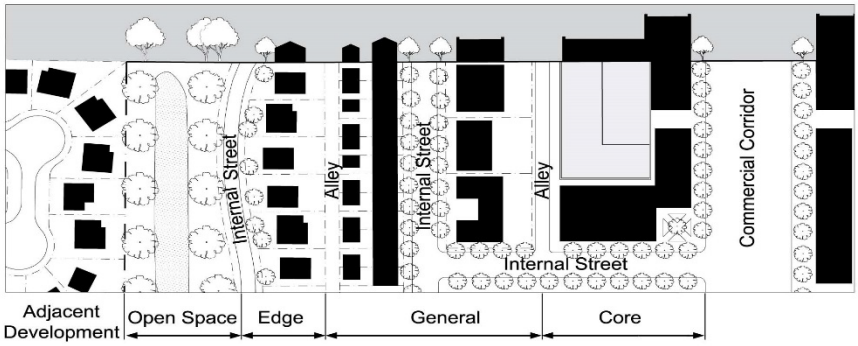
1. Streets, Access, and Interconnectivity

The IRO is primarily intended to accommodate smaller parcels fronting commercial corridors, and establishes perimeter frontage standards for building setbacks and streetscape improvements based upon the size or intensity of such streets. Larger IRO projects shall be designed to create block configurations composed of primary and secondary streets, and alleys. Access from perimeter streets shall be limited to primary streets where feasible, and rear alley access, with exception to smaller parcels which may use access ways to comply with rear alley requirements. IRO projects shall provide for the establishment of an alley system that connects to abutting commercial parcels, providing for an alternative slow speed vehicular access system running parallel to commercial corridors. Additional connectivity shall be required where larger parcels establish new intersections from internal streets and alleys. **[Ord. 2010-005]**

2. Transect Zones (TZ)

Transect zones are distinct categories that define and organize density and intensity ranging from the most urban to the least urban. The IRO requires the application of one or more of the following four transect zones to all land within an IRO project: Core, General, Edge, and Open Space. The primary intent is to facilitate the development of urban forms while providing for gradual transitions in building scale and use intensity, rather than rigid distinctions. The following describes the four TZ types: **[Ord. 2010-005]**

Table 3.B.15.E – Generalization of IRO Transect Zones



[Ord. 2010-005]

a. Core

The most intense TZ typically comprised of larger interconnected commercial or mixed-use buildings that create a continuous street wall along one or more streetscapes. Using the Core TZ may also require the use of the General or Edge TZ if the parcel is adjacent to residential uses or parcels with a residential FLU designation, so as to provide a compatible transition. **[Ord. 2010-005]**

b. General

A moderately intense TZ comprised of a wide range of building types including smaller interconnected commercial, mixed-use, and Multifamily buildings. The General TZ may be used as a transition between the Core TZ and less intense zones or abutting uses, or for smaller parcels with size constraints. **[Ord. 2010-005]**

c. Edge

A low-intensity TZ comprised of residential or work/live uses that are compatible with or similar in scale to adjoining residential neighborhoods. The Edge TZ may be used to provide an appropriate transition between the Core or General TZs and abutting residential uses. **[Ord. 2010-005]**

d. Open Space

A passive TZ comprised primarily of unbuilt, landscaped areas. Open space may be surrounded by another TZ or used as a buffer between the General TZ and development on abutting parcels. Typical uses include passive civic, recreation, or other public open spaces such as plazas and squares, or drainage retention areas, environmental preservation, or perimeter landscape buffers. **[Ord. 2010-005]**

3. Buildings

All buildings shall be located along perimeter streets first, and then may be located internally, provided they front a primary street and are clustered with perimeter buildings. **[Ord. 2010-005]**

a. Building Types

There are five general building types permitted in the IRO: block, liner, courtyard, and Townhouse, with additional standards for civic uses, accessory structures, and related outdoor uses. **[Ord. 2010-005]**

1) Block

A type of building with little or no substantial deviations in any façades typically used to accommodate single-floor uses of up to 65,000 square feet per floor. **[Ord. 2010-005]**

2) Liner

A specialized type of building, used to conceal parking garages, large footprint building (large-scale development or multi-tenant) in excess of 65,000 square feet in size, and may also include green spaces, plazas, or squares. Liner buildings may be attached to, or have rear alley access separating the use to be concealed, and shall be the same height as the use to be concealed. **[Ord. 2010-005]**

3) Courtyard

A type of building arranged around a courtyard, such as a garden, patio, plaza, or square that is open to the sky, and dedicated for common use. **[Ord. 2010-005]**

4) Civic

A type of building used to accommodate public or private civic uses. Deviations from IRO property development regulations may be permitted, where stated, when a public plaza, square, or other passive open space area is incorporated into the site. **[Ord. 2010-005]**

5) Townhouse

A type of building primarily intended for residential use that may also be used as a Work/Live Space or unit. While a Townhouse building is intended to be developed using individual lots and party walls, it may also be developed as Multifamily if developed consistent with all Townhouse requirements. A Townhouse building shall comply with Art. 3.D.2.A, Townhouse and all other related ULDC provisions, unless expressly stated otherwise herein. **[Ord. 2010-005]**

b. Accessory Structures and Outdoor Uses

Shall be located so as to be screened from view from streets and to minimize any adverse impacts to adjacent residential properties. **[Ord. 2010-005]**

4. Parking and Loading

Required parking and loading for each tenant shall be located to the rear of buildings. Parking shall only be permitted in front of buildings in the form of on-street parking. Parking may be allowed on the side of buildings only if minimum frontage requirements have been addressed. **[Ord. 2010-005]**

5. Streetscape and Usable Open Space

a. A pedestrian-oriented streetscape shall be provided along all perimeter, primary, and secondary street frontages; **[Ord. 2010-005]**

b. Plazas, squares, and other forms of usable open space shall be located in front of or adjacent to buildings; and, **[Ord. 2010-005]**

c. Additional sidewalks or pathways shall be provided to establish a complete pedestrian network that links all uses and parking lots to perimeter street frontages. **[Ord. 2010-005]**

6. Landscaping and Open Space Transitional Elements

Landscaping in an IRO project shall be designed to enhance pedestrian areas, allow for improved visual surveillance from building windows, and minimize impacts to adjacent residential developments. Drainage retention areas, preserves, and other similar low-intensity open space areas shall be located so as to provide a transition between commercial uses and existing adjacent residential uses, or parcels with a residential FLU designation, when possible. **[Ord. 2010-005]**

F. Design and Development Standards

An IRO project shall comply with the following: **[Ord. 2010-005]**

1. Access and Frontage

Access shall be limited to minimize curb cuts to streets so as to improve traffic flow and reduce adverse impacts to pedestrian walkways. Where feasible, access from rear alleys is encouraged. **[Ord. 2010-005]**

a. External

No more than one access point shall be permitted for each 160 linear feet of street frontage, and shall be in the form of a street or alley, unless exempted otherwise herein. Parcels with side street frontages shall be required to provide rear alley access or a larger street, unless bounded by a street along the rear property line. **[Ord. 2010-005]**

b. Internal

No more than one access point or alley shall be permitted for each 160 linear feet of street frontage to allow for access to parking and loading, drive-through facilities, or other similar uses. **[Ord. 2010-005]**

c. Small Parcel Exception

Parcels with less than 160 feet of frontage shall be permitted to establish one access point along a perimeter street; however, alley access shall be encouraged as the primary means of vehicular access where feasible. **[Ord. 2010-005]**

2. Block Standards

Blocks shall be created by utilizing streets and alleys to provide continuous pedestrian and vehicular circulation, interconnectivity, and accessibility in IRO projects. Any new blocks created, whether required or voluntary, shall be in accordance with the following: **[Ord. 2010-005]**

a. Applicability

Blocks are required for projects five or more acres in size, or where the subdivision of land is proposed, excluding lot recombination. **[Ord. 2010-005]**

b. Minimum Dimensions

Table 3.B.15.F – Block Dimension Requirements

Block Perimeter (Total)	Min.	Max.
No Pedestrian Pass-Through; or	640’	1,600’
With Pedestrian Pass-Through	640’	2,200’
Block Length (Single Side)	**Min.**	**Max.**
No Pedestrian Pass-Through; or	160’	600’
With Pedestrian Pass-Through	160’	750’
[Ord. 2010-005]		

c. Block Frontage

All blocks shall have frontage on a perimeter or internal street frontage. Streets shall be used to interconnect blocks. When using alleys to meet block requirements, they shall only be permitted along the side or rear of a block where streets are not required. **[Ord. 2010-005]**

d. Subdivision

Any subdivision of land shall comply with all lot dimensions applicable to the IR district, with exception to Townhouse lots. **[Ord. 2010-005]**

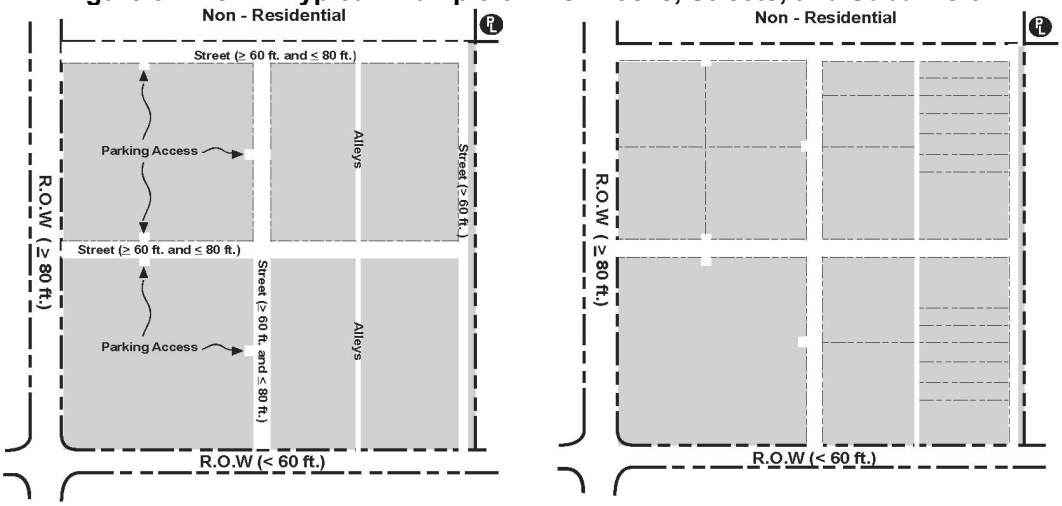
e. PDD Subdivision Alternative

An IRO project may apply for an exemption from subdivision recordation requirements and subdivide by fee title conveyance of individual lots in accordance with the approval process and requirements of Art. 11.A.6.B, Subdivision of Commercial and Industrial Building Sites. **[Ord. 2010-005]**

f. Exceptions

Where new blocks are required, exceptions shall be permitted only where PBC DEPW requirements preclude required vehicular access points necessary to complete the block structure. **[Ord. 2010-005]**

Figure 3.B.15.F – Typical Example of IRO Blocks, Streets, and Subdivision



[Ord. 2010-005]

3. Street Standards

This Code addresses the design of external and internal streets and establishes related standards to ensure that pedestrian amenities and walkways, buildings, and other improvements are properly and safely situated. Vehicular circulation and interconnectivity shall be established using a system of streets and alleys, unless exempted herein. Streets are used to create connections between parcels, establish blocks, and provide frontage for buildings that are not located with frontage on a perimeter street. Alleys provide links between adjacent parcels along the rear of lots, behind buildings, and to link parking areas. **[Ord. 2010-005]**

a. Perimeter Street Types

Building perimeter frontages and setbacks shall be determined by the width of the ultimate street R-O-W. All perimeter streets shall be classified as indicated in Table 3.B.15.F, Perimeter Street Types. **[Ord. 2010-005]**

Table 3.B.15.F – Perimeter Street Types

Street Type	Ultimate R-O-W Width		
	< 60’	60-79’	≥ 80’
Type 1 R-O-W	✓		
Type 2 R-O-W		✓	
Type 3 R-O-W			✓
[Ord. 2010-005]			
Notes:			
✓	Means applicable.		

1) Exceptions

A Type 1 or Type 2 street type may be used to apply the standards of this Code if the street meets one of the following situations: **[Ord. 2010-005]**

a) Street has a limited number of travel lanes and large medians, or on-street parking; or **[Ord. 2010-005]**

b) Where streets are designed with narrower lanes and official posted speed limits are 35 miles per hour or less, a Type 2 R-O-W may be applied, or where 30 miles per hour or less, a Type 1 R-O-W may be applied. **[Ord. 2010-005]**

b. Internal Street Types

Internal streets shall include primary streets, secondary streets, slip streets, and alleys. For the purposes of the IRO, internal streets may include access ways or driveways, provided they comply with the design standards herein; however, new internal streets or alleys designated as private or public R-O-W shall also comply with any Engineering requirements. **[Ord. 2010-005]**

1) Primary Street

The design for the street, on-street parking, and streetscape shall comply with Figure 3.F.2.A, TDD Commercial Street, or the TMD design exception summarized in Art. 3.F.4.C.2.a.1), Design Exception as illustrated in Figure 3.F.4.C, Typical Example of TMD Commercial Street with Angled Parking. If required, primary streets shall serve to establish the main pedestrian routes of a project. **[Ord. 2010-005]**

2) Secondary Street

Secondary streets may be permitted where necessary to comply with block structure requirements. Secondary streets shall be designed to be consistent with primary streets, except that on-street parking shall not be required, and minimum sidewalk width may be reduced to five feet in width. **[Ord. 2010-005]**

3) Slip Street Option

The slip street option allows for the establishment of a parallel street immediately abutting a commercial corridor. The slip street establishes a pedestrian-oriented streetscape along perimeter frontages that also accommodates on-street parking. Eligible parcels shall have a minimum frontage of 400 feet along a perimeter street, and shall be generally consistent with the standards for a primary street, with exception to the following: **[Ord. 2010-005]**

a) Vehicular traffic shall be one way, in the direction of the closest lanes on the abutting R-O-W; **[Ord. 2010-005]**

b) The street shall be a minimum of 12 feet wide, or as required by the County Engineer; **[Ord. 2010-005]**

c) Vehicle stacking and interaction with any access points shall be as required by the County Engineer; and, **[Ord. 2010-005]**

d) On-street parking shall only be required on one side of the street. **[Ord. 2010-005]**

4) Alleys

Alley access shall not be permitted from primary streets. Alleys shall conform to the requirements of Art. 3.F.2.A.1.e, Alleys. **[Ord. 2010-005]**

c. Streetscape

Street trees, street lights, sidewalk dimensions, and other pedestrian amenities shall be in accordance with the streetscape standards defined in Art. 3.B.15.F.8, Streetscape Standards. **[Ord. 2010-005]**

4. Interconnectivity Standards

Interconnectivity to adjacent residential parcels is encouraged, but not required. Interconnectivity shall be required to any non-residential development or vacant parcel with a non-residential use, FLU designation, or zoning district abutting an IRO project. In addition, the following shall apply. **[Ord. 2010-005]**

a. Street Connections

Parcels required to or proposing to establish a block structure, shall provide interconnectivity where any new internal intersections abut adjacent parcels. **[Ord. 2010-005]**

b. Parallel Alley

All parcels with frontage on a commercial corridor shall install an alley running parallel to the corridor. The alley shall be generally located along the rear property line, or at a point that allows interconnectivity to shallower abutting lots. Where new blocks are not required or proposed, alleys may be incorporated as drive aisles within parking lots. In the event the adjacent parcel is undeveloped, a stub out shall be provided to accommodate future connections. **[Ord. 2010-005]**

c. Gates

The use of gates or other similar barriers is prohibited. Exceptions are permitted for the following: dumpsters, loading areas, and private garages or parking lots. **[Ord. 2010-005]**

d. Cross-Access Agreement

Where interconnectivity is required, an irrevocable cross-access easement shall be provided prior to Final DRO plan approval. **[Ord. 2010-005]**

5. Transect Zone Standards

Transect zone boundaries shall follow proposed lot lines or be clearly dimensioned for parcels developed under one entity. No land may be assigned two or more transect zones.

Overall parcel size, dimensions, R-O-W frontages, and other abutting parcel uses or FLU designations dictate the type and location of allowable TZs, with the most intense being located along commercial corridors or where adjacent to similar IRO projects, commercial, or industrial uses, transitioning to the least intense where needed to address the context of adjacent uses. **[Ord. 2010-005]**

a. General Standards

The following general standards shall be followed when assigning TZs: **[Ord. 2010-005]**

1) The Core TZ should be located adjacent to busy highways, Arterials, or Collectors; **[Ord. 2010-005]**
2) Changes in TZs should generally occur at the rear of buildings or lots, rather than along streets, with exception to the Open Space TZ; **[Ord. 2010-005]**
3) The Open Space TZ may face other TZs across streets. When the Open Space TZ is used to designate a public open space within the proposed development, it should be surrounded by streets on one or more sides; **[Ord. 2010-005]**
4) When a parcel adjoins existing or approved development, either a similar transect zone or a zone that establishes a compatible transition shall be assigned. **[Ord. 2010-005]**

b. Minimum Standards

The following Table establishes minimum standards for assigning each of the four TZs: **[Ord. 2010-005]**

Table 3.B.15.F – IRO TZ Standards

Parcel Standards	Transect Zone			
	Core	General	Edge	Open Space
Min. Overall Parcel Size	1 ac.	N/A	N/A	N/A
Max. Percentage of Overall Parcel	50% (1)	N/A	N/A	N/A
Min. Percentage of Overall Parcel	N/A	25%	N/A	N/A (2)
Min. Setback from Abutting Residential	200'	10'	N/A	N/A
Required Frontage				
Arterial or Collector	✓	✓ (3)	N/A	N/A
Local Commercial Street (5)	✓	✓ (3)	N/A	N/A
Local Residential Street (5)	N/A	N/A	✓	N/A
Permitted Side Street or Other Frontages				
Expressway	✓	✓	✓	✓
Local Commercial Street (5)	✓	✓	✓	✓
Local Residential Street (5)	N/A	✓	✓	✓
Residential Access (5)	N/A	✓	✓ (4)	✓
Alleys (Internal) (5)	✓	✓	✓	✓
[Ord. 2010-005]				
Notes:				
✓	Means applicable or permitted. **[Ord. 2010-005]**			
1.	Maximum Core TZ may be increased up to 95 percent, and minimum General TZ may be reduced commensurately, where parcel is abutting on all sides by Arterials, Collectors, and commercial or industrial parcels up to a depth of a minimum of 200 feet from the property line. **[Ord. 2010-005]**			
2.	See Art. 3.B.15.F.9, Usable Open Space, for minimum "usable open space" requirements. **[Ord. 2010-005]**			
3.	General TZ shall be exempt from Arterial or Collector requirement when a Core TZ is used, or where an eligible parcel only fronts on a Local Commercial Street. **[Ord. 2010-005]**			
4.	General TZ frontage only permitted for parcels less than one acre in size. **[Ord. 2010-005]**			
5.	Includes any access way meeting IRO street standards. **[Ord. 2010-005]**			

6. Building Standards

The provisions of this Section shall be applied in conjunction with any other applicable ULDC standards or limitations for buildings, unless stated expressly herein. **[Ord. 2010-005]**

a. Building Placement

Table 3.B.15.F, Block Dimension Requirements, provides the dimensional requirements for building placement for IRO projects. All building types excluding outdoor uses and related structures, shall comply with the following: **[Ord. 2010-005]**

1) Corners

Where a parcel is located at the intersection of two streets, at least one building shall be placed so as to meet the build-to-lines for both streets. **[Ord. 2010-005]**

2) Building Hierarchy

Building placement shall follow an established order, with initial buildings required to meet minimum placement and frontage requirements along the most intense perimeter streets. Additional buildings may be located on interior main streets, but shall be ordered so as to create a consistent streetscape. **[Ord. 2010-005]**

b. Building Property Development Regulations

The primary façade of all buildings shall front a street and shall be designed in compliance with the following. **[Ord. 2010-005]**

1) Perimeter Street Building Frontage

Building frontage is the percentage of the total width of a lot which is required to be occupied by the primary façade of a building. **[Ord. 2010-005]**

a) The primary façade shall be parallel to a street, and located in accordance with the build-to-line requirements of the street type; **[Ord. 2010-005]**

b) Frontage requirements must be addressed for the most intense perimeter streets first. **[Ord. 2010-005]**

2) Perimeter Frontage Exceptions

Once the frontage requirement has been addressed for the most intense perimeter street, exceptions for other perimeter streets shall be permitted where insufficient building intensity is proposed or for less intense side streets. Frontage requirements may be reduced for lots with no rear or side access to required parking as necessary to accommodate a drive aisle for ingress/egress. **[Ord. 2010-005]**

3) Internal Building Frontage

Internal buildings shall only be permitted when located fronting a primary street, unless exempted herein. **[Ord. 2010-005]**

4) Setback Measurement

Setbacks shall be in accordance with Table 3.B.15.F, Block Building Configuration PDRs, and the following: **[Ord. 2010-005]**

a) Perimeter Frontage

Setbacks shall be measured from the edge of ultimate R-O-W, or from the property line, whichever is applicable. **[Ord. 2010-005]**

b) Internal Frontage

Setbacks shall be measured from the proposed building frontage façade to the outside edge of curb. **[Ord. 2010-005]**

c) Townhouses

For the purposes of Townhouse units, building placement setbacks shall be used to establish the location of Townhouse lots. Additional Townhouse building setbacks may be permitted. This may also be applied to Multifamily buildings that are constructed to Townhouse standards. **[Ord. 2010-005]**

d) Side Setback Reduction

Where permitted, buildings permitted to use a zero side setback reduction shall comply with the following: **[Ord. 2010-005]**

(1) No windows, doors, or other openings are permitted. No portion of a building, including roof eaves, gutters, and soffits may encroach onto adjacent parcels; **[Ord. 2010-005]**

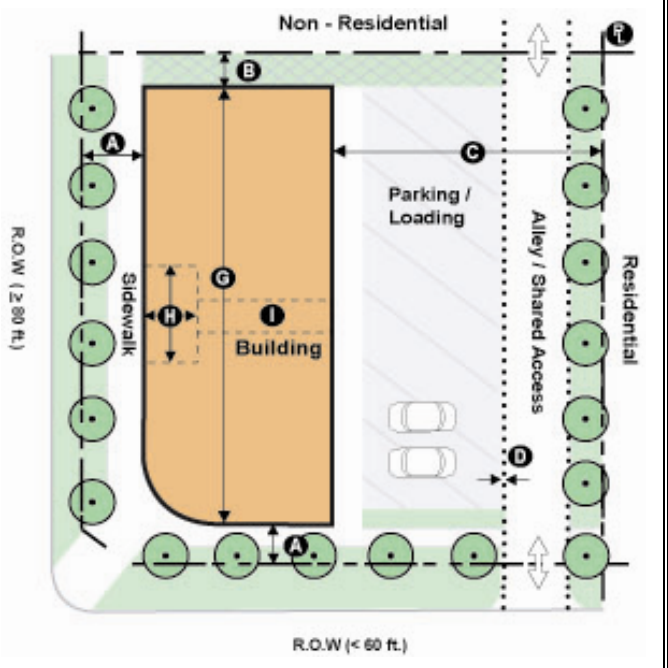
(2) No form of opening, attachment, or any item or method of construction requiring maintenance other than cleaning and painting, when visible, shall be permitted; **[Ord. 2010-005]**

(3) A maintenance easement is granted allowing for a minimum of two feet for access to any portion of the building left exposed; and, **[Ord. 2010-005]**

(4) Height shall be limited to two stories and maximum of 30 feet. Additional height may be permitted subject to the standard setback and any other setback requirements. **[Ord. 2010-005]**

Table 3.B.15.F – Block Building Configuration PDRs

Building Placement		Min.	Max. (1)
A.	Type 1 R-O-W Frontage	10’	15’
	Buffered Sidewalk	15’	25’
	Slip Street	42’	50’
	Type 2 R-O-W Frontage	10’	20’
	Buffered Sidewalk	18’	35’
	Slip Street	42’	55’
	Type 3 R-O-W Frontage	15’	25’
	Buffered Sidewalk	20’	40’
	Slip Street	47’	75’
	Internal Street Frontage	15’	25’
B.	Non-Residential	10’ (2)	N/A
C.	Residential (IRO Project)	10’	N/A
	Residential (Non-IRO Project) (6)	30’	N/A
D.	Between Rear Parking and Alley	5’ (3)	N/A
Building Frontage Percentage (4)		**Min.**	**Max.**
G.		50%	100%
Individual Building Length		**Min.**	**Max.**
G.		N/A	275’
Courtyard Percentage of Footprint		**Min.**	**Max.**
H.		N/A	10%
Courtyard Dimensions		**Min.**	**Max.**
H.		15’	30’
Pedestrian Pass-Through (4)(5)		**Min.**	**Max.**
I.	Separation (4)	100’	300’
	Width	10’	20’



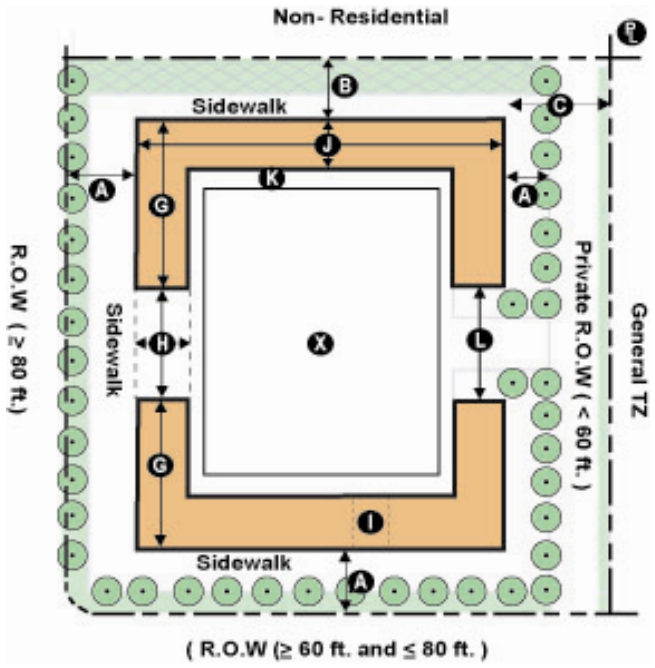
[Ord. 2010-005]

Notes:

1.	Required maximum build-to-line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight distance, corner clips, or other similar need as may be required by the County Engineer. **[Ord. 2010-005] [Ord. 2018-002]**
2.	May be reduced to zero feet where in compliance with provisions for side setback reduction. **[Ord. 2010-005]**
3.	Shall be exempt for parcels eligible to use parking drive aisles to comply with alley requirements. **[Ord. 2010-005]**
4.	Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be result of the overall length divided by the number buildings. **[Ord. 2010-005]**
5.	Maximum pedestrian pass-through requirement does not apply for buildings with a length of 300 feet or less. **[Ord. 2010-005]**
6.	Means adjacent residential parcels that are not located within a development using IRO regulations. **[Ord. 2010-005]**

Table 3.B.15.F – Liner Building Configuration PDRs

Building Placement		Min.	Max. (1)
A.	Type 1 R-O-W Frontage	10’	15’
	Buffered Sidewalk	15’	25’
	Slip Street	42’	50’
	Type 2 R-O-W Frontage	10’	20’
	Buffered Sidewalk	18’	35’
	Slip Street	42’	55’
	Type 3 R-O-W Frontage	15’	25’
	Buffered Sidewalk	20’	40’
	Slip Street	47’	75’
	Internal Street Frontage	15’	25’
B.	Non-Residential	10’ (2)	N/A
C.	Residential (IRO Project)	10’	N/A
	Residential (Non-IRO Project) (7)	30’	N/A
D.	Between Rear Parking and Alley	5’ (3)	N/A
Building Frontage Percentage (4)		**Min.**	**Max.**
G.		60%	100%
Individual Building Length		**Min.**	**Max.**
G.		200’	400’
Courtyard Percentage of Footprint		**Min.**	**Max.**
H.		N/A	10%
Courtyard Dimensions		**Min.**	**Max.**
H.		15’	30’
Pedestrian Pass-Through (4)(5)		**Min.**	**Max.**
I.	Separation	100’	300’
	Width	10’	20’
Liner and Interior Standards		**Min.**	**Max.**
J. (6)	Depth	30’	100’
	Length	75%	100%
K.	Separation	N/A	N/A
L.	Parking Access	N/A	10%
X.	Internal Use	N/A	N/A



[Ord. 2010-005]

Notes

1.	Required maximum build-to-line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight distance, corner clips, or other similar need as may be required by the County Engineer. **[Ord. 2010-005] [Ord. 2018-002]**
2.	May be reduced to zero feet where in compliance with provisions for side setback reduction. **[Ord. 2010-005]**
3.	Shall be exempt for parcels eligible to use parking drive aisles to comply with alley requirements. **[Ord. 2010-005]**
4.	Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be result of the overall length divided by the number buildings. **[Ord. 2010-005]**
5.	Maximum pedestrian pass-through requirement does not apply for buildings with a length of 300 feet or less. **[Ord. 2010-005]**
6.	Liner dimensions shall apply to all façades used to conceal a large footprint tenant that front a perimeter street, slip street, primary street, and usable open space. Additional standards may apply to parking garage structures. **[Ord. 2010-005]**
7.	Means adjacent residential parcels that are not located within a development using IRO regulations. **[Ord. 2010-005]**

Table 3.B.15.F – Courtyard Building Configuration PDRs

Building Placement		Min.	Max. (1)
A.	Type 1 R-O-W Frontage	10’	15’
	Buffered Sidewalk	15’	25’
	Slip Street	42’	50’
	Type 2 R-O-W Frontage	10’	20’
	Buffered Sidewalk	18’	35’
	Slip Street	42’	55’
	Type 3 R-O-W Frontage	15’	25’
	Buffered Sidewalk	20’	40’
	Slip Street	47’	75’
	Internal Street Frontage	15’	25’
B.	Non-Residential	10’ (2)	N/A
C.	Residential (IRO Project)	10’	N/A
	Residential (Non-IRO Project) (6)	30’	N/A
D.	Between Rear Parking and Alley	5’ (3)	N/A
Building Frontage Percentage (4)		**Min.**	**Max.**
G.		60%	100%
Individual Building Length		**Min.**	**Max.**
G.		N/A	300’
Courtyard Percentage of Footprint		**Min.**	**Max.**
H.		10%	25%
Courtyard Dimensions		**Min.**	**Max.**
H.		30’	N/A
Pedestrian Pass-Through (4)(5)		**Min.**	**Max.**
I.	Separation	100’	300’
	Width	10’	20’

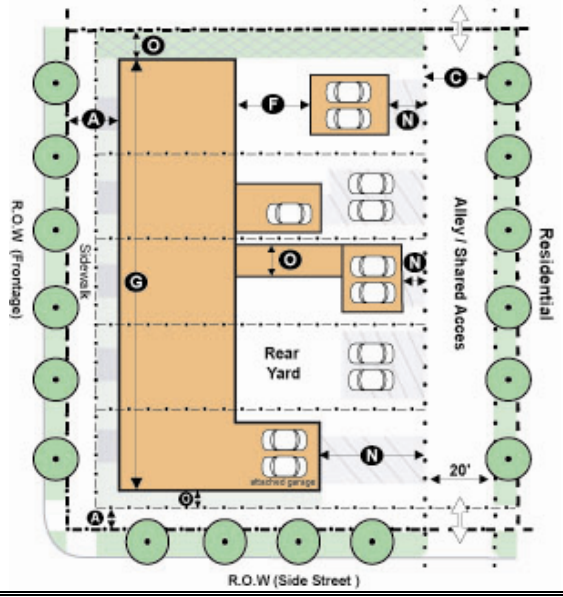
[Ord. 2010-005]

Notes:

1.	Required maximum build-to-line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight distance, corner clips, or other similar need as may be required by the County Engineer. **[Ord. 2010-005] [Ord. 2018-002]**
2.	May be reduced to zero feet where in compliance with provisions for side setback reduction. **[Ord. 2010-005]**
3.	Shall be exempt for parcels eligible to use parking drive aisles to comply with alley requirements. **[Ord. 2010-005]**
4.	Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be result of the overall length divided by the number buildings. **[Ord. 2010-005]**
5.	Maximum pedestrian pass-through requirement does not apply for buildings with a length of 300 feet or less. **[Ord. 2010-005]**
6.	Means adjacent residential parcels that are not located within a development using IRO regulations. **[Ord. 2010-005]**

Table 3.B.15.F – Townhouse Lot and Building Configuration PDRs

Lot Placement		Min.	Max. (1)
A.	Type 1 R-O-W Frontage	10'	15'
	Buffered Sidewalk	15'	25'
	Slip Street	42'	50'
	Type 2 R-O-W Frontage	10'	20'
	Buffered Sidewalk	18'	35'
	Slip Street	42'	55'
	Type 3 R-O-W Frontage	Prohibited	
	Internal Street Frontage	15'	25'
B.	Non-Residential	10'	N/A
C.	Residential (IRO Project)	10'	N/A
	Residential (Non-IRO Project) (4)	30'	N/A
Building Frontage Percentage (2)		**Min.**	**Max.**
G.		50%	96%
Individual Building Length		**Min.**	**Max.**
G.		32'	250'
Wing Standard (3)		**Min.**	**Max.**
M.	Wing Width	N/A	50%
Building Setbacks (3)		**Min.**	**Max.**
N.	Rear Setback to Alley	5'	N/A
O.	Front/End Setbacks	5'	10'



[Ord. 2010-005] [Ord. 2017-007]

Notes:

1.	Required maximum build-to-line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight distance, corner clips, or other similar need as may be required by the County Engineer. **[Ord. 2010-005] [Ord. 2018-002]**
2.	Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be result of the overall length divided by the number buildings. **[Ord. 2010-005]**
3.	Townhouse, including wings, garages, or Accessory Quarters shall comply with minimum common wall requirements unless set back from the side PL a minimum of five feet; and shall comply with Art. 3.D.2.B.3.b.1), Prohibited Openings and Attachments except for any first floor that is set back a minimum of ten feet from the PL. **[Ord. 2010-005] [Ord. 2017-007]**
4.	Means adjacent residential parcels that are not located within a development using IRO regulations. **[Ord. 2010-005]**

c. Building Type by Transect Zone

The implementation of the transect zones includes identifying the placement of buildings by type so as to allow for the proper location of higher intensity uses while ensuring consistency with the context of less intensive neighboring uses, where applicable. **[Ord. 2010-005]**

Table 3.B.15.F – Building Type by Transect Zone

Building Type	Transect Zones			
	Core	General	Edge	Open Space
Block	✓	✓		
Liner	✓	(1)		
Courtyard		✓	✓	
Civic	✓	✓	✓	
Townhouse		✓	✓	

[Ord. 2010-005]

Notes:

✓	Means applicable or permitted. **[Ord. 2010-005]**
1.	Building type may be permitted where located a minimum of 200 feet from adjacent parcels with residential FLU designation or uses. **[Ord. 2010-005]**

d. Special Building Standards

1) Pedestal Building

The following standards shall apply where any building exceeds either four stories or 48 feet in height. **[Ord. 2010-005]**

a) A horizontal recess line of at least 15 feet is required along at least 50 percent of building façades facing streets; and **[Ord. 2010-005]**

b) Massing is regulated using a percentage of maximum size of the floor footprint of the building footprint per each story above the height limit threshold. All additional construction above this threshold shall be limited to 65 percent of the first floor footprint, as follows: **[Ord. 2010-005]**

(1) The main volume of the building shall be oriented toward perimeter or primary streets, away from side or rear lot lines to reduce impact on adjacent properties; **[Ord. 2010-005]**

(2) Tower elements shall be located to appropriately respond to the condition of the site. Desirable tower locations emphasize street corners, main building entrances, gateways, or the visual axis of another street or usable open space; and, **[Ord. 2010-005]**

(3) Massing articulation shall not wholly occur within the center of the block and must be evident on the street façade(s) using architectural variations such as changes in the number of stories, articulations in the eave or roofline, or adjusting the location of the front façade to accommodate civic open space. **[Ord. 2010-005]**

2) Civic Building

An Applicant for a civic building may apply any one or combination of block, liner, or courtyard building type, or apply for a Type 1 Waiver in accordance with Table 3.B.15.G, Type 1 Waivers. **[Ord. 2010-005] [Ord. 2012-027]**

e. Additional Building Standards

Additional building standards are established to provide design standards to facilitate pedestrian access and circulation. **[Ord. 2010-005]**

1) Primary Entrances

The primary entrance for all first floor tenants must directly face a street, or a courtyard, plaza, square, or other form of usable open space fronting a street. Access for tenants located on upper floors shall provide similar entrances, but may be permitted to deviate from this requirement on sites less than one acre in size. In either situation, street access may be in the form of common lobbies, elevators, stairwells, or other form of consolidated access. There are no limits on the allowable number of primary entrances. **[Ord. 2010-005]**

2) Secondary Entrances

Each tenant may be permitted to have additional entrances located at side or rear façades facing a parking lot or other area, subject to the following limitations: **[Ord. 2010-005]**

a) Shall not exceed the number of primary entrances. **[Ord. 2010-005]**

b) Limitations shall not apply to service access or emergency exits. **[Ord. 2010-005]**

3) Windows on Façades Facing Streets

Non-residential and Multifamily building façades facing perimeter and primary streets or usable open space must have transparent windows covering between 35 to 75 percent of the wall area of each story as measured between finished floors, to allow transmission of visible daylight. **[Ord. 2010-005]**

4) Outdoor Uses

Additional standards are established for non-residential outdoor uses, excluding passive recreation areas or other similar uses, to ensure compatibility with the streetscape, usable open space areas, and any abutting residential uses or parcels with a residential FLU designation. **[Ord. 2010-005]**

a) Residential Setbacks

Outdoor uses shall be set back a minimum of 200 feet from any abutting residential use or parcel with a residential future land use designation, unless approved through a Type 2 Waiver process. This shall include vehicular access and parking for vehicular related uses such as gasoline sales, Car Washes, or drive-through facilities. **[Ord. 2010-005] [Ord. 2018-002]**

b) Screening

Outdoor uses shall be framed by either of the following, or a combination of both: **[Ord. 2010-005]**

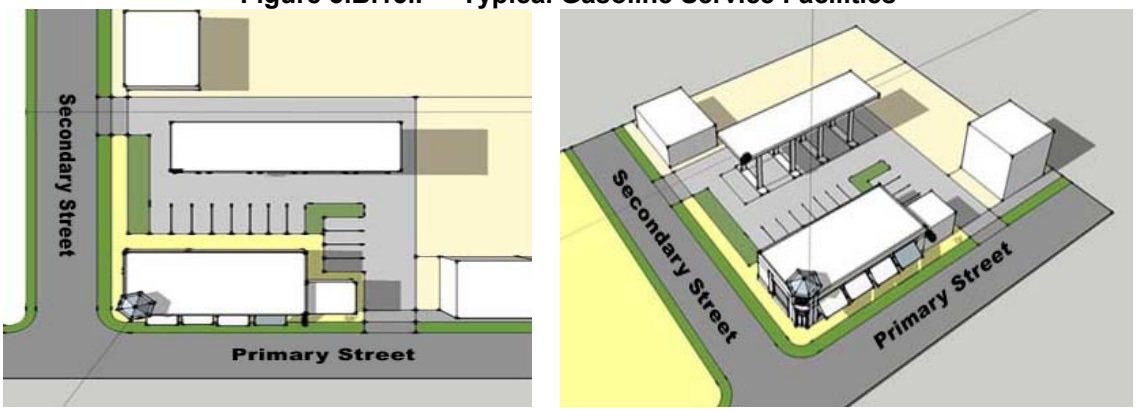
(1) Buildings or similar structures on all four sides; or **[Ord. 2010-005]**

(2) A five-foot-wide landscape strip that includes a 30-inch-high hedge or concrete street wall, with multi-trunk or flowering trees planted 30 feet on center. Breaks to allow for pedestrian access shall be permitted. **[Ord. 2010-005]**

c) Drive-Through and Gasoline Service Location

A minimum of 50 percent of all drive-through lanes and gasoline service areas, inclusive of pump islands, canopies, and queuing areas shall be located behind buildings that comply with minimum frontage standards, and shall be consistent with Figure 3.B.15.F, Typical Gasoline Service Facilities and Figure 3.B.15.F, Typical Drive-Through Configurations. **[Ord. 2010-005]**

Figure 3.B.15.F – Typical Gasoline Service Facilities

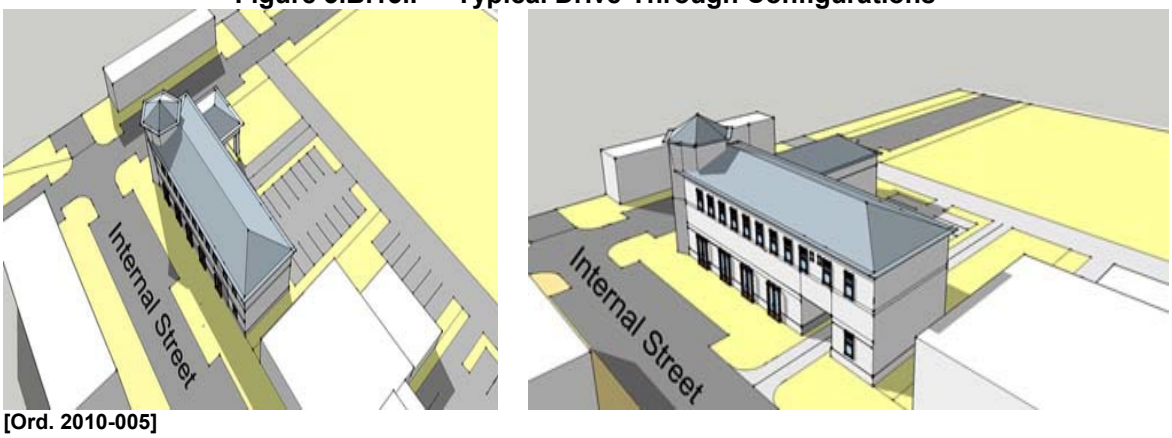


[Ord. 2010-005]

d) Drive-Through Facility Exception

Exceptions shall be permitted for drive-through facilities that are located inside a building or side façade where vehicular traffic exits onto a Type 1 R-O-W, subject to approval by the County Engineer, where designed similar to Figure 3.B.15.F, Typical Drive-Through Configurations. **[Ord. 2010-005]**

Figure 3.B.15.F – Typical Drive-Through Configurations



[Ord. 2010-005]

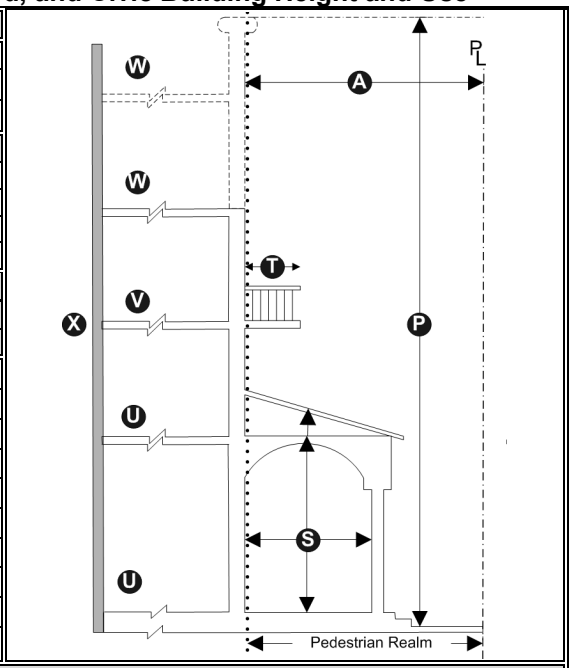
5) Building Elevations, Height, and Use by Floor

The following Tables establish regulations for building height and building encroachment in each TZ to address compatibility and visual impact issues. **[Ord. 2010-005]**

Table 3.B.15.F – Pedestal, Liner, Block, Courtyard, and Civic Building Height and Use

Building Height		Max.
P.	Edge TZ or Townhouse Building	35' (3 stories)
	General TZ	60' (4 stories) (1)(2)
	Core TZ	75' (5 stories) (1)(2)

Encroachment		Min.	Max.
S.	Stoop (4)	-	6'
	Gallery (3)(4)	10'	12'
	Gallery Height	10'	15'
T.	Balcony	-	6'



Uses By Transect/Floor

Transect		Uses							
		R	C	O	W	CV	RC	U	I
U.	Edge	✓			✓				
	General	✓	✓	✓	✓	✓	✓		
	Core	✓	✓	✓	✓	✓	✓		✓
V	Edge	✓			✓				
	General	✓		✓	✓	✓			
	Core	✓	✓	✓	✓	✓	✓		✓
W	Edge	✓			✓				
	General	✓		✓	✓	✓			
	Core	✓		✓	✓	✓			✓
X		Liner building interior, same uses as allowed in TZ.							

Use Classification Key (Refer to Art. 5.X.3, Use Standards)

R	Residential	C	Commercial, Other	O	Commercial, Office	W	Work/Live
CV	Public and Civic	RC	Recreation	U	Utilities and Excavation	I	Industrial

[Ord. 2010-005] [Ord. 2011-001]

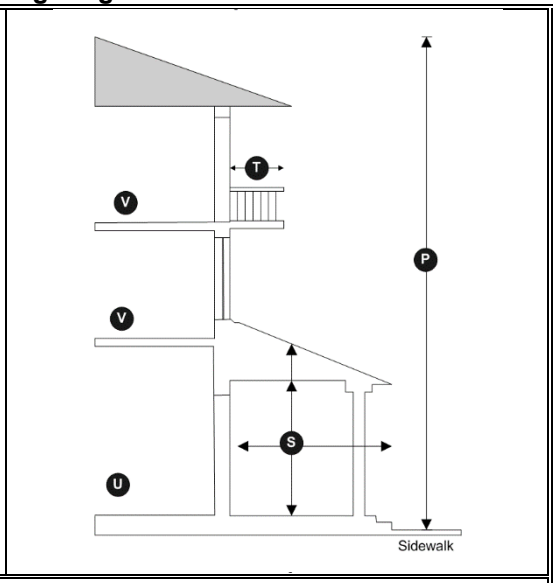
Notes:

✓	Means applicable or permitted. **[Ord. 2010-005]**
1.	Shall be exempt from Art. 3.D.1.E, Building Height where adjacent to a R-O-W greater than 50 feet in width, or an IRO-compliant street (excluding alleys). **[Ord. 2010-005]**
2.	One additional story and 15 feet in height permitted for green building. **[Ord. 2010-005]**
3.	The required sidewalk zone may be accommodated within a gallery. **[Ord. 2010-005]**
4.	Encroachment for stoop or gallery (including uses therein such as outdoor dining, benches, or displays) shall not impede required streetscape sidewalk area or be located within five feet of the streetscape street tree planting area. **[Ord. 2010-005]**
5.	Allowances shall be permitted for single-floor units located on the first floor to accommodate ADA requirements. **[Ord. 2010-005]**

Table 3.B.15.F – Townhouse Building Height and Use

Building Height		Max.	
P.	Edge / General	35' (3 stories)	
Encroachment (1)		**Min.**	**Max.**
S.	Stoop	N/A	6'
	Front Porch	N/A	8'
	Front Porch Height	N/A	15'
T.	Balcony	-	6'

Uses By Transect/Floor			
Transect		Uses	
		Residential	Live/Work Unit
U.	Edge	✓	✓
	General	✓	✓
V.	Edge	✓	(2)
	General	✓	✓



[Ord. 2010-005] [Ord. 2011-001]

Notes:

✓	Means applicable or permitted. **[Ord. 2010-005]**
1.	Encroachment for stoop or front porch shall not impede required streetscape sidewalk area or be located within five feet of the streetscape street tree planting area. **[Ord. 2010-005]**
2.	Shall only be permitted where uses on the second floor or higher is limited to residential. **[Ord. 2010-005]**
3.	Allowances shall be permitted for single-floor units located on the first floor to accommodate ADA requirements. **[Ord. 2010-005]**

7. Use Standards

The standards of the IRO allow only those uses that have been indicated on a DRO-approved FSP or FSBP to be eligible to apply for Building Permits or a Business Tax Receipt (BTR). Where permitted, uses may also be further restricted by TZ, building type and number, or floor location. **[Ord. 2010-005]**

a. Permitted Uses

See Art. 4, Use Regulations. **[Ord. 2010-005] [Ord. 2017-007]**

b. Accessory Uses

Accessory uses shall be permitted in accordance with Art. 5.B, Accessory Uses and Structures. Any proposed use that exceeds the limitations of an accessory use shall only be permitted if allowed above and where in compliance with the requirements of this Code. **[Ord. 2010-005]**

8. Streetscape Standards

Streetscape standards are established to improve both the physical and visual appearance of the streetscape while creating a pedestrian-friendly environment along commercial corridors, other perimeter street frontages, and for any new internal streets. **[Ord. 2010-005]**

a. General Standards

The following standards shall apply to all streetscapes. **[Ord. 2010-005]**

1) Required buffer areas or street trees shall be located between streets and pedestrian sidewalks and other hardscaped areas; **[Ord. 2010-005]**
2) Required pedestrian sidewalks shall be free and clear of all encumbrances; **[Ord. 2010-005]**
3) All paving materials for the pedestrian sidewalks shall be compliant with ADA accessibility standards, and shall be constructed of concrete acceptable to the Engineering Department; **[Ord. 2010-005]**
4) Consistency in paving pattern and materials for streetscapes are required for all individual projects, and are encouraged for abutting IRO projects. The first application for an IRO of a commercial corridor or a block shall establish the paving pattern. **[Ord. 2010-005]**
5) Where a sidewalk or a path crosses curb cuts at ingress/egress points and internal drives, the pedestrian crossing shall be paved with a material that provides a different texture or a color contrast with the vehicular surface, but preferably consistent with the paving material of the path; **[Ord. 2010-005]**

6) Where a street tree planting area is required, area may be landscaped with appropriate ground cover; however, Applicants are encouraged to install required trees in tree grates with appropriate root barrier or other similar structures to promote tree growth, and areas in between may be hardscaped; **[Ord. 2010-005]**
7) Consistency in street tree species shall be encouraged within a block, if applicable, and shall be reflective of the character of the surrounding area. The first application for an IRO of a commercial corridor or a block shall establish preferred species. **[Ord. 2010-005]**
8) Streetscape shall be provided along both sides of primary and secondary streets; **[Ord. 2010-005]**
9) Where applicable, sidewalks located within a perimeter R-O-W may be incorporated into the streetscape requirements of this Section, subject to a sidewalk easement agreement with the DEPW; and, **[Ord. 2010-005]**
10) Where an existing or proposed utility easement is located adjacent to subject roadways, streetscape requirements shall be applied from the inner edge of the utility easement, and shall be landscaped with appropriate ground cover, with exception to the following: **[Ord. 2010-005]**
    a) Applicants are encouraged to improve utility easement areas with improved surfacing or landscaping to be consistent with required streetscape areas; **[Ord. 2010-005]**
    b) Utility easements may encroach into required streetscape areas up to a maximum of five feet, subject to Engineering approval and consent from easement holder; and, **[Ord. 2010-005]**
    c) Street trees may be located in utility easements subject to use of tree root barrier approved by County Landscape and easement holder. **[Ord. 2010-005]**

b. Design Standards

The IRO establishes three general forms of streetscape configurations, as follows: enhanced sidewalk, buffered sidewalk, and slip street. While the enhanced sidewalk may be applicable to both perimeter and internal streets, the remaining two are generally limited to commercial corridors or other perimeter streets. The Applicant may choose one of the streetscape configurations to use; however, the streetscape design should be consistent with the surrounding character. **[Ord. 2010-005]**

1) Enhanced Sidewalk

The enhanced sidewalk streetscape option establishes a continuous sidewalk with regularly spaced shade trees along the street. **[Ord. 2010-005]**

a) The street tree planting area shall be a minimum of five feet in width; **[Ord. 2010-005]**
b) The pedestrian sidewalk area shall be a minimum of six feet in width, and shall be free and clear of any obstructions or uses. Width may be reduced to five feet where abutting a Type 3 R-O-W or secondary street. **[Ord. 2010-005]**
c) Street trees shall be installed in accordance with Art. 3.F.2.A.4.d, Street Trees, except that exceptions to tree spacing may be permitted where necessary to accommodate bisecting utility easements, or other similar improvements; **[Ord. 2010-005]**
d) Street lights shall be required for all perimeter and internal streets in accordance with Art. 3.F.2.A.1.f.2), TDD Street Lighting; **[Ord. 2010-005]**
e) Any areas remaining between required street tree and pedestrian sidewalk area and building frontages shall be improved with additional pedestrian sidewalk area, or other decorative pavement treatment to be used as outdoor dining areas, usable open space, or to encourage a pedestrian interface display windows, where applicable; **[Ord. 2010-005]**
f) Decorative planter boxes or potted trees may be located within two feet of building frontages, provided they do not screen views to building windows or doors, or adversely impact pedestrian use areas; **[Ord. 2010-005]**
g) No temporary or permanent physical structures may be affixed to building frontages in the streetscape so as to preclude views of windows or doorways; and, **[Ord. 2010-005]**
h) A minimum of 75 percent of buildings fronting on a Type 2 or 3 R-O-W, primary, or slip street shall have arcaded sidewalks or other architectural element that provides shade to pedestrians, such as permanent canopies and awnings. **[Ord. 2010-005]**

Figure 3.B.15.F – Typical Enhanced Streetscape

[Ord. 2010-005]

2) Buffered Sidewalk

The buffered sidewalk streetscape option is similar to the enhanced sidewalk option, except that the street tree planting area is replaced with a wider planting area to provide additional buffering between streets and pedestrian areas. The following Table shows dimensional standards for planting areas based perimeter street type. **[Ord. 2010-005]**

Table 3.B.15.F – Buffered Sidewalk Dimensional Standards

Width of R-O-W	Planting Area Width	
	Min.	Max.
Type 1 R-O-W	5’	10’
Type 2 R-O-W	8’	20’
Type 3 R-O-W	10’	25’
[Ord. 2010-005]		

a) The planting area shall not be paved, except that paved access shall be provided to crosswalks and transit stops; **[Ord. 2010-005]**
b) One Canopy tree for each 25 feet of the property’s frontage shall be provided. Trees may be installed in a formal, uniform spacing or may be arranged within the planting area in informal clusters so long as the required quantity is satisfied; **[Od. 2010-005]**
c) In addition to the required Canopy trees, flowering trees, palms, shrub layers, grass, and ground covers shall be required to provide design variations and colors. Quantity of plant materials shall be established depending on the width of the planting area, and shall be calculated in compliance with Art. 7, Landscaping; **[Ord. 2010-005]**
d) Grass shall be permitted; however, ground cover shall be encouraged as a substitute for grass for water conservation and maintenance purposes; **[Ord. 2010-005]**
e) Berms shall only be permitted in order to create a streetscape with an informal, naturalistic design; **[Ord. 2010-005]**
f) Meandering pedestrian walkways are encouraged to be incorporated into larger sidewalk buffer planting areas; and, **[Ord. 2010-005]**
g) All other requirements shall be in compliance with the enhanced sidewalk defined above, with exception to street tree planting requirements. **[Ord. 2010-005]**

Figure 3.B.15.F – Typical Buffered Sidewalk Streetscape

[Ord. 2010-005]

3) Slip Street

Slip street streetscape shall be required for any proposed slip streets, and shall be designed as follows: **[Ord. 2010-005]**

a) A landscape planting area shall be required between a perimeter R-O-W and the slip street ranging from ten to 15 feet in width. Additional width may be permitted to accommodate utility easements or Engineering requirements, but shall not be increased otherwise. Area shall be hardscaped or covered with appropriate ground cover. **[Ord. 2010-005]**

b) Street trees shall be planted in the landscape area in accordance with Art. 3.F.2.A.4.d, Street Trees, but shall be generally consistent with the tree species and spacing provided in the enhanced sidewalk area; and, **[Ord. 2010-005]**

c) All other requirements shall be in compliance with enhanced sidewalk, where applicable. **[Ord. 2010-005]**

Figure 3.B.15.F – Typical Slip Street Streetscape

[Ord. 2010-005]

9. Usable Open Space

A minimum of five percent of the gross acreage of the project shall be dedicated or provided as usable open space. Plazas or squares that provide a concentrated focal point for pedestrians shall be the preferred method for providing usable open space, but credit may be given for required pedestrian streetscapes or other similar usable open space amenities. All usable open space areas shall meet the minimum dimensions provided under Table 3.B.15.F, Dimensions for Usable Open Space, unless exempted otherwise herein. **[Ord. 2010-005]**

a. Required Plazas and Squares

Projects ten acres or more shall provide at least one central plaza, square, or other similarly dimensioned usable open space area.

Table 3.B.15.F – Dimensions for Usable Open Space

	Min. Size	Min. Length	Min. Width
Central Plaza or Square	10,000 sq. ft.	120'	80'
Other Plazas or Square	5,000 sq. ft.	60'	40'
[Ord. 2010-005]			

b. Streetscape Credit

Projects that have net land areas of less than two and one-half acres in size may count all streetscape areas towards the usable open space requirement. All others may count up to 50 percent of streetscape areas towards usable open space requirements. **[Ord. 2010-005]**

c. Street Frontage

Minimum required usable open space shall front on a perimeter or primary street on at least one side. **[Ord. 2010-005]**

d. Shade

A minimum of 15 percent of each plaza, square, or other usable open space area shall be shaded by landscape material or shade structures at time of construction. Where applied to streetscape galleries, awnings or other building amenities may be counted towards shade requirement. A minimum of 30 percent of the total square footage shall be pervious. **[Ord. 2010-005]**

e. Pervious Areas and Landscaping

A minimum of 30 percent of all usable open space areas, excluding streetscape where applicable, shall be pervious, and covered with appropriate ground cover in accordance with Art. 7, Landscaping. **[Ord. 2010-005]**

f. Pedestrian Amenities

Required usable open space areas shall have a minimum of one linear foot of seating for each 200 square feet of overall area. **[Ord. 2010-005]**

10. Parking and Loading Standards

Parking and loading shall comply with Art. 6, Parking, Loading, and Circulation, unless otherwise stated below: **[Ord. 2010-005]**

a. Location and Access

Parking and service areas shall be located at the side or rear of building(s) in accordance with Table 3.B.15.F, Parking Location, except for slip streets. The most intense street shall be considered the frontage for corner lots. These standards provide flexibility in dimensional and layout requirements to address site restrictions, and provide for reductions in the number of required on-site parking spaces for sites that are located in close proximity to public transit, or have a potential for interconnectivity and shared parking areas between contiguous developments. **[Ord. 2010-005]**

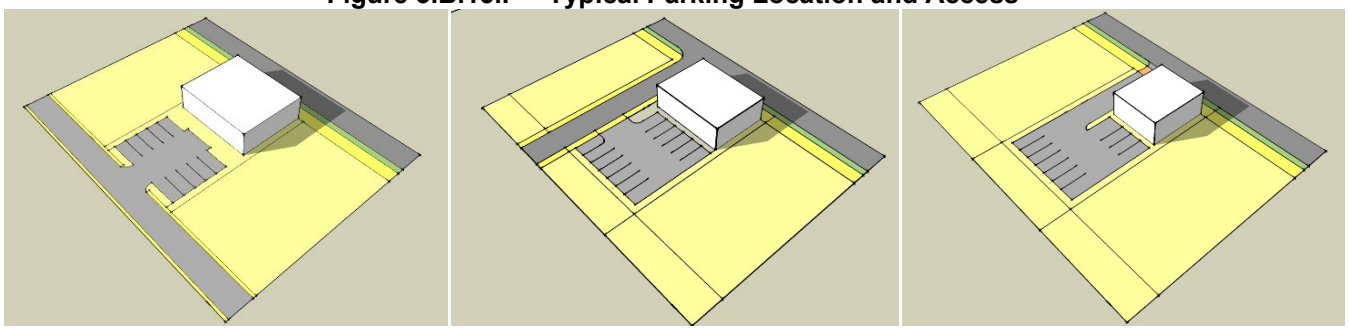
Table 3.B.15.F – Parking Location

Parking Location	Max. Percentage of Parking Provided
Rear	100%
Side	50% (1)(2)
Front	(3)
[Ord. 2010-005]	
Notes:	
1.	On-street parking only, with additional located in parking lots. **[Ord. 2010-005]**
2.	Exceptions may be permitted for parking courts located internal to a development where all building placement standards have been addressed. **[Ord. 2010-005]**
3.	On-street parking only, including slip streets where applicable. **[Ord. 2010-005]**

1) **On-Street Parking**
Parking in front of buildings shall only be permitted where on-street parking is allowed. **[Ord. 2010-005]**

2) **Parking Lots**
It is the intent that parking lots shall be screened from all streets. The perimeter of parking lots shall be framed by either of the following, or a combination of both: **[Ord. 2010-005]**
a) Buildings; or **[Ord. 2010-005]**
b) A five-foot-wide landscape strip that includes a minimum 30-inch-high hedge or concrete street wall, with Canopy trees planted 30 feet on center. Breaks to allow for pedestrian access shall be permitted. **[Ord. 2010-005]**
c) Alternatively, there shall be no required separation between parking and parallel alleys for any project that does not have streets or blocks, and alleys may be incorporated into parking lots as standard drive aisles. **[Ord. 2010-005]**

Figure 3.B.15.F – Typical Parking Location and Access



Preferred Alley Access | **Side Street Access** | **Small Mid-Block Parcel Access**

[Ord. 2010-005]

3) **Parking Structures**
Parking for any use in excess of six spaces per 1,000 square feet of non-residential floor area shall be located in a parking structure configured as a liner building, subject to the following: **[Ord. 2010-005]**
a) When fronting perimeter and primary streets, usable open space, or other similar areas, shall comply with liner building PDRs; or **[Ord. 2010-005]**
b) When fronting secondary streets, alleys, parking lots, or other similar areas, shall be screened by a façade that incorporates landscaping or architectural features consistent with the primary frontage, or any combination. **[Ord. 2010-005]**

4) **Townhouse Parking**
The requirements for Townhouse parking may also be applied to Multifamily buildings that are designed to appear and function as Townhouses. Individual parking spaces or garages shall be permitted to the rear of Townhouses, with access from an alley or street. Garage setbacks shall be in accordance with PDRs for Townhouse buildings. **[Ord. 2010-005]**

5) **Service and Loading Areas**
All service and loading areas shall be located along the rear or side of buildings, and shall not be visible from perimeter or primary streets, or any usable open space. The service areas shall be located within the footprint of the building or immediately adjacent to the building. Required loading space areas may be waived, reduced in number, or dimension, in accordance with Art. 6.E, Loading Standards, or by IRO Waivers. **[Ord. 2010-005]**

b. Parking Ratios
The required number of parking spaces shall correspond to broad uses and not to a specific use, and shall be responsive to the long-term transition of tenants within a non-residential or mixed-use development. The Applicant may choose from the following parking requirements: **[Ord. 2010-005]**

1) **Non-Residential**
a) Minimum: one space per 333 square feet of GFA (3/1,000); **[Ord. 2010-005]**
b) Maximum: one space per 200 square feet of GFA (5/1,000), unless parking is accommodated in a parking structure; **[Ord. 2010-005]**
c) Where uses are not intended to allow for transition to other uses, the general parking standards outlined in Art. 6, Parking, Loading, and Circulation may be applied, provided that use limitations are identified on the DRO-approved Site Plan; **[Ord. 2010-005]**

d) Reduction in required parking through use of a shared parking study, as defined in Art. 6, Parking, Loading, and Circulation; or, **[Ord. 2010-005]**

e) Where eligible, Applicant may receive credit for any perimeter on-street parking spaces located along Type 1 streets, subject to approval by the County Engineer. Use of this option may be limited to where the developer pays for required improvements to existing Type 1 streets. **[Ord. 2010-005]**

2) Residential

Multifamily residential parking ratios may be reduced in accordance with Table 3.B.14.I, WCRAO Mixed-Use and Residential Parking Deviations. **[Ord. 2010-005]**

11. Landscape Standards

All IRO projects shall comply with Art. 7, Landscaping, unless stated otherwise herein: **[Ord. 2010-005]**

a. Perimeter Buffers

1) Streetscape Exemptions

Required landscape perimeter buffers pursuant to Art. 7, Landscaping shall not be required where an IRO streetscape is required. **[Ord. 2010-005]**

2) Compatibility Buffers

A side interior Compatibility Buffer shall not be required when a zero side setback is proposed or exists. **[Ord. 2010-005]**

3) Alternative Incompatibility Buffer Option

The following Incompatibility Buffer option may be utilized where projects are in compliance with minimum setbacks for non-residential outdoor use areas: **[Ord. 2010-005]**

a) Landscape buffer planting area shall be a minimum of ten feet in width; **[Ord. 2010-005]**

b) No easement encroachment shall be permitted; **[Ord. 2010-005]**

c) An eight-foot-tall solid concrete block or panel wall shall be installed along the affected property line, with a setback a minimum of two feet to allow for maintenance of the exterior side of the wall. Setback may be increased as needed to accommodate required footers; **[Ord. 2010-005]**

d) The required wall shall be constructed of materials and with a design consistent with the principal building of the IRO, and shall have the same architectural finish treatment and color on both sides of the wall. **[Ord. 2010-005]**

e) Exterior landscape areas shall have ground cover that is low maintenance and does not impede necessary access for maintenance; **[Ord. 2010-005]**

f) Canopy trees shall be planted along the internal side of the wall to be spaced a minimum of 20 feet on center; **[Ord. 2010-005]**

g) A hedge shall be installed in accordance with the standards for medium shrubs, as specified in Table 7.D.3.A, Shrub Planting Requirements. **[Ord. 2010-005]**

b. Foundation Planting

Foundation planting requirements may be subject to the exemptions, exceptions, and deviations as permitted for WCRAO projects, as indicated in Art. 3.B.14.J.1.b, Foundation Planting Deviations. **[Ord. 2010-005]**

c. Alternative Parking Lot Design Options

This Section allows alternative parking lot designs through modifications to Art. 7.C.4. Landscape Requirements for On-Site Parking to promote innovative design or use of green building materials. The following may be used individually or in combination, unless stated otherwise: **[Ord. 2010-005] [Ord. 2014-025]**

1) Option 1

Projects that are one-half acre or less in size, with 20 or fewer parking spaces may consolidate all required landscape island areas and planting materials into one or more locations anywhere within the project; **[Ord. 2010-005] [Ord. 2014-025] [Ord. 2018-002]**

2) Option 2

Projects that are two acres or less in size may reduce required landscape island width to a minimum of five feet in width of landscape area. This option may not be used in conjunction with any option relocating these landscape areas; **[Ord. 2010-005] [Ord. 2014-025] [Ord. 2018-002]**

3) Option 3

Landscape shrub or ground cover requirements for landscape islands and divider median islands may be replaced with bio-swales and appropriate landscaping, provided that required Canopy trees can be accommodated. Alterations to required curbing may be permitted subject

to demonstration that vegetated areas are protected from vehicles; **[Ord. 2010-005] [Ord. 2014-025] [Ord. 2018-002]**

4) **Option 4**
Up to a maximum of 25 percent of required landscape islands and divider median landscape islands shall not be required provided that covered parking that utilizes appropriate solar reflectance index (SRI) materials are installed where islands are removed; **[Ord. 2010-005] [Ord. 2014-025] [Ord. 2018-002]**

5) **Option 5**
Landscape shrub or ground cover requirements for terminal, interior, and divider median landscape areas shall not be required, subject to the following: **[Ord. 2010-005] [Ord. 2014-025]**
   a) The number of required terminal, interior, and divider median trees are doubled; and **[Ord. 2010-005] [Ord. 2014-025]**
   b) Green building standards for tree wells and related root growth areas are utilized; **[Ord. 2010-005]**

6) **Option 6**
No landscape islands are required if parking spaces are abutting landscape buffers, Street Walls, or tree planting areas. **[Ord. 2010-005] [Ord. 2014-025] [Ord. 2018-002]**

d. Rear or Side Entrances
Buildings with additional entrances located on the side or rear façades shall either provide an enhanced streetscape between any abutting parking lots that meets the standards for a primary street; or shall provide foundation planting along a minimum of 50 percent of the applicable façade, with a minimum depth of five feet, to be planted in accordance with Art. 7, Landscaping, with a sidewalk a minimum of five feet in width as needed to separate pedestrians from abutting vehicle use areas along the building façade. **[Ord. 2010-005]**

G. Type 1 Waivers

The Applicant may apply for Type 1 Waivers for development standards in accordance with Art. 2.C.5.G, Type 1 Waiver and Table 3.B.15.G, Type 1 Waivers. The following Table summarizes the IRO development requirements eligible for the Type 1 Waiver process: **[Ord. 2010-005] [Ord. 2011-016] [Ord. 2012-027]**

Table 3.B.15.G – Type 1 Waivers

Requirements	Maximum Waiver	Minimum Justification Criteria of Review
Internal Street Standards		
Art. 3.B.15.F.3.b, Internal Street Types	Allow additional lanes, or minor increases in lane width.	• Where required to accommodate traffic, or where required by the DEPW or Palm Tran. • Minimum deviation required and remains generally consistent with TDD street standards. • Consistent with livable street standards that prioritize pedestrian safety.
Interconnectivity Standards		
Art. 3.B.15.F.4, Interconnectivity Standards	No interconnectivity requirement.	Document prohibition by Federal, State, Local, or other laws that serve to establish limited access standards necessary to protect facilities such as Water or Wastewater Treatment Plants, jails, or other similar facilities. **[Ord. 2017-007]**
Art. 3.B.15.F.4.c, Gates	Allow use of gates within the development.	• Special circumstances between adjacent uses. • Specific user requirements within the IRO project requires the use of gates, provided such does not impact the continuity of required blocks, streets, or alleys.
Building Standards		
Civic Building Standards	No frontage requirement. No build-to-line requirement.	• Public and private civic buildings shall be designed to reflect their public purpose and are intended to be landmarks within the community. • Frontages shall be located abutting usable open space areas, and additional pedestrian amenities shall be provided to emphasis the civic nature of the use.
Usable Open Space		
Art. 3.B.15.F.9, Usable Open Space	Allow for reduction.	Lot less than two and one-half acres in size having insufficient frontage to accommodate usable open space in pedestrian streetscape areas.
Loading Space		
Art. 3.B.15.F.10.a.5), Service and Loading Areas; and Art. 6.E, Loading Standards	Waive or reduce required loading spaces, dimensions for width, length, maneuvering area, and location.	• Limitations due to access, lot size, location of residential uses, proximity to streets or alleys, or vehicular circulation. • Document that any loading alternatives will not adversely impact pedestrian or vehicular circulation, including alleyways, drive aisles, handicapped accessibility, or other similar functional considerations. • Document that any loading alternatives will not conflict with DEPW or FDOT requirements.
[Ord. 2010-005] [Ord. 2012-027] [Ord. 2017-007]		

Section 16 Urban Redevelopment Area Overlay (URAO)

A. Purpose and Intent

The purpose and intent of the Urban Redevelopment Area Overlay (URAO) is as follows: **[Ord. 2010-022]**

1. Implement the concepts of the July 2007 Palm Beach County Urban Redevelopment Area Planning Study and Corridor Master Plan, prepared by the Treasure Coast Regional Planning Council, inclusive of the 2009 Planning Division addendum, and the 2016 amendments to the Plan (Ordinance No. 2016-037), URA Alternative Revisions. **[Ord. 2010-022] [Ord. 2017-002]**
2. Implement the Urban Redevelopment Area (URA) Objectives and Policies of the Plan, with an emphasis on Priority Redevelopment Area (PRA) Policies; **[Ord. 2010-022]**
3. Utilize Smart Growth and Form-Based Coding principles to establish standards that create a predictable regulatory framework and built form that improves the aesthetics of the streetscape and establishes, enhances the pedestrian realm, and encourages redevelopment of the PRAs; **[Ord. 2010-022]**
4. Encourage a compact, mixed-use, and walkable development form, with an emphasis on safety, comfort, and ecological responsibility; **[Ord. 2010-022]**
5. Create an interconnected pedestrian-friendly street network that establishes parallel, alternate vehicular routes between the PRAs and creates new blocks that are a walkable scale; **[Ord. 2010-022]**
6. Advocate walking, cycling, mass transit, or other modes of transportation as viable alternatives to automobile use by encouraging the development of commercial, civic, and recreational uses that provide for the daily needs of residents within walking distance; **[Ord. 2010-022]**
7. Promote mixed-use development that balances housing with employment, commercial, and civic uses; **[Ord. 2010-022]**
8. Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities, and lifestyles; **[Ord. 2010-022]**
9. Promote sustainability by integrating the social, economic, and ecological needs of the community with overall Regional, State, and National policy advocating management of resources for future generations; **[Ord. 2010-022]**
10. Redevelop retail uses along the PRA corridors along stipulated street frontages; **[Ord. 2010-022] [Ord. 2011-016]**
11. Simplify and facilitate the permitting process; and, **[Ord. 2010-022] [Ord. 2011-016]**
12. To encourage redevelopment and revitalization of commercial corridors by establishing standards that recognize various opportunities, challenges, and constraints. Certain standards may be altered through a Waiver process. **[Ord. 2011-016]**

B. Applicability

1. Interconnectivity

Any Development Order within the boundaries of the URAO shall be subject to the requirements of Art. 3.B.16.F.5, Interconnectivity Standards. **[Ord. 2011-016]**

2. Priority Redevelopment Areas (PRAs)

Any application for a Development Order or change in use for parcels with an Urban Center (UC) or Urban Infill (UI) FLU designation shall comply with all URAO requirements, unless permitted otherwise under Art. 1.E, Prior Approvals, Art. 1.F, Non-Conformities, or any other provisions herein. **[Ord. 2011-016]**

3. Boundaries

The exact boundaries of the URA are depicted on Map LU 3.1 of the Plan, but can be generally described as being bound by Community Drive to the north, the Lake Worth Drainage District L-14 Canal to the south, I-95 to the east, and extending as far west as Jog Road at some points. The UC and UI parcels are located within the Priority Redevelopment Area, generally located along the east and west sides of Military Trail and Congress Avenue and bordered by Southern Boulevard to the north and extend as far south as the Lake Worth Drainage District L-8 Canal. Additional locations are along Lake Worth Road and Tenth Avenue North. The PRA boundaries are depicted on Maps LU 9.1 and 9.2 of the Plan. **[Ord. 2010-022] [Ord. 2011-016]**

4. Other Overlays

Development Orders with UC or UI FLU designation may not be used in conjunction with any other overlays. **[Ord. 2010-022] [Ord. 2011-016]**

5. **Zoning District Requirements**
   The zoning districts permitted within the PRAs are as follows:
   a. **Urban Center (UC) and Urban Infill (UI)**
      As of August 2010, all parcels that have a UC or UI FLU designation, were rezoned to the corresponding UC and UI districts (Zoning Application No. Z-2010-00667 and Zoning Application No. Z-2010-00668, respectively). Rezoning applications shall only be required for parcels which initially opted out of the PRA and are applying for a concurrent FLU amendment to the UC or UI FLU designation. **[Ord. 2010-022] [Ord. 2011-016]**
   b. **Alternative Future Land Use and Zoning**
      On August 22, 2016, the BCC adopted Plan amendments (Ordinance No. 2016-037), which may allow flexibility for Property Owners to utilize the FLU designations and zoning districts that were in place prior to the adoption of rezoning to the UC or UI Zoning Districts. **[Ord. 2017-002]**
      1) **Mandatory Pre-Application Meeting**
         A Pre-Application meeting with Zoning and Planning Staff is required to review any requests for this option, prior to confirmation of eligibility and final determination of the applicable FLU designation and zoning district that may be utilized. **[Ord. 2017-002]**
      2) **Decision**
         If the alternative zoning district is found to be consistent with the alternative FLU designation, as specified in Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA), then the property may be developed in accordance with the standards for the alternative zoning district. If inconsistent, the Applicant may be required to rezone the property to a consistent zoning district. **[Ord. 2017-002]**

C. Future Land Uses and Density/Intensity

Deviations from FLU and density/intensity requirements shall be prohibited. **[Ord. 2010-022] [Ord. 2011-016]**

1. **Density and Intensity**
   The maximum density and intensity for a PRA Development Order shall only be limited by any applicable site development requirements of this Code or the PRA TCEA (TE Policy 1.2-v of the Plan). **[Ord. 2010-022] [Ord. 2011-016]**
2. **Density Bonus Program**
   The use of TDR, AHP, or WHP density bonus incentives are not eligible within the PRAs. **[Ord. 2010-022] [Ord. 2011-016]**
3. **Workforce Housing Units**
   Residential projects comprised of ten units or more shall comply with Art. 5.G.1, Workforce Housing Program (WHP). **[Ord. 2010-022] [Ord. 2011-016]**
4. **Mixed Use**
   Only those projects that are subject to the requirements of the PRA TCEA may be required to develop as mixed use. **[Ord. 2010-022]**

D. Application Requirements

1. **Pre-Application Conference (PAC)**
   All PRA applications requiring DRO approval shall require a PAC pursuant to procedures in Art. 2.A.5.A, Pre-Application Conference (PAC), with exception to amendments to prior approvals and non-conformities that do not comply with the provisions of the URAO. **[Ord. 2010-022]**
2. **Plan Requirements**
   Required plans shall comply with Art. 2.A.6.B, Plan Requirements. **[Ord. 2010-022] [Ord. 2011-016]**

E. Additional PRA Use Regulations

The list of uses permitted within the URAO shall be in accordance with Art. 4, Use Regulations, and the following. **[Ord. 2011-016] [Ord. 2017-007]**

1. Right to Continue or Change Uses

Those uses that were legally established prior to the adoption of Zoning Resolution No. R-2010-1344 and Zoning Resolution No. R-2010-1345 (Zoning Application Z-2010-00667 and Zoning Application No. Z-2010-00668, UC and UI districts, respectively) shall be permitted to continue in accordance with Art. 1.E, Prior Approvals, or Art. 1.F, Non-Conformities. A change in use shall only be permitted if the proposed use complies with all of the following: **[Ord. 2011-016]**

a. Listed in the Use Matrices contained in Art. 4, Use Regulations; **[Ord. 2011-016] [Ord. 2017-007]**
b. Does not exceed the limitations of Art. 1.F, Non-Conformities; **[Ord. 2011-016]**
c. Is entirely located within existing buildings; and, **[Ord. 2011-016]**
d. Parking is provided in accordance with the minimum parking requirements of Art. 6, Parking, Loading, and Circulation, inclusive of the minimum parking requirements of Table 6.B.1.B, Minimum Parking and Loading Requirements. Previously approved PDDs may apply any vested parking requirements in accordance with Art. 1.E, Prior Approvals, with exception to applications for Conditional Uses. **[Ord. 2011-016]**

2. Residential Uses

Residential uses may be allowed on any floor, with exception to the following: **[Ord. 2011-016] [Ord. 2017-007]**

a. Where located in the same building as non-residential uses, residential uses shall either be located above or internally separated from any non-residential uses; and **[Ord. 2011-016]**
b. Single Family, Cottage Home (Single Unit on a Single Lot), Zero Lot Line housing types, or Community Residences within these housing types, shall not front on Slip Street or Primary Street Frontages. **[Ord. 2011-016] [Ord. 2017-007] [Ord. 2021-022]**

3. Outdoor Uses

Additional standards are established for non-residential outdoor uses, excluding passive recreation areas, ATMs, or other similar uses, to ensure compatibility with the streetscape, usable open space areas, and any abutting residential uses or parcels with a residential FLU designation. **[Ord. 2010-022] [Ord. 2011-016]**

a. Residential Setbacks

Outdoor uses shall be set back a minimum of 200 feet from any abutting non-PRA residential use or parcel with a residential future land use designation, unless approved through a Type 2 Waiver. This shall include vehicular access and parking for vehicular related uses such as gasoline sales, Car Washes, or drive-through facilities, but shall not include drive-through facilities for Financial Institutions or ATM lanes. **[Ord. 2010-022] [Ord. 2011-016] [Ord. 2018-002]**

b. Screening

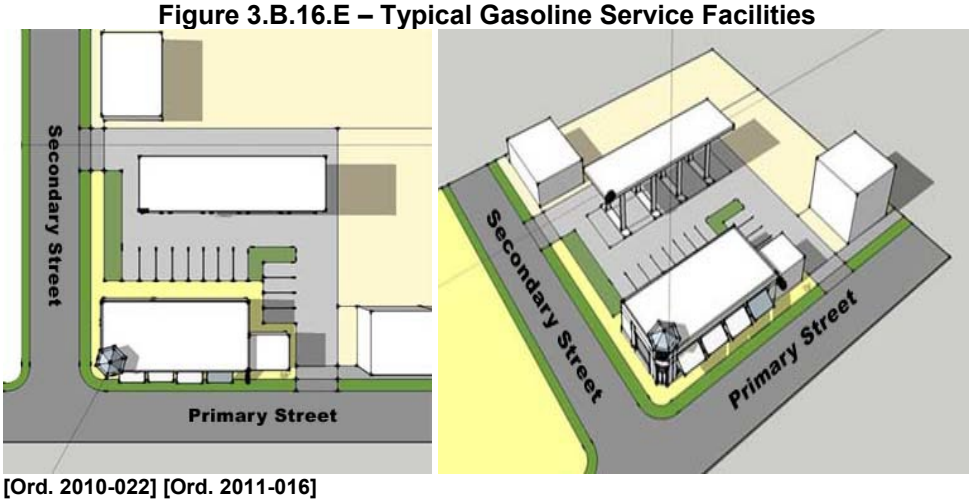
Outdoor uses, excluding uses such as outdoor dining uses in compliance with residential setbacks, walk-up Restaurant take-out windows, shall be screened from all streets by the use of a Street Wall comprised of either or a combination of the following: **[Ord. 2010-022] [Ord. 2011-016]**

1) Buildings or similar structures; or **[Ord. 2010-022]**
2) A five-foot-wide landscape strip that includes a minimum 30-inch-high hedge or concrete wall, and Canopy, multi-trunk, or flowering trees planted 30 feet on center. Breaks to allow for pedestrian or vehicular access shall be permitted. **[Ord. 2010-022] [Ord. 2011-016]**

c. Drive-Through Uses and Gasoline Service Facilities

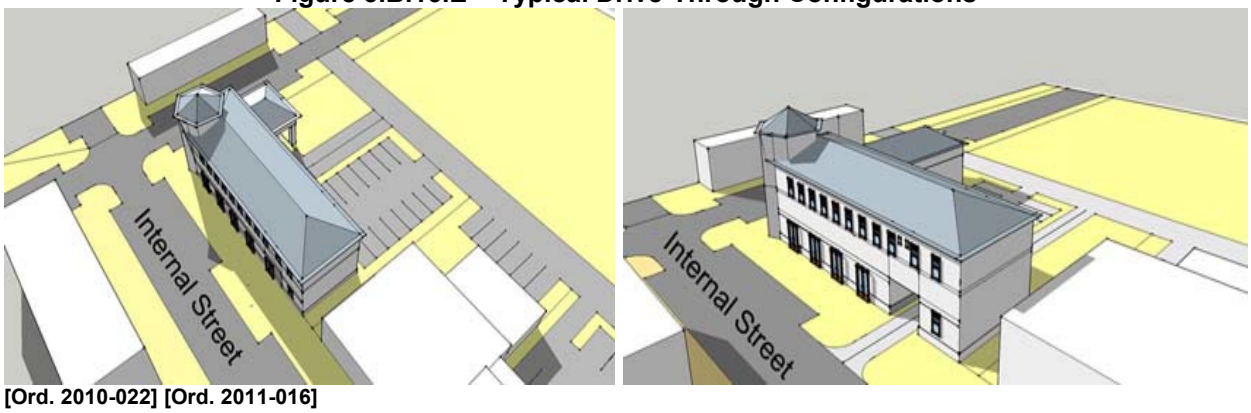
All drive-through lanes and gasoline service areas, inclusive of pump islands, canopies, and queuing areas shall be located behind buildings or the Street Wall screening requirements above, and shall be consistent with Figure 3.B.16.E, Typical Gasoline Service Facilities and Figure 3.B.16.E, Typical Drive-Through Configurations. Exceptions shall be permitted for drive-through facilities that are located inside a building or side façade, subject to approval by the County Engineer, where designed similar to Figure 3.B.16.E, Typical Drive-Through Configurations. **[Ord. 2010-022] [Ord. 2011-016]**

Figure 3.B.16.E – Typical Gasoline Service Facilities



[Ord. 2010-022] [Ord. 2011-016]

Figure 3.B.16.E – Typical Drive-Through Configurations



[Ord. 2010-022] [Ord. 2011-016]

F. PRA Design and Development Standards

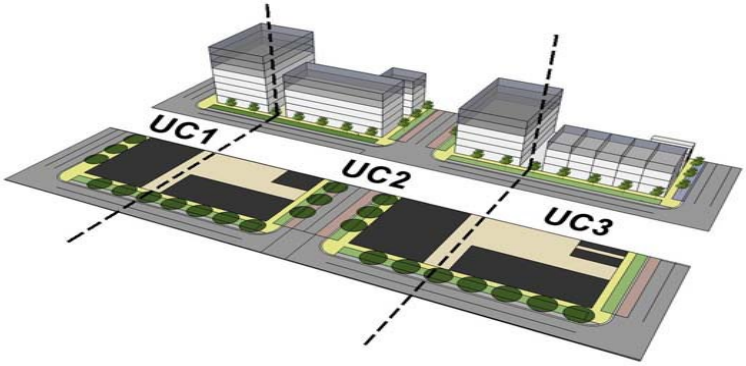
1. PRA Transect Zones (TZ)

Transect zones are distinct categories that define and organize density and intensity ranging from the most urban to the least urban. The URAO establishes the Urban Center (UC) and Urban Infill (UI) FLU designations for the PRAs, and further refines these designations using sub-areas as transect zones. Transect zones facilitate the development of urban forms while providing for gradual transitions in building scale and use intensity, rather than rigid distinctions. The default location for the URAO Transect Zones shall be in accordance with the PRA GIS Regulating Plan maintained by PZB. **[Ord. 2010-022] [Ord. 2011-016]**

a. Urban Center (UC) Sub-area Transects

The UC is designated at prominent intersections and is the most intense PRA district, typically comprised of larger interconnected commercial and buildings containing a wide variety of uses, of at least two stories in height that create a continuous Street Wall along designated street frontages. A well-balanced mix of residential, commercial, civic, and recreational uses is encouraged, but may also be a requirement of the PRA TCEA. The UC is broken down into three distinct sub-areas, as follows: **[Ord. 2010-022] [Ord. 2011-016]**

Figure 3.B.16.F – PRA Transect Zones and Sub-areas



[Ord. 2010-022] [Ord. 2011-016]

1) UC 1 Sub-area

The most intense sub-area accommodates the most intense types of uses and largest building scale permitted in the PRAs. **[Ord. 2010-022] [Ord. 2011-016]**

2) UC 2 Sub-area

This sub-area allows for the same intensity of uses, but begins a physical transition to the UC 3 Sub-area. **[Ord. 2010-022] [Ord. 2011-016]**

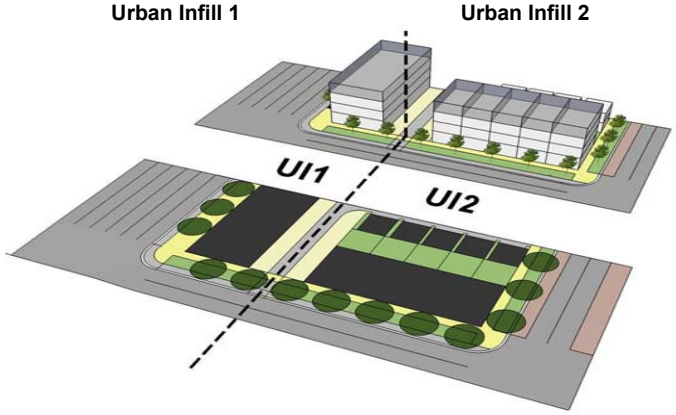
3) UC 3 Sub-area

The least intense UC Sub-area intended to provide for a transition between the more intense UC 1 and 2 Sub-areas, and abutting residential neighborhoods or adjacent UI Sub-areas. **[Ord. 2010-022] [Ord. 2011-016]**

b. Urban Infill (UI) Sub-area Transects

The UI accommodates mixed-use redevelopment along the corridors, while providing a transition to the adjacent, existing residential neighborhoods. The UI is broken down into two distinct sub-areas, as follows: **[Ord. 2010-022] [Ord. 2011-016]**

Figure 3.B.16.F – PRA Transect Zones and Sub-areas



[Ord. 2010-022] [Ord. 2011-016]

1) UI 1 Sub-area

A moderately intense sub-area accommodating commercial, mixed-use, and residential uses. **[Ord. 2010-022]**

2) UI 2 Sub-area

The least intense UI Sub-area intended to provide for a gradual transition between the UI 1 Sub-area and adjacent residential areas. **[Ord. 2010-022] [Ord. 2011-016]**

c. TZ Sub-area Modifications

The DRO shall have the authority to allow modifications to the location and boundaries of the default UC or UI Sub-area Transects illustrated in the PRA GIS Regulating Plan, where in compliance with the standards of Table 3.B.16.F, PRA Sub-area Transect Standards. **[Ord. 2010-022] [Ord. 2011-016]**

Table 3.B.16.F – PRA Sub-area Transect Standards

Parcel Standards	Transect Zone				
	UC 1	UC 2	UI 1	UC 3	UI 2
Min. Setback from Abutting Residential	400'	200'	200'	N/A	N/A
[Ord. 2010-022] [Ord. 2011-016]					

2. Access and Lot Frontage

Access shall be limited to minimize curb cuts to streets to improve traffic flow and reduce pedestrian-vehicular conflicts. Where available, access from rear alleys is required. **[Ord. 2010-022] [Ord. 2011-016]**

a. External Access

One access point shall be permitted for each 160 linear feet of street frontage. Access shall be in the form of a street or alley, unless exempted otherwise herein. **[Ord. 2010-022] [Ord. 2011-016]**

b. Internal Access

No more than one access point or alley shall be permitted for each 160 linear feet of street frontage to allow for access to parking and loading, drive-through facilities, or other similar uses. A maximum of two access points shall be permitted per block face. **[Ord. 2010-022] [Ord. 2011-016]**

c. Existing Small Parcel Exception

Parcels that existed prior to the adoption of the URAO with less than 160 feet of frontage shall be permitted to establish one access point along a perimeter street. **[Ord. 2010-022] [Ord. 2011-016]**

3. **Block Standards Design**

Where applicable, blocks shall be created by utilizing streets and alleys to provide continuous pedestrian and vehicular circulation, interconnectivity, and accessibility in PRA projects. Cul-de-sacs and other dead-end streets shall not be permitted unless it can be demonstrated that physical constraints prohibit practical alternatives. Any new blocks shall comply with the following: **[Ord. 2010-022] [Ord. 2017-002]**

a. **Applicability**

Blocks may be required when subdividing land in order to meet the minimum frontage required for new parcels, or when additional buildings internal to the site must comply with Art. 3.B.16.F.6, Building Standards. **[Ord. 2010-022] [Ord. 2017-002]**

b. **Minimum Dimensions**

Table 3.B.16.F – Block Dimension Requirements (1)

Transect Zone	Block Face		Block Perimeter	
	Average	Max.	Average	Max.
UC	300-500'	600'	1,500-1,800'	2,500'
UI			1,200-1,500'	1,800'
[Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-002]				
Notes:				
1.	Exceptions may be permitted only where PBC DEPW requirements preclude required vehicular access points necessary to complete the block structure.			

c. **Block Frontage**

All blocks shall have frontage on a perimeter or internal street. Streets shall be used to interconnect blocks. When using alleys to meet block requirements, they shall only be permitted along the side or rear of a block where streets are not required. **[Ord. 2010-022]**

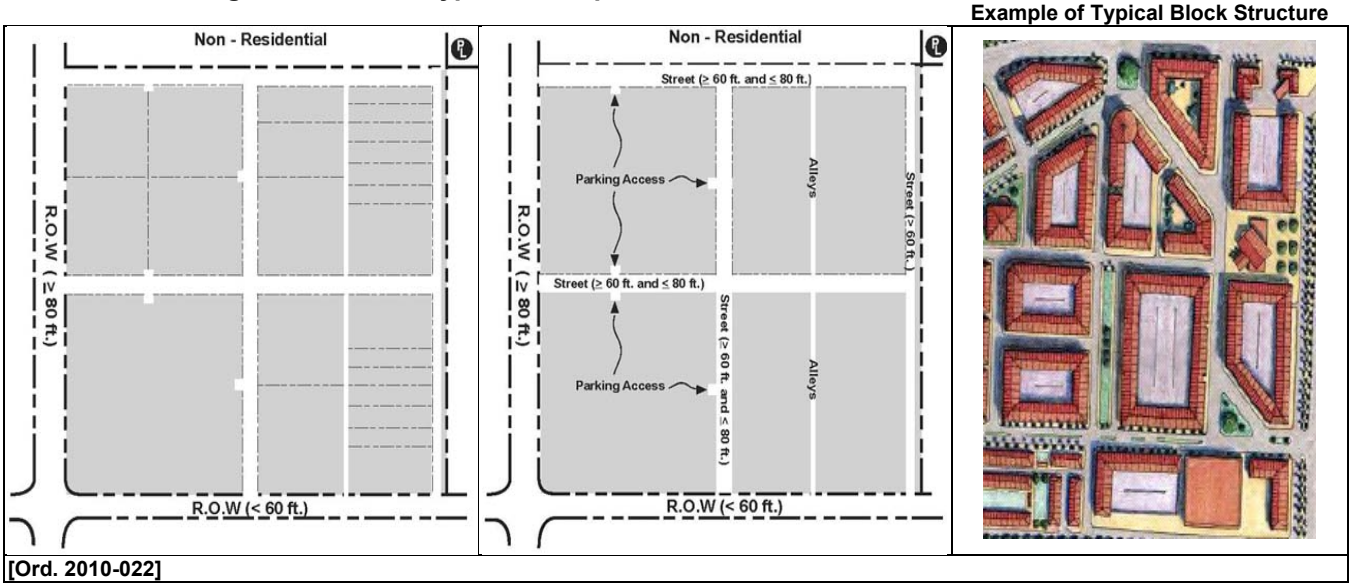
d. **Subdivision**

Any subdivision of land shall comply with all lot dimensions applicable to the UC or UI district, with exception to Townhouse or ZLL lots. **[Ord. 2010-022] [Ord. 2011-016]**

e. **PDD Subdivision Alternative**

A PRA Development Order may apply for an exemption from subdivision recordation requirements and subdivide by fee title conveyance of individual lots in accordance with the approval process and requirements of Art. 11.A.6.B, Subdivision of Commercial and Industrial Building Sites. **[Ord. 2010-022]**

Figure 3.B.16.F – Typical Example of PRA Blocks, Streets, and Subdivision



[Ord. 2010-022]

4. Frontage Classifications and Street Standards

This Code addresses the design of perimeter and internal streets and establishes related standards to ensure that pedestrian amenities and walkways, buildings, and other improvements are properly and safely situated. **[Ord. 2010-022] [Ord. 2011-016]**

a. Frontage Classifications

Frontage classifications define the details of the pedestrian realm located between the public R-O-W or internal streets and the building façade. Three frontage types are established, as follows: Slip Street, Primary, and Secondary. The default location for the PRA Frontage Types shall be in accordance with Maps LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plans. **[Ord. 2010-022] [Ord. 2011-016]**

1) Slip Street Frontage

The Slip Street is an optional designation for areas that were determined to have sufficient depth to accommodate landscaping along the existing thoroughfare, a one-way vehicular lane, a parallel parking lane, and a wide pedestrian zone. **[Ord. 2010-022] [Ord. 2011-016]**

a) Applicability

(1) The parcel, or group of parcels, has 400 feet of frontage; or **[Ord. 2011-016]**

(2) The parcel, or group of parcels, is located between two side streets; or **[Ord. 2011-016]**

(3) The parcel, or group of parcels, is located adjacent to an existing Slip Street. Applicants may opt to utilize the Slip Street in areas not designated for Slip Street, provided the parcel or group of parcels has at least 400 feet of frontage where a Primary Frontage type is identified. **[Ord. 2010-022] [Ord. 2011-016]**

b) Standards

(1) Vehicular traffic shall be one way, in the direction of the closest lanes on the abutting R-O-W; **[Ord. 2010-022] [Ord. 2011-016]**

(2) The street shall be a minimum of 12 feet wide, or as required by the County Engineer; **[Ord. 2010-022] [Ord. 2011-016]**

(3) Vehicle stacking and interaction with any access points shall be as required by the County Engineer; and, **[Ord. 2010-022] [Ord. 2011-016]**

(4) On-street parking shall only be required on one side of the street. **[Ord. 2010-022] [Ord. 2011-016]**

Figure 3.B.16.F – Typical Example of Slip Street Frontage

[Ord. 2010-022] [Ord. 2011-016]

2) Primary Street Frontage

Primary Frontages are located along adjacent thoroughfares or new internal streets, and accommodate a wide pedestrian zone, lined by the main building façade and entrance(s). Shall comply with streetscape standards. **[Ord. 2010-022] [Ord. 2011-016]**

Figure 3.B.16.F – Typical Example of Primary Frontage

[Ord. 2010-022] [Ord. 2011-016]

3) Secondary Street Frontages

Secondary Frontages are located along existing side streets that intersect the main commercial thoroughfare, or new internal side streets. Secondary Frontages provide a planting strip for street trees and a pedestrian zone appropriate for less intense uses and building sides. Shall comply with streetscape standards. **[Ord. 2010-022] [Ord. 2011-016]**

Figure 3.B.16.F – Typical Example of Secondary Street Frontage

[Ord. 2010-022] [Ord. 2011-016]

b. Internal Streets

The design for the street and on-street parking shall comply with Figure 3.F.2.A, TDD Commercial Street, or the TMD design exception summarized in Art. 3.F.4.C.2.a.1), Design Exception as illustrated in Figure 3.F.4.C, Typical Example of TMD Commercial Street with Angled Parking. Internal streetscapes shall be designed as either Primary or Secondary Frontages. Internal streets may include access ways designed to comply with minimum street standards. **[Ord. 2010-022]**

c. Alleys

Alleys shall provide primary access to parking lots, service areas, residential garages, or driveways. A continuous network of alleys may serve as the primary means of vehicular ingress/egress to individual parcels. Alleys shall provide rear access to all buildings except for block and liner buildings. Alleys shall conform to the requirements of Art. 3.F.2.A.1.e, Alleys. **[Ord. 2010-022] [Ord. 2011-016]**

5. Interconnectivity Standards

Interconnectivity to adjacent residential parcels is encouraged, but not required. Interconnectivity shall be required between similar uses. In the event the adjacent parcel is undeveloped, a stub out shall be provided to accommodate future connections. In addition, the following shall apply. **[Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-002]**

a. Street Connections

Parcels required to or proposing to establish a block structure, shall provide interconnectivity where any new internal intersections abut adjacent parcels. **[Ord. 2010-022]**

b. Optional Parallel Alley

Applicants are encouraged to develop parcels that have frontage on a commercial corridor with an alley running parallel to the corridor. The alley may be generally located along the rear property line, or at a point that allows interconnectivity to shallower abutting lots. Where new blocks are not required or proposed, alleys may be incorporated as drive aisles within parking lots. **[Ord. 2010-022] [Ord. 2017-002]**

c. Gates

The use of gates or other similar barriers is prohibited. Exceptions are permitted for the following: dumpsters, loading areas, and private garages or parking lots. **[Ord. 2010-022]**

d. Cross-Access Agreement

When interconnectivity is required, an irrevocable cross-access easement shall be provided prior to Final DRO plan approval. **[Ord. 2010-022]**

e. Small Parcel Exemptions

Legal Lots of Record of less than one acre in size prior to the adoption of the URAO, may be exempt from interconnectivity standards, by complying with any of the following standards: **[Ord. 2011-016]**

1) Interconnectivity has been provided to adjacent parcels establishing or allowing for a future cross-access point, or **[Ord. 2011-016] [Ord. 2017-002]**
2) Applicant can demonstrate that interconnectivity requirements would adversely impact the development potential of the project. **[Ord. 2011-016] [Ord. 2017-002]**

6. Building Standards

The provisions of this Section shall be applied in conjunction with any other applicable ULDC standards or limitations for buildings or structures, unless stated otherwise herein. **[Ord. 2010-022]**

a. Building Placement

1) General

a) To maximize the street frontage of buildings and minimize the visibility of parking areas from the street, a building should be articulated so that the longest side fronts the street. When located at an intersection, the façade with the greatest length shall be considered the front. This standard does not preclude two or more façades from being designated as front façades. **[Ord. 2010-022] [Ord. 2011-016]**

b) Taller buildings should not cast a shadow line on existing neighborhoods. To avoid this, building height should be compatible with adjacent development, which may require reducing building heights or stepping back upper stories in certain instances. **[Ord. 2010-022] [Ord. 2011-016]**

2) Corners

Where a parcel is located at the intersection of two streets, at least one building shall be placed at the corner meeting the build-to-lines for both streets. **[Ord. 2010-022]**

3) Building Hierarchy

Building placement shall follow an established order, with initial buildings required to meet minimum placement and frontage requirements along the most intense perimeter streets. Additional buildings may be located on interior streets, but shall be ordered so as to create a consistent streetscape. **[Ord. 2010-022] [Ord. 2011-016]**

4) Civic Buildings

If civic buildings are proposed they shall be located in visually prominent centralized locations, easily recognizable and accessible to the public. **[Ord. 2010-022]**

5) Parking Structures

Parking structures may be allowed provided they are located in the interior of a block and are completely screened by buildings with habitable uses on all stories for Slip Street and Primary Frontages. Parking structures located on a Secondary Frontage shall be completely screened by habitable uses on at least the first story. Parking structures are allowed to face an alley without meeting the requirement for habitable screening on the alley façade. **[Ord. 2010-022] [Ord. 2011-016]**

b. Building Property Development Regulations

1) Perimeter Street Building Frontage

Building frontage is the percentage of the total width of a lot which is required to be occupied by the primary façade of a building. **[Ord. 2010-022]**

2) Perimeter Frontage Exceptions

Buildings located on Secondary Frontages, except for Townhouses, are not required to meet minimum building frontage requirements. Frontage requirements may be reduced for lots with no rear or side access to required parking as necessary to accommodate a drive aisle for ingress/egress. **[Ord. 2010-022]**

3) Internal Building Frontage

Internal buildings shall only be permitted when located facing an internal street frontage, unless exempted herein. **[Ord. 2010-022]**

4) Setback Measurement

a) Perimeter Streets

Setbacks shall be measured from the edge of ultimate R-O-W, or from the property line, whichever is applicable. **[Ord. 2010-022]**

b) Internal Streets

Setbacks shall be measured from the proposed building frontage façade to the outside edge of curb. **[Ord. 2010-022]**

c) Townhouse

Townhouse PDRs may also be applied to Multifamily buildings that are constructed to Townhouse standards. **[Ord. 2010-022] [Ord. 2011-016]**

d) Side Setback Reduction

If permitted, a zero side setback reduction shall comply with the following: **[Ord. 2010-022]**

(1) Windows, doors, or other openings shall not be permitted. No portion of a building, including roof eaves, gutters, and soffits may encroach onto adjacent parcels; **[Ord. 2010-022]**

(2) Openings, attachments, or any item requiring maintenance other than cleaning and painting, when visible, shall not be permitted; and, **[Ord. 2010-022]**

(3) A maintenance easement a minimum of two feet in width shall be provided to ensure access to exposed portions of the building. **[Ord. 2010-022]**

Table 3.B.16.F – PRA Block Building PDRs

Building Placement		Min.	Max. (1)
A.	Slip Street Frontage	45’	50’
	Primary Frontage	20’	25’
	Secondary Frontage (8)	10’	20’
B.	Non-Residential (9)	6’ (2)	N/A
C.	Residential (PRA) (4)	6’ (2)	N/A
	Residential (Non-PRA) (5)(9)	30’	N/A
D.	Between Parking and Alley	5’ (3)	N/A
Building Frontage Percentage (6)		**Min.**	**Max.**
G.	Slip Street and Primary	50%	100%
Individual Building Length		**Min.**	**Max.**
G.		N/A	300’
Courtyard Percentage of Footprint (Optional)		**Min.**	**Max.**
H.		N/A	25%
Courtyard Dimensions (Optional)		**Min.**	**Max.**
H.		30’	N/A
Pedestrian Pass-Through (6)(7)		**Min.**	**Max.**
I.	Separation	100’	300’
	Width	10’	N/A

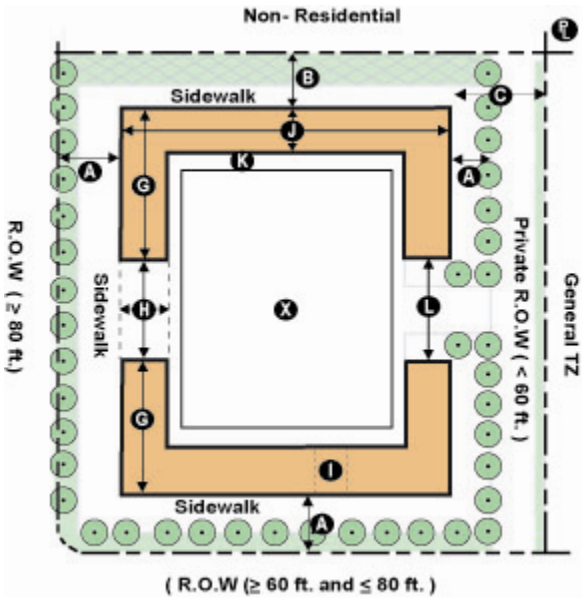
[Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2017-002]

Notes:

1.	Required maximum build-to-line may be increased, where necessary, to accommodate utility easements, landscape buffer, Slip Street, safe sight distance, corner clips, or other similar need as may be required by the County Engineer. **[Ord. 2010-022] [Ord. 2018-002]**
2.	May be reduced to zero feet where in compliance with provisions for side setback reduction. **[Ord. 2010-022]**
3.	Shall be exempt for parcels eligible to use parking drive aisles to comply with alley requirements. **[Ord. 2010-022]**
4.	Shall apply for any PRA Single Family or Multifamily building 35 feet in height or less within 30 feet of property line. **[Ord. 2010-022] [Ord. 2011-016]**
5.	Means adjacent residential parcels that are not located within a development using PRA regulations. **[Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027]**
6.	Shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be the result of the overall length divided by the number buildings. **[Ord. 2010-022] [Ord. 2011-016]**
7.	Maximum pedestrian pass-through requirement does not apply for buildings with a length of 300 feet or less. **[Ord. 2010-022] [Ord. 2011-016]**
8.	An existing SFD that has a greater setback than the maximum permitted shall not be considered a non-conforming structure. **[Ord. 2012-027]**
9.	Setbacks for Single Family residential units shall be seven and one-half feet for side setbacks and 15 feet for rear setbacks. Accessory structures to Single Family residential may be allowed in accordance with the standards for residential districts in Art. 5, Supplementary Standards. **[Ord. 2012-027] [Ord. 2017-002]**

Table 3.B.16.F – PRA Liner Building Configuration PDRs

Building Placement		Min.	Max. (1)
A.	Slip Street Frontage	45’	50’
	Primary Frontage	20’	25’
	Secondary Frontage	10’	20’
B.	Non-Residential	6’ (2)	N/A
C.	Residential (PRA)	6’	N/A
	Residential (Non-PRA) (4)	30’	N/A
D.	Between Rear Parking and Alley	5’ (3)	N/A
Building Frontage Percentage (5)		**Min.**	**Max.**
G.	Slip Street and Primary	65%	100%
Individual Building Length		**Min.**	**Max.**
G.		200’	400’
Courtyard Percentage of Footprint		**Min.**	**Max.**
H.		N/A	10%
Courtyard Dimensions (Optional)		**Min.**	**Max.**
H.		15’	30’
Pedestrian Pass-Through (5)(6)		**Min.**	**Max.**
I.	Separation (4)	100’	300’
	Width	10’	20’
Liner and Interior Standards		**Min.**	**Max.**
J.	Depth (7)	30’	100’
	Length (7)	75%	100%
K.	Separation	N/A	N/A
L.	Parking Access	N/A	10%
X.	Internal Use	N/A	N/A



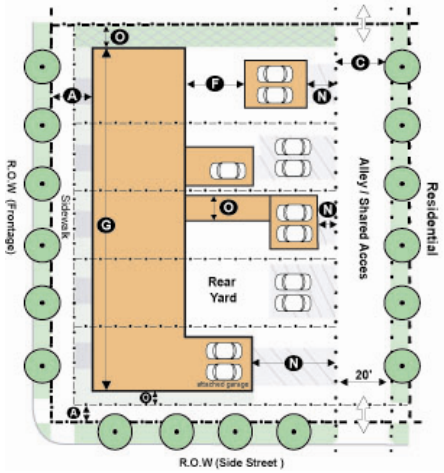
[Ord. 2010-022] [Ord. 2011-016]

Notes:

1.	Required maximum build-to-line may be increased, where necessary, to accommodate utility easements, landscape buffer, Slip Street, safe sight distance, corner clips, or other similar need as may be required by the County Engineer. **[Ord. 2010-022] [Ord. 2018-002]**
2.	May be reduced to zero feet where in compliance with provisions for side setback reduction. **[Ord. 2010-022]**
3.	Shall be exempt for parcels eligible to use parking drive aisles to comply with alley requirements. **[Ord. 2010-022]**
4.	Means adjacent residential parcels that are not located within a development using PRA regulations. **[Ord. 2010-022] [Ord. 2011-016]**
5	Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be result of the overall length divided by the number buildings. **[Ord. 2010-022] [Ord. 2011-016]**
6.	Maximum pedestrian pass-through requirement does not apply for buildings with a length of 300 feet or less. **[Ord. 2010-022] [Ord. 2011-016]**
7.	Liner dimensions shall apply to all façades used to conceal a large footprint tenant that front a perimeter street, Slip Street, Primary Street, and usable open space. Additional standards may apply to parking garage structures. **[Ord. 2010-022] [Ord. 2011-016]**

Table 3.B.16.F – PRA Townhouse Lot and Building Configuration PDRs

Lot Placement		Min.	Max. (2)
A. (1)	Slip Street Frontage	45'	50'
	Primary Street Frontage	15'	25'
	Secondary Street Frontage	10'	15'
B.			
C.	Residential (PRA)	6'	N/A
	Residential (Non-PRA) (4)	10'	N/A
F.	No Minimum or Maximum	N/A	N/A
Building Frontage Percentage (3)		**Min.**	**Max.**
G.		70%	N/A
Individual Building Length		**Min.**	**Max.**
G.		32'	250'
Wing Standard (5)		**Min.**	**Max.**
M.	Wing Width	N/A	50%
Building Setbacks (4)		**Min.**	**Max.**
N.	Rear Setback to Alley	5'	N/A
O.			



[Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-007]

Notes:

1.	Dimension for building placement (A) regardless of whether or not streetscape, alleys, or other similar uses are included on the lot or as a separate tract. **[Ord. 2010-022] [Ord. 2011-016]**
2.	Required maximum build-to-line may be increased, where necessary, to accommodate utility easements, landscape buffer, Slip Street, safe sight distance, corner clips, or other similar need as may be required by the County Engineer. **[Ord. 2010-022] [Ord. 2011-016] [Ord. 2018-002]**
3.	Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be the overall length divided by the number buildings. **[Ord. 2010-022] [Ord. 2011-016]**
4.	Means adjacent residential parcels that are not located within a development using PRA regulations. **[Ord. 2010-022] [Ord. 2011-016]**
5.	Townhouse, including wings, garages, or Accessory Quarters shall comply with minimum common wall requirements unless set back from the side PL a minimum of five feet; and shall comply with Art. 3.D.2.B.3.b.1), Prohibited Openings and Attachments except for any first floor that is set back a minimum of ten feet from the PL. **[Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-007]**

c. Building Height and Floors

1) Building Floors

a) Maximum Floors

The maximum number of floors permitted in any building shall be determined by the parcel's zoning district and transect zone, as indicated in the following Table: **[Ord. 2011-016]**

Table 3.B.16.F – Maximum Building Floors

Zoning/ Transect Zone	Floor Number							
	1	2	3	4	5	6	7	8
UC 1	P	P	P	P	P	(1)	(1)	(2)
UC 2	P	P	P	P	P	(1)	(1)	-
UC 3	P	P	P	P	P	-	-	-
UI 1	P	P	P	P	(1)	-	-	-
UI 2	P	P	P	P	(1)	-	-	-

[Ord. 2011-016] [Ord. 2017-002]

Notes:

P	Permitted.
-	Not permitted.
1.	LEED Silver or equivalent: Building floor only permitted where in compliance with Green Building Incentive Program.
2.	LEED Gold or equivalent: Building floor only permitted where in compliance with Green Building Incentive Program.

2) Exterior Height

a) All building frontages abutting Slip Street, Primary, or Secondary Frontages shall be exempt from Art. 3.D.1.E.2, Multifamily, Non-Residential Districts, and PDDs. **[Ord. 2010-022] [Ord. 2011-016]**

b) Maximum building height shall be in accordance with Table 3.B.16.F, Maximum Building Floors, Table 3.B.16.F, Maximum Building Height, and the following: **[Ord. 2010-022] [Ord. 2011-016]**

Table 3.B.16.F – Maximum Building Height

Floor Number	1 or 2	3	4	5	6	7	8
Max. Height	35'	45'	60'	75'	90'	105'	120'
[Ord. 2010-022] [Ord. 2017-007]							

3) Green Building Incentive Program

The Green Building Incentive Program is intended to stimulate private sector investment to construct sustainable buildings by allowing for "bonus height" for projects meeting industry criteria and standards for certification. Where applicable, bonus height shall only be permitted subject to the following: **[Ord. 2010-022] [Ord. 2011-016]**

a) Applicability

Allowable increases in building height are indicated in Table 3.B.16.F, Maximum Building Floors. **[Ord. 2010-022]**

b) Standard for Certification

The standard for certification shall be the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Green Building Rating System (LEED Silver or Gold/Platinum levels), or appropriate Florida Green Building Coalition designation standards, or other similar standard approved by the County. **[Ord. 2010-022]**

c) Application Procedures

All applications for bonus height shall be submitted concurrently with an application for Public Hearing or DRO approval, as applicable. The application form and requirements shall be submitted on forms specified by the PBC Official responsible for reviewing the application. **[Ord. 2010-022]**

d) Review Process

(1) Public Hearing Certification

If applicable, projects requiring BCC approval and including a request for bonus height shall provide a LEED scorecard accompanied by a detailed analysis of each credit and why the standard can or cannot be achieved. **[Ord. 2010-022]**

(2) DRO Approval

Documentation indicating the project has been registered with the Green Building Certification Institute (GBCI) as a LEED project or other standard for Certification as noted above. If applicable, bonus height requested at time of BCC approval may be reduced if the GBCI registration is inconsistent with the original LEED scorecard and proposed level of certification. **[Ord. 2010-022]**

(3) Monitoring

During plan review and construction, the Applicant's LEED certified inspector or architect will provide documentation and submit quarterly reports to Planning/Monitoring demonstrating compliance with the LEED standards and scorecard and the approved Site Plan. If during construction, the developer is unable to include required green building components, or if the inspector/architect finds that the developer failed to include these components, the County shall pursue enforcement, actions which may include revocation of Building Permits, remand back to DRO to remove the bonus height awarded, or release of surety to the County. **[Ord. 2010-022]**

(4) Amendments

If during construction of the building, the developer is unable to include all of the approved green building components previously identified in the GBCI registration, the developer may be permitted to replace components not provided with other green building components where documented as approved by the GBCI for the project. Any amendment to an exterior component shall require DRO approval. **[Ord. 2010-022]**

(5) Completion

UGCI certification shall be obtained within two years of the date of issuance of Certificate of Occupancy. **[Ord. 2010-022]**

e) Surety

Prior to DRO approval of the Site Plan, the County (Planning Division) and the developer shall enter into a Development Agreement requiring that the green building components identified in the GBCI registration be constructed or installed in the building and that any third-party inspection fees will be paid for by the developer. Furthermore, the developer shall post a surety with the County. The amount of the surety shall be based on the number of dwelling units contained within the "bonus height" stories. Non-residential uses shall be based upon the equivalent of one dwelling unit for each 1,000 square feet of non-residential use area (measured by gross square footage). The number of dwelling units shall be multiplied by the BCC's established price for TDRs at the date of the application. **[Ord. 2010-022]**

(1) Default

If the Applicant fails to comply with the requirements above after CO, the County may, at its discretion collect the surety and apply the funds to a TDR contract to purchase an equivalent number of units to those proposed for the original bonus height consideration. **[Ord. 2010-022]**

(2) Release of Surety

If in compliance with the review process requirements above, upon receipt of the GBCI certification by the County, the Property Owner shall submit in writing to the Planning Director a request that the posted surety shall be returned. **[Ord. 2010-022]**

d. Additional Architectural Design Standards

Architecture shall be in accordance with Art. 5.C, Design Standards, unless specified otherwise herein. **[Ord. 2010-022] [Ord. 2011-016]**

1) Primary Entrances

The primary entrance for all first floor tenants must directly face a street, courtyard, plaza, square, or other form of usable open space fronting a street. **[Ord. 2010-022] [Ord. 2011-016]**

2) Secondary Entrances

Each tenant may be permitted to have additional entrances located at side or rear façades facing a parking lot or other area. **[Ord. 2010-022] [Ord. 2011-016]**

3) Fenestration

Non-residential and Multifamily building façades facing perimeter and Primary Streets or usable open space shall provide transparent windows covering a minimum of 35 percent of the wall area of each story as measured between finished floors, to allow transmission of visible daylight. **[Ord. 2010-022]**

4) Storefronts

The storefront is a first floor façade improvement required for all non-residential uses that face a street or usable open space area: **[Ord. 2010-022] [Ord. 2011-016]**

a) Storefronts shall extend across 70 percent of the non-residential space; **[Ord. 2010-022]**

b) Storefronts shall have transparent glazing of at least 70 percent of the linear width of the applicable façade area, comprised of storefront windows and doors; **[Ord. 2010-022] [Ord. 2011-016]**

c) Storefront windows shall have a base one and one-half feet to three feet high, with transparent glazed areas extending from the base to at least eight feet in height as measured from sidewalk grade. **[Ord. 2010-022]**

d) A minimum of 50 percent of all required storefronts shall have an awning, gallery, or arcade shading the sidewalk. **[Ord. 2010-022]**

5) Architectural Appurtenances

Table 3.B.16.F, PRA Appurtenances by Building Type identifies where appurtenances shall be required, and what additional appurtenances are permitted. Where indicated by a checkmark, each building type shall be required to provide a minimum of one appurtenance. **[Ord. 2010-022]**

Table 3.B.16.F – PRA Appurtenances by Building Type

Building Type	Appurtenances (1)							
	Arcade (2)	Gallery (2)	Awning (2)	Balcony (2)	Bay (3)	Patio (3)	Porch (3)(4)	Stoop (3)(4)
Block	✓ P	✓ P	✓ P	P	P			
Liner	✓ P	✓ P	✓ P	P	P			
Townhouse				P	P	✓ P	✓ P	✓ P

[Ord. 2010-022] [Ord. 2011-016]

Notes:

✓	A minimum of one of the appurtenances checked shall be required for each building type.
P	The appurtenance may be permitted.
1.	The clear height of appurtenances that project or hang from a building shall be at a minimum eight feet above the sidewalk elevation, unless specified otherwise.
2.	Appurtenance may project into pedestrian circulation zone, subject to a minimum five-foot setback from utility easements.
3.	Shall not encroach into the pedestrian circulation zone, and may only encroach into the shy zone for upper stories.
4.	Shall not encroach into the pedestrian circulation zone.

Additional minimum standards shall apply to the following types of appurtenances: **[Ord. 2010-022]**

a) Arcades and Galleries

Arcades shall comply with Figure 3.B.14.G, WCRAO Arcade and Gallery Standards. **[Ord. 2010-022]**

b) Balcony

A balcony above a storefront shall be a minimum of three feet in depth. **[Ord. 2010-022]**

c) Porch or Stoop

(1) Required to be open, un-air conditioned. **[Ord. 2010-022] [Ord. 2011-016]**

(2) Minimum three feet deep by four feet wide. **[Ord. 2010-022] [Ord. 2011-016]**

(3) Minimum elevation 18 inches above the adjacent sidewalk elevation **[Ord. 2010-022] [Ord. 2011-016]**

7. Streetscape Standards

Streetscape standards are established to improve both the physical and visual appearance of the streetscape while creating a pedestrian-friendly environment for the areas located between building façades and abutting streets. **[Ord. 2010-022] [Ord. 2011-016]**

a. General Standards

The following standards shall apply to all streetscapes: **[Ord. 2010-022]**

1) Required street trees shall be located in the planting amenity zone; **[Ord. 2010-022]**
2) Required pedestrian sidewalks shall not be encumbered; **[Ord. 2010-022]**
3) All paving materials for the pedestrian sidewalks shall be compliant with ADA accessibility standards; **[Ord. 2010-022] [Ord. 2017-002]**
4) Where a sidewalk or a path crosses curb cuts at ingress/egress points and internal drives, the pedestrian crossing shall be paved with a material that provides a different texture or a color contrast with the vehicular surface, but preferably consistent with the paving material of the path; **[Ord. 2010-022] [Ord. 2011-016]**
5) Where a street tree planting area is required, improvements shall be in accordance with the requirements of the planting/amenity zone; **[Ord. 2010-022] [Ord. 2011-016]**
6) Consistency in street tree species shall be encouraged within a block, if applicable, and shall be reflective of the character of the surrounding area; **[Ord. 2010-022] [Ord. 2011-016]**
7) Where applicable, sidewalks located within a perimeter R-O-W may be incorporated into the streetscape requirements of this Section, subject to a sidewalk easement agreement with the DEPW; **[Ord. 2010-022] [Ord. 2011-016]**
8) All paving materials in planting/amenity and pedestrian circulation zones shall be constructed entirely of pervious/porous materials, allowing some stormwater to percolate into the underlying soil and promote healthy street tree growth; and, **[Ord. 2010-022] [Ord. 2011-016]**

9) If an existing or proposed utility easement is located adjacent to subject roadways, streetscape requirements shall be applied from the inner edge of the utility easement, and shall be landscaped with appropriate ground cover, with exception to the following: **[Ord. 2010-022] [Ord. 2011-016]**
   a) Utility easements may be improved hardscaped or landscaped to be consistent with required streetscape areas; **[Ord. 2010-022]**
   b) Utility easements may encroach into required streetscape areas up to a maximum of five feet, subject to Engineering approval and consent from easement holder; and, **[Ord. 2010-022]**
   c) Street trees may be located in utility easements subject to use of tree root barrier approved by County Landscape and easement holder. **[Ord. 2010-022]**

b. Streetscape Components

The area between a front façade and the vehicular lanes of required, Primary, Secondary, and side streets shall include two distinct zones: planting/amenity zone and pedestrian circulation zone. **[Ord. 2010-022]**

1) Planting/Amenity Zone

The planting/amenity zone shall be a minimum of five feet in width, and serves as the transition between the vehicular and pedestrian areas. Bus stop locations, lighting, benches, trash receptacles, art, street trees, ground covers, and pavers may be placed in these areas. **[Ord. 2010-022]**

   a) Street trees shall be installed in accordance with Art. 3.F.2.A.4.d, Street Trees. Exceptions to tree spacing may be permitted where necessary to accommodate bisecting utility easements, or other similar improvements. **[Ord. 2010-022]**
   b) Street lights shall be required for all perimeter and internal streets in accordance with Art. 3.F.2.A.1.f.2), Lighting. **[Ord. 2010-022]**
   c) Trees shall be planted in tree wells/grates with an approved ground cover or other acceptable treatment over the top to protect the roots, when planted along a street frontage. **[Ord. 2010-022]**
   d) A minimum of one bench shall be provided along each streetscape, or one bench for every 150 linear feet of street frontage, whichever is greater. Signage or advertising is prohibited on benches. **[Ord. 2010-022] [Ord. 2017-002]**
   e) A minimum of one trash receptacle shall be provided at each bench location. **[Ord. 2010-022]**
   f) Moveable chairs and sidewalk cafes are strongly encouraged in the planting/amenity zone, but may not encroach into the pedestrian circulation zone. **[Ord. 2010-022]**

2) Pedestrian Circulation Zone

The pedestrian circulation zone is a continuous unobstructed space reserved for pedestrian movement typically located adjacent to the planting/amenity zone. Minimum width shall be eight feet for Slip Street and Primary Frontages, and five feet for Secondary Frontages. **[Ord. 2010-022]**

   a) The pedestrian circulation zone shall function as a continuous unobstructed space along the street frontage, with the exception of an arcaded sidewalk and gallery. **[Ord. 2010-022]**

3) Slip Street Planting/Amenity Zone

The following standards shall apply for all Slip Street frontages: **[Ord. 2010-022]**

   a) A ten-foot-wide landscape planting area shall be required between a perimeter R-O-W and the Slip Street;
   b) Additional width may be permitted to accommodate utility easements or Engineering requirements, but shall not be increased otherwise;
   c) Street trees shall be planted in the landscape area in accordance with Art. 3.F.2.A.4.d, Street Trees, but shall be generally consistent with the tree species and spacing provided in the enhanced sidewalk area; and,
   d) Ground treatment shall comply with the standards for the planting/amenity zone.

8. Civic and Usable Open Space Standards

A minimum of five percent of the gross acreage of all PRA projects shall be dedicated or provided as usable open space. Plazas or squares that provide a concentrated focal point for pedestrians shall be the preferred method for providing usable open space, but credit may be given for required pedestrian streetscapes or other similar usable open space amenities such as playgrounds and greens. All required usable open space areas shall meet the minimum dimensions provided under Table 3.B.16.F, PRA Dimensions for Usable Open Space, unless exempted otherwise herein. **[Ord. 2010-022]**

Table 3.B.16.F – PRA Dimensions for Usable Open Space

	Size Min.	Length Min.	Width Min.
Central Plaza or Square	10,000 sq. ft.	120'	80'
Other Plazas or Square	5,000 sq. ft.	60'	40'
Greens	0.25 ac.	100'	100'
Playground	N/A	N/A	N/A
[Ord. 2010-022]			

a. General

1) Required usable open space areas shall be provided prior to the issuance of CO for 50 percent any residential units within the subject site, if applicable. **[Ord. 2010-022]**
2) At least 95 percent of the residences within the subject site must be within a one-quarter mile walk of usable open space. **[Ord. 2010-022]**
3) Usable open space areas shall feature visible, open, and unimpeded pedestrian access from adjacent streets and sidewalks, allowing passersby to see directly into the open space. **[Ord. 2010-022]**

b. Plazas and Squares

A plaza or square shall be defined by building façades or streets. It is primarily comprised of hardscape/pavers, with trees and containerized plants serving as the primary vegetative material. **[Ord. 2010-022]**

c. Greens

Greens are commonly developed with grassy lawn areas unstructured recreation, intended for less intensive foot traffic. It shall be defined by building façades or streets on two or more sides. The minimum size shall be one-quarter acre and the maximum shall be six acres. It may also be partially depressed below the street grade for the purposes of accommodating temporary stormwater retention. **[Ord. 2010-022] [Ord. 2011-016]**

1) Minimum 80 percent unpaved surface area (turf, ground cover, soil, or mulch). **[Ord. 2010-022]**
2) The remaining balance may be any paved surface up to a maximum 20 percent of the green. **[Ord. 2010-022]**

d. Streetscape Credit

Projects that have net land areas of less than two and one-half acres in size may count all streetscape areas towards the usable open space requirement. All others may count up to 50 percent of streetscape areas towards usable open space requirements. **[Ord. 2010-022] [Ord. 2011-016]**

e. Street Frontage

If applicable, required usable open space areas shall front on a Secondary or side street frontage and be located in a prominent or central area internal to the development. Frontage on a required or Primary Frontage shall not be permitted unless there are no Secondary or side streets abutting or internal to the development. **[Ord. 2010-022] [Ord. 2011-016]**

f. Shade

A minimum of 15 percent of each plaza, square, or other usable open space area shall be shaded by landscape material or shade structures at time of construction. Where applied to streetscape galleries, awnings or other building amenities may be counted towards shade requirement. **[Ord. 2010-022] [Ord. 2011-016]**

g. Pedestrian Amenities

1) Required usable open space areas shall have a minimum of one linear foot of seating for each 200 square feet of overall area. Movable chairs are encouraged, and shall count as two and one-half linear feet of seating area. **[Ord. 2010-022]**
2) One trash receptacle for each 5,000 square feet of each physically separated civic open space. **[Ord. 2010-022]**

3) Art is encouraged to be placed within usable open space areas. **[Ord. 2010-022] [Ord. 2011-016]**
4) One drinkable water fountain for each 5,000 square feet of each landscaped civic open space. **[Ord. 2010-022]**

9. Parking and Loading Standards

Parking and loading for each tenant shall be located behind buildings or a Street Wall. Parking shall only be permitted in front of buildings in the form of on-street parking. Parking and loading shall comply with Art. 6, Parking, Loading, and Circulation, unless otherwise stated below: **[Ord. 2010-022] [Ord. 2011-016]**

a. Location and Access

Parking may be provided in surface lots, attached/detached garages or outbuildings, or a parking structure. **[Ord. 2010-022] [Ord. 2011-016]**

1) On-Street Parking

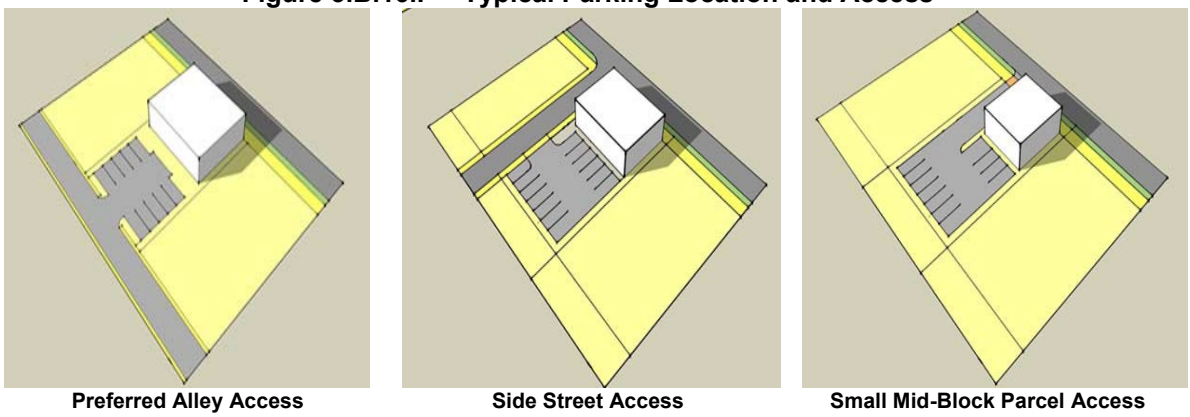
Parking in front of buildings shall only be permitted where on-street parking is allowed. **[Ord. 2010-022]**

2) Parking Lots

It is the intent that parking lots shall be located behind buildings to screen from view from all street frontages and usable open space areas, unless specified otherwise herein. Exceptions shall be permitted for parking lots adjacent to a building where a Street Wall is used, or lots on Secondary Streets. The perimeter of parking lots shall be framed by a Street Wall using: **[Ord. 2010-022] [Ord. 2011-016]**

a) Buildings; or
b) A five-foot-wide landscape strip that includes a minimum 30-inch-high hedge or concrete Street Wall, with Canopy, multi-trunk, or flowering trees planted 30 feet on center. Breaks to allow for pedestrian and vehicular access shall be permitted. **[Ord. 2011-016]**
c) Separation between parking and parallel alleys shall not be required for any project that does not have streets or blocks, and alleys may be incorporated into parking lots as standard drive aisles.

Figure 3.B.16.F – Typical Parking Location and Access



Preferred Alley Access **Side Street Access** **Small Mid-Block Parcel Access**
[Ord. 2010-022]

3) Requirement for Parking Garages

Parking for any use in excess of five spaces per 1,000 square feet of non-residential floor area shall be located in a parking structure/garage, with exception to a Development Order for a project located on one parcel (inclusive of any outparcels) that requires a minimum of or provides 100 or fewer parking spaces. **[Ord. 2010-022] [Ord. 2011-016]**

4) Townhouses

Parking for Townhouses shall only be permitted to the rear and shall meet the requirements for Townhouse parking. Garage setbacks shall be in accordance with PDRs for Townhouses. **[Ord. 2010-022] [Ord. 2011-016]**

5) Service and Loading Areas

All service and loading areas shall be located along the rear or side of buildings, and shall not be visible from usable open space areas, streets, or abutting residential neighborhoods. The service areas shall be located within the footprint of the building or immediately adjacent to the building. Required loading space areas may be waived, reduced in number, or dimension, in accordance with Art. 6.E, Loading Standards, or by Art. 3.B.16.G, Type 1 and 2 URAO Waivers. **[Ord. 2010-022] [Ord. 2012-027]**

a) Waste and recycling containers shall be integrated within the building or entirely screened from view. **[Ord. 2010-022]**

b) Loading docks, service areas, and trash disposal facilities shall not face usable open space areas, a street frontage, or an abutting residential neighborhood unless screened from view or integrated within a building. **[Ord. 2010-022]**

c) Trash collection and other services shall be accessed through the alley or other vehicular use areas behind buildings. **[Ord. 2010-022] [Ord. 2011-016]**

b. Parking Ratios

The required number of parking spaces shall correspond to broad uses and not to a specific use, and shall be responsive to the long-term transition of tenants within a non-residential or mixed-use development. The Applicant may choose from the following parking requirements: **[Ord. 2010-022]**

1) Non-Residential

a) Minimum: one space per 333 square feet of GFA (3/1,000) excluding assembly, and one space per five seats for assembly uses; **[Ord. 2010-022]**

b) Where uses are not intended to allow for transition to other uses, the general parking standards outlined in Art. 6, Parking, Loading, and Circulation, may be applied, provided that use limitations are identified on the DRO-approved Site Plan; **[Ord. 2010-022]**

c) Reduction in required parking through use of a shared parking study, as defined in Art. 6, Parking, Loading, and Circulation; or, **[Ord. 2010-022]**

d) If eligible, credit may be given for any perimeter on-street parking spaces located along Secondary Streets, subject to approval by the County Engineer (use of this option may be limited to where the developer pays for required improvements), or for any new Slip Street or internal street parking developed. **[Ord. 2010-022]**

2) Residential

Multifamily residential parking ratios may be reduced in accordance with Table 3.B.14.I, WCRAO Mixed-Use and Residential Parking Deviations. **[Ord. 2010-022]**

c. Bicycle Parking

One parking area shall be provided for every five units in Multifamily housing and for every 20 vehicle parking spaces serving non-residential uses. Bicycle parking spaces shall be indicated on the Site Plan in visible, well-illuminated areas. For each bicycle parking space required, a stationary object shall be provided to which a user can secure the bicycle. The stationary object may either be a freestanding bicycle rack or a DRO-approved alternative. **[Ord. 2010-022]**

10. Landscape Standards

Landscaping in the PRA shall be in an urban form that compliments the intended intensity and density of the PRA corridors, with an emphasis on the use of materials and design that enhances pedestrian areas, allows for improved visual surveillance from building windows, but also minimizes impacts to adjacent residential developments. Drainage retention areas, preserves, and other similar low-intensity open space areas shall be located to provide a transition between commercial uses and existing adjacent residential neighborhoods, or parcels with a residential FLU designation, when possible. Landscaping shall be in accordance with Art. 7, Landscaping, unless stated otherwise herein: **[Ord. 2010-022] [Ord. 2011-016]**

a. Perimeter Buffers

1) Streetscape Exemptions

Required landscape perimeter buffers pursuant to Art. 7, Landscaping shall not be required where a PRA streetscape is required. **[Ord. 2010-022]**

2) Compatibility Buffers

The PRAs shall be exempt from Compatibility Buffer requirements. **[Ord. 2010-022]**

3) Alternative Incompatibility Buffer

The following Incompatibility Buffer option may be utilized subject to the following: **[Ord. 2010-022]**

a) Shall be a minimum of ten feet in width, and, easement encroachment shall be prohibited, with exception to drainage easements; **[Ord. 2010-022]**

b) A six-foot-tall solid concrete block or panel wall shall be installed along the affected property line, with a setback a minimum of two feet to allow for maintenance of the exterior side of the wall. Setback may be increased as needed to accommodate required footers; **[Ord. 2010-022] [Ord. 2011-016]**

c) The required wall shall be constructed of materials and with a design consistent with the principal building, and shall have the same architectural finish treatment and color on both sides of the wall; **[Ord. 2010-022]**

d) Exterior landscape areas shall have ground cover that is low maintenance and does not impede necessary access for maintenance; **[Ord. 2010-022]**

e) Canopy trees shall be planted along the internal side of the wall to be spaced a minimum of 20 feet on center; **[Ord. 2010-022]**

f) A hedge shall be installed in accordance with the standards for medium shrubs, as specified in Table 7.D.3.A, Shrub Planting Requirements; and, **[Ord. 2010-022]**

g) A drainage easement may be permitted within the buffer on the interior side of the wall to be used as a stormwater management system, subject to approval by Land Development. **[Ord. 2010-022]**

b. Foundation Planting

The PRAs shall be exempt from foundation planting requirements, unless stated otherwise herein. **[Ord. 2010-022] [Ord. 2011-016]**

c. Alternative Parking Lot Design Options

This Section allows alternative parking lot designs through modifications to Art. 7.C.4, Landscape Requirements for On-Site Parking to promote innovative design or use of green building materials. The following may be used individually or in combination, unless stated otherwise: **[Ord. 2010-022] [Ord. 2014-025]**

1) Option 1

Projects that are one-half acre or less in size, with 20 or fewer parking spaces may consolidate all required interior landscape island areas and planting materials into one or more locations anywhere within the project; **[Ord. 2010-022] [Ord. 2014-025]**

2) Option 2

Projects that are two acres or less in size may reduce required terminal island landscape width to a minimum of five feet in width of landscape area. This option may not be used in conjunction with any option relocating these landscape areas; **[Ord. 2010-022] [Ord. 2014-025]**

3) Option 3

Landscape shrub or ground cover requirements for terminal, interior, and divider median islands may be replaced with bio-swales and appropriate landscaping, provided that required Canopy trees can be accommodated. Alterations to required curbing may be permitted subject to demonstration that vegetated areas are protected from vehicles; **[Ord. 2010-022] [Ord. 2014-025]**

4) **Option 4**
Up to a maximum of 25 percent of required terminal, interior, and divider median landscape islands shall not be required provided that covered parking that utilizes appropriate solar reflectance index (SRI) materials are installed where islands are removed; **[Ord. 2010-022] [Ord. 2014-025]**

5) **Option 5**
Landscape shrub or ground cover requirements for terminal, interior, and divider median landscape areas shall not be required, subject to the following: **[Ord. 2010-022] [Ord. 2014-025]**
   a) The number of required terminal, interior, and divider median trees are doubled; and **[Ord. 2010-022] [Ord. 2014-025]**
   b) Green building standards for tree wells and related root growth areas are utilized; **[Ord. 2010-022]**

6) **Option 6**
No interior islands are required if parking spaces are abutting landscape buffers, Street Walls, or tree planting areas. **[Ord. 2010-022] [Ord. 2014-025]**

d. Rear or Side Entrances
Buildings with secondary entrances located on the side or rear façades shall either apply the streetscape standards for a side street building frontage; or shall provide foundation planting along a minimum of 50 percent of the applicable façade, with a minimum depth of five feet, to be planted in accordance with Art. 7, Landscaping, with a sidewalk a minimum of five feet in width as needed to separate pedestrians from abutting vehicle use areas along the building façade. **[Ord. 2010-022]**

11. Signage Standards
Signage shall be in accordance with Art. 8, Signage, unless stated otherwise herein. **[Ord. 2010-022] [Ord. 2011-016]**

a. Freestanding Signage Prohibitions
Freestanding signs, including outparcel identification signs, shall be prohibited, with exception to Development Orders that include buildings located on internal streets that do not have any frontage on a perimeter street, subject to the limits of Table 8.G.2.A, Freestanding Sign Standards, or the following, whichever is more restrictive: **[Ord. 2010-022] [Ord. 2023-021]**

1) Signs shall not exceed 150 square feet of sign face area, 15 feet in height, or the maximum dimensions permitted in Art. 8, Signage, whichever is less; and **[Ord. 2010-022] [Ord. 2016-020] [Ord. 2023-021]**
2) A maximum of one freestanding sign per right-of-way frontage shall be permitted. **[Ord. 2010-022] [Ord. 2023-021]**

G. Type 1 and 2 URAO Waivers

An Applicant may apply for Waivers for development standards in accordance with Art. 2.B.7.D, Type 2 Waiver or Art. 2.C.5.G, Type 1 Waiver. Applications for Type 1 or Type 2 Waivers shall be expressly limited to those Articles or Requirements listed in Table 3.B.16.G, Type 1 and 2 URAO Waivers. Type 2 Waiver requests shall be submitted concurrently with any other DRO application request for Public Hearing certification, where applicable. **[Ord. 2010-022] [Ord. 2011-016]**

Table 3.B.16.G – Type 1 and 2 URAO Waivers (1)

Article/Table Reference and Title	Type 1 Waivers Limitations/Criteria	Type 2 Waiver Limitations/Criteria
Art. 3.B.16.A, Purpose and Intent		
N/A	No Waiver.	No Waiver.
Art. 3.B.16.B, Applicability		
N/A	No Waiver.	No Waiver.
Art. 3.B.16.C, Future Land Uses and Density/Intensity		
N/A	No Waiver.	No Waiver.
Art. 3.B.16.D, Application Requirements		
N/A	No Waiver.	No Waiver.
Art. 3.B.16.E, Additional PRA Use Regulations		
Art. 3.B.16.E.3.a, Residential Setbacks	Ten percent reduction provided the use is screened.	Waiver permitted.
Art. 3.B.16.E.3.c, Drive-Through Uses and Gasoline Service Facilities	Exceptions to Street Wall requirements may be permitted for vehicular and pedestrian access points.	Waiver permitted. Requires submittal of alternative design that meets the intent of these provisions.
Art. 3.B.16.F, PRA Design and Development Standards		
PRA Transect Zones		
Art. 3.B.16.F.1.a, Urban Center (UC) Sub-area Transects	No Waiver.	Limited Waiver permitted only for reference to minimum number of stories required in this TZ.
Table 3.B.16.F, PRA Sub-area Transect Standards	No Waiver.	Limited Waiver permitted: • Additional 25 percent deviation for minimum TZ minimum setback abutting residential: Minimum UC 1 = 300 feet; UC 2 and UI 1 = 150 feet. • Subject to height of buildings, site layout, proposed uses, Incompatibility Buffer, or other design alternative.
Block Design Standards		
Table. 3.B.16.F, Block Dimension Requirements	Allow five percent deviation due to unusual lot configuration.	Waiver permitted.
Frontage Classifications and Street Standards		
Art. 3.B.16.F.4.a.1), Slip Street Frontage	The minimum frontage requirement may be waived where the Slip Street is used to provide cross access to one or more abutting properties where the vehicular lane aligns with a Slip Street, parking lot aisle, or access way on the abutting property. **[Ord. 2017-002]**	Waiver permitted.
Art. 3.B.16.F.4.b, Internal Streets	Allow additional lanes or minor increases in lane width: • Where required by DEPW or Palm Tran; • Minimum modification necessary and remains consistent with TDD street standards; and, • Consistent with standards for livable streets which emphasis pedestrian safety.	Waiver permitted.
Art. 3.B.16.F.4.c, Alleys	• Drive aisles within parking lots may be used to meet alley requirements; or **[Ord. 2017-002]** • Alleys shall not be required where Type 2 Waiver relief is approved for parking in front of buildings where drive aisles for such parking provides cross access to adjacent properties. **[Ord. 2017-002]**	Waiver permitted.
Interconnectivity Standards		
Art. 3.B.16.F.5, Interconnectivity Standards	No interconnectivity required for the following: • Document prohibition by Federal, State, Local, or other laws that serve to establish limited access standards necessary to protect facilities such as Water or Wastewater	No Waiver.

	Treatment Plants, jails, or other similar uses. **[Ord. 2017-007]**	
Art. 3.B.16.F.5.c, Gates	• Special circumstances between adjacent uses. • Specific user requirements within the PRA project requires the use of gates, provided such does not impact the continuity of required blocks, streets, or alleys.	No Waiver.
Notes:		
1.	Deviations from the limitations or permissions granted for Waivers shall be prohibited. **[Ord. 2011-016] [Ord. 2017-007]**	

Table 3.B.16.G – Type 1 and 2 URAO Waivers, Cont'd. (1)

Article/Table Reference and Title	Type 1 Waivers Limitations/Criteria	Type 2 Waiver Limitations/Criteria
Building Standards		
Art. 3.B.16.F.6.a, Building Placement	No Waiver.	Waiver permitted.
Art. 3.B.16.F.6.b, Building Property Development Regulations	No Waiver.	Waiver permitted.
Table 3.B.16.F, PRA Block Building PDRs	No Waiver.	Waiver permitted.
Table 3.B.16.F, PRA Liner Building Configuration PDRs	No Waiver.	Waiver permitted.
Table 3.B.16.F, PRA Townhouse Lot and Building Configuration PDRs	No Waiver.	Waiver permitted.
Table 3.B.16.F, Maximum Building Floors	No Waiver.	Waiver permitted.
Table 3.B.16.F, Maximum Building Height	No Waiver.	Waiver permitted.
Art. 3.B.16.F.6.c.3), Green Building Incentive Program	Allow deviations for different certifying standards as may be approved by the County.	Waiver permitted.
Art. 3.B.16.F.6.d.1), Primary Entrances	No Waiver.	Waiver permitted.
Art. 3.B.16.F.6.d.3), Fenestration	Limited Waiver permitted to allow greater than 20 percent and less than 35 percent.	Waiver permitted.
Art. 3.B.16.F.6.d.4), Storefronts	Limited Waiver permitted to allow greater than 50 percent and less than 75 percent.	Limited Waiver permitted to allow greater than 35 percent and less than 75 percent.
Table 3.B.16.F, PRA Appurtenances by Building Type	No Waiver.	Limited Waiver permitted to allow similar alternative.
Streetscape Standards		
Art. 3.B.16.F.7.b.1), Planting/Amenity Zone	No Waiver.	Waiver permitted.
Art. 3.B.16.F.7.b.2), Pedestrian Circulation Zone	No Waiver.	Waiver permitted.
Art. 3.B.16.F.7.b.3), Slip Street Planting/Amenity Zone	No Waiver.	Waiver permitted.
Civic and Usable Open Space Standards		
Art. 3.B.16.F.8, Civic and Usable Open Space Standards	No Waiver.	Waiver permitted.
Table 3.B.16.F, PRA Dimensions for Usable Open Space	No Waiver.	Waiver permitted.
Art. 3.B.16.F.8.a, General	No Waiver.	Waiver permitted.
Art. 3.B.16.F.8.b, Plazas and Squares	No Waiver.	Waiver permitted.
Art. 3.B.16.F.8.c, Greens	No Waiver.	Waiver permitted.
Art. 3.B.16.F.8.d, Streetscape Credit	No Waiver.	Waiver permitted.
Art. 3.B.16.F.8.e, Street Frontage	No Waiver.	Waiver permitted.
Art. 3.B.16.F.8.f, Shade	No Waiver.	Waiver permitted.
Art. 3.B.16.F.8.g, Pedestrian Amenities	No Waiver.	Waiver permitted.
Notes:		
1.	Deviations from the limitations or permissions granted for Waivers shall be prohibited. **[Ord. 2011-016] [Ord. 2017-007]**	

Table 3.B.16.G – Type 1 and 2 URAO Waivers, Cont'd. (1)

Article/Table Reference and Title	Type 1 Waivers Limitations/Criteria	Type 2 Waiver Limitations/Criteria
Parking and Loading Standards		
Art. 3.B.16.F.9, Parking and Loading Standards	A maximum of one row of parking may be permitted in front of a building in the form of a parking lot for parcels that do not qualify to use the Slip Street Frontage option, subject to the following: **[Ord. 2017-002]** • Compliance with the requirements for the Slip Street Planting Amenity Zone; and **[Ord. 2017-002]** • Either: 1) Modification to Art. 3.B.16.F.4.a.1), Slip Street Frontage and related build-to-line requirements, is required to allow for vehicular cross access with existing parking lots on adjacent parcels; or **[Ord. 2017-002]** 2) The parcel is exempt from interconnectivity requirements and allowing limited parking in front of the building is consistent with existing parking placement and building setbacks for one or more adjacent parcels. **[Ord. 2017-002]**	Limited Waiver permitted for location of parking only.
Art. 3.B.16.F.9.a.1), On-Street Parking	• As needed to accommodate a concurrent request for a Type 1 or 2 Waiver to Art. 3.B.16.F.9, Parking and Loading Standards, to allow for parking in front of a building. • Only where required to allow a Waiver approved in the row above. **[Ord. 2017-002]**	Waiver permitted.
Art. 3.B.16.F.9.a.2), Parking Lots	As needed to accommodate a concurrent request for a Type 1 or 2 Waiver to Art. 3.B.16.F.9, Parking and Loading Standards, to allow for parking in front of a building. **[Ord. 2017-002]**	Waiver permitted.
Art. 3.B.16.F.9.a.3), Requirement for Parking Garages	No Waiver.	Waiver permitted.
Art. 3.B.16.F.9.a.4), Townhouse	No Waiver.	Waiver permitted.
Art. 3.B.16.F.9.a.5), Service and Loading Areas	No Waiver.	Waiver permitted.
Art. 3.B.16.F.9.c, Bicycle Parking	No Waiver.	Waiver permitted.
Signage Standards		
Art. 3.B.16.F.11.a, Freestanding Signage Prohibitions	No Waiver.	Waiver permitted.
Art. 3.B.16.G, Type 1 and 2 URAO Waivers		
N/A	No Waiver.	No Waiver.
[Ord. 2011-016] [Ord. 2017-002]		
Notes:		
1.	Deviations from the limitations or permissions granted for Waivers shall be prohibited. **[Ord. 2011-016] [Ord. 2017-007]**	

Section 17 Agricultural Enclave Overlay (AGEO)

A. Purpose and Intent

These regulations are intended to provide supplemental standards for development within an Agricultural Enclave (AGE) to ensure compliance with related Goals, Objectives, and Policies of the Plan, and F.S. § 163.3162. The AGE must include appropriate new urbanism concepts to achieve clustering, mixed-use development, the creation of rural village and city centers, and the transfer of development rights within the boundaries of an AGE. This is accomplished by use of Art. 3.F.5, Traditional Town Development (TTD), and an AGE Future Land Use Atlas (FLUA) amendment Conceptual Plan, which establishes the transects within an AGE. **[Ord. 2010-022] [Ord. 2014-031]**

B. Applicability

The provisions of the AGEO shall apply to property with an AGE FLU designation. **[Ord. 2014-031]**

C. Boundaries

The boundaries of the AGEO shall be consistent with an AGE FLUA amendment. **[Ord. 2010-022] [Ord. 2014-031]**

D. Development Review Procedures

Any application for a Development Order for a Rezoning, Conditional Use approval, or Development Order Amendment, within an AGEO shall be consistent with an AGE FLUA amendment Conceptual Plan: **[Ord. 2014-031] [Ord. 2018-002]**

1. **Master Plan and Regulating Plan**

   The Master Plan and Regulating Plan, or Design Standards Alternative, shall include the following information from the AGE FLUA Conceptual Plan. Previously approved Design Standards Alternative shall be considered conforming unless changed to a Regulating Plan. **[Ord. 2014-031] [Ord. 2016-042]**

   a. The location and boundaries of the transect zones; **[Ord. 2014-031]**
   b. Allocation and range of density and intensity; **[Ord. 2014-031]**
   c. General location of all civic sites and a summary chart for required or additional civic acreages; **[Ord. 2014-031]**
   d. General location of existing or proposed Arterials, thoroughfares, and Collector Streets, and access points for each pod; and, **[Ord. 2014-031]**
   e. Any applicable Implementing Principles. **[Ord. 2014-031]**

2. **Final Site or Subdivision Plan**

   An FSP or FSBP for a TND, PUD, TMD, MUPD, or Conditional Use, shall include graphic and tabular details as required above for Master Plans and Regulating Plans. **[Ord. 2014-031] [Ord. 2018-002]**

E. Use Regulations and Standards

1. **AGE FLUA Conceptual Plan Transects**

   a. **Developable Transects**

      All uses within the Developable Transects, shall be located within and in accordance with the standards applicable to a TMD, TND, MUPD, or PUD Pod, as designated on the Master Plan, unless stated otherwise herein or in the AGE FLUA Conceptual Plan. **[Ord. 2014-031]**

   b. **Natural Transect Uses and Standards**

      Any uses permitted within the Natural Transect shall be developed in accordance with the FLUA Conceptual Plan. **[Ord. 2014-031]**

2. **Economic Development Center (EDC)**

   An MUPD Pod developed as a TTD Economic Development Center may include a College or University subject to approval as a Conditional Use. Additional commercial uses that support employees and students may be permitted in accordance with a FLUA Conceptual Plan. **[Ord. 2014-031] [Ord. 2018-002]**

3. **Agricultural Uses**

   Existing agricultural areas having an agricultural classification by the Property Appraiser at time of rezoning to a TTD shall be permitted to continue or expand, in accordance with the standards for the AR district, unless inconsistent with the FLUA Conceptual Plan. **[Ord. 2014-031]**

4. **Government and Civic Uses**

   All government and civic uses owned and operated by a government entity may be permitted to utilize the standards established for the Public Ownership district in Table 3.D.1.A, Property Development Regulations, and Table 4.B.4.A., Institutional, Public, and Civic Use Matrix, unless inconsistent with the FLUA Conceptual Plan or a Master Plan. **[Ord. 2014-031]**

F. Traditional Town Development (TTD) Exceptions

Exceptions from the requirements of Art. 3.F, Traditional Development Districts (TDDs) may be permitted or required for an AGE TTD, in accordance with the following: **[Ord. 2014-031]**

1. **Required Civic Locations**
   Minimum civic area required for PUDs or TDDs may be relocated outside of the boundaries of a specific pod to central areas within the AGE where designated on the AGE Conceptual Plan. **[Ord. 2010-022] [Ord. 2014-031]**
2. **Traditional Neighborhood Center (TND) Land Use Mix**
   An AGE TND shall comply with Table 3.F.3.B, TND Land Use, except that the maximum percentage permitted for Single Family homes may be increased to 100 percent, and the minimum Multifamily or Townhouse requirement may be reduced to zero, if consistent with the AGE FLUA Conceptual Plan. **[Ord. 2014-031]**
3. **Rural Collector Street Standards**
   Collector Streets providing connectivity between TNDs, PUDs, and Arterials or other streets outside of the AGE TTD, shall apply the Plan and Non-Plan Roadway Collector Standards for the Rural Tier as indicated in Table 3.F.2.A, TDD Street Design Standards by Tier (and related Figures), subject to the following: **[Ord. 2014-031]**
   a. Rural Collectors shall only be permitted along the perimeter of TMD or TND Pods; **[Ord. 2014-031]**
   b. Maximum number of travel lanes may be increased from two to four if required by PBC Engineering; **[Ord. 2014-031]**
   c. Medians of up to 30 feet in width may be permitted; **[Ord. 2014-031]**
   d. An additional six-foot-wide bicycle lane may be permitted; and, **[Ord. 2014-031]**
   e. Overall R-O-W width may be increased to accommodate the above. **[Ord. 2014-031]**
4. **TMD Maximum Single-Tenant Frontage**
   The maximum frontage per single tenant permitted within a TMD Pod may be increased in accordance with the exception permitted for the AGR Tier in Art. 3.F.4.C.1.c.4), Maximum Frontage per Single Tenant. **[Ord. 2014-031]**
5. **TTD Landscape Buffer**
   A minimum 50-foot-wide Type 3 Incompatibility Buffer shall not be required around the perimeter of an AGE TTD if an alternative buffer is approved as part of a FLUA Conceptual Plan. **[Ord. 2014-031]**
6. **TTD Land Use Allocation**
   The minimum and maximum land use mix for an AGE TTD shall comply with Table 3.F.5.C, Traditional Town Development Land Use Allocations, unless stated otherwise on the FLUA Conceptual Plan. **[Ord. 2014-031]**

Section 18 Bioscience Research Protection Overlay (BRPO)

A. Purpose and Intent
To promote the growth and stability of bioscience research/biotechnology uses in proximity to the Scripps Research Institute (TSRI) campus at Abacoa/Briger, and deterring the conversion of those uses to commercial or residential uses. This will be accomplished in coordination with the Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake Park, and the Town of Mangonia Park, with the objective to provide opportunity for a minimum 8,000,000 square feet of bioscience/biotechnology use cluster in Northern Palm Beach County. The BRPO does not limit the uses currently allowed consistent with the property's existing land use designation and zoning designation including uses allowed pursuant to Planned Development approvals and Development of Regional Impact approvals. **[Ord. 2016-042]**

B. Boundaries
Generally located and bifurcated north and south of Blue Heron Boulevard, west of the C-17 Canal and Garden Road, and east of I-95; bordered in the north by Consumer Street and in the south by Interstate Park Way; the larger portion of the overlay lying in the area to the north of Blue Heron Boulevard, with a smaller portion comprised of eight parcels to the south, as well as the area included in the Florida Research Park (Palm Beach Park of Commerce) DRI approval—shall be depicted on the Special Planning Areas Map in the Comprehensive Plan Map Series. **[Ord. 2016-042]**

C. Applicability
See Art. 4.B.5.C.13, Research and Development, and FLUE Objective 1.9, Bioscience Research Protection Overlay (BRPO). **[Ord. 2016-042]**

Section 19 Lion Country Safari Overlay (LSCO)

A. General
See Art. 3.E.2.G.6, Lion Country Safari Overlay, for Purpose and Intent, Boundaries and Applicability, and additional site development requirements. **[Ord. 2016-042] [Ord. 2017-007]**

Section 20 Western Communities Residential Overlay (WCRO)

A. General
See Art. 3.E.2.H, WCR PUD.

CHAPTER C STANDARD DISTRICTS

Section 1 General

A. Agricultural Districts

1. AP, Agricultural Production District

The AP district is to conserve and protect areas for exclusive, Bona Fide Agriculture and farming-related operations particularly where soil and water conditions favor continued agricultural production. A wide range of agricultural activities and their accessory uses shall be permitted in the AP district in order to maintain the vitality of the agricultural industry in PBC.

a. Exempted Residential Uses

Legal Lots of Record with an LR-1 FLU designation located in an area north of the unincorporated community of Canal Point shall be considered conforming for the purpose of renovating or developing a Single Family home, including related accessory uses and structures. **[Ord. 2007-013]**

b. Agricultural Production Zoning Consistency

Within the Glades Tier, the Agricultural Production Zoning District is consistent with all FLU designations, excluding conservation. **[Ord. 2016-016]**

2. AGR, Agricultural Reserve District

The AGR district is a portion of PBC lying between Hypoluxo Road on the north, Clint Moore Road on the south, the Ronald Reagan Turnpike on the east, and the Arthur R. Marshall Loxahatchee National Wildlife Refuge on the west. The district encompasses unique farmland, regional water management, and wetlands areas. It is designated as an area to be preserved primarily for agricultural, environmental and water resources, and open space-related activities west of SR 7, agricultural and regional water management use if possible, residential development is restricted to low densities and commercial development is limited to those uses serving farm workers and other residents of the district. Gaming, pari-mutual wagering, off-track betting, events, or activities held or broadcast for similar purposes shall be prohibited.

a. Exempted Residential Uses

Residential subdivisions and PUDs approved by the BCC prior to January 1, 1990 shall be exempt from the provisions of the AGR district to the minimum extent required to allow for continued development pursuant to their original Development Order and the intent of the provisions of the AGR district.

1) Exempted Developments

The exemption applies to the following residential developments that may continue to exist, however, they may not subdivide nor expand the boundaries of the property: Willis Glider Port, Delray Lakes Estates, Tierra del Rey, Tierra del Rey South, Rio Poco, Snow Ranch Estates (a.k.a. Horseshoe Acres), and Delray Training Center. **[Ord. 2007-001]**

2) Permitted Contiguous Development

An exception shall be permitted in accordance with FLUE Policy 1.5-c, whereas Delray Lakes Estates, Willis Glider Port, and Snow Ranch Estates (a.k.a. Horseshoe Acres) may expand, subject to a Class A Conditional Use approval, to allow development of contiguous residual parcels at a density that is consistent with the existing development, where it would serve to establish uniform boundaries. Expansion shall be subject to Table 3.C.1.A, AGR Contiguous Development PDRs. **[Ord. 2006-004] [Ord. 2007-001] [Ord. 2018-002]**

Table 3.C.1.A – AGR Contiguous Developments PDRs

Name of Project	Lot Dimensions			Building Coverage	Setbacks			
	Size	Width and Frontage	Depth		Front	Side	Side Street	Rear
Delray Lakes Estates	1 ac.	65' (1)	75' (1)	40%	25'	7.5'	15'	15'
Willis Gliderport	1.5 ac.	200'	300'	40%	25'	7.5'	15'	15'
Horseshoe Acres	2 ac.	300'	300'	15%	100'	50'	80'	100'
Notes:								
1.	All lots shall have an average width and depth that is consistent with lots in the Delray Lakes Estates PUD. **[Ord. 2007-001]**							

b. Previously Approved Uses

All uses that are existing and were legally established or requested before the effective date of Ordinance No. 2001-061, but are not permitted by the provisions of the AGR district, shall be considered exempted uses as set forth below: **[Ord. 2016-042]**

1) Exempted Uses – 4 Points Market

May be developed in accordance with FLUE Policy 1.5-l, Pre-Existing Commercial Sites (1. 4 Points Market). **[Ord. 2017-002]**

2) Right to Farm

All land in the AGR and AP districts are located in areas where land is used for commercial agricultural production. Owners, residents, and other users of this property or neighboring property may be subjected to inconvenience and discomfort arising from generally accepted agricultural management practices, including but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants, and users of properties in these areas are hereby put on official notice that: (1) the State Right to Farm Act, F.S. § 823.14, may bar them from obtaining a legal judgment against such as a public or private nuisance; and (2) farm operations that conform to generally accepted agricultural and management practices in the AGR and AP districts are exempt from the following miscellaneous standards contained in Art. 5.E, Performance Standards of this Code for noise, vibration, smoke, and emissions and particulate matters. **[Ord. 2005-041]**

B. Conservation District

1. PC, Preservation/Conservation District

The PC district is to protect lands that provide habitats for endangered species of wildlife, fish, or flora, that are important habitats for the production of fish and wildlife, or that are sites of historical or archaeological significance.

C. Residential Districts

1. AR, Agricultural Residential District

The AR district is to protect and enhance the rural lifestyle and quality of life of residents in areas designated rural residential, to protect watersheds and water supplies, wilderness and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to rural and residential purposes.

a. Previously Approved RSER and Non-Residential Uses

The previously approved site in the RSER Zoning District (Petition 1999-011 Everglades Farm Equipment Co.) requested before the effective date of this Ordinance, may be developed as a conforming use. **[Ord. 2005-002] [Ord. 2011-016]**

b. Special Agriculture Uses

Additional non-residential uses may be allowed in the AR Zoning District with an SA FLU designation. **[Ord. 2023-009]**

2. RE, Residential Estate District

The RE district is to provide a transition between the agricultural and conservation areas and more urban residential communities and to create a residential environment wherein natural constraints applicable to development are recognized and protected in a manner compatible with the needs of residents.

3. RT, Residential Transitional District

The RT district is to provide a transition between a suburban Single Family atmosphere and estate development, which promotes active recreational facilities within the privacy of an individual lot.

4. RS, Single Family Residential District

The RS district is to provide areas for moderate-density Single Family dwelling units.

5. RM, Multifamily Residential District

The RM district is intended primarily for the development of multiple family dwelling units.

D. Commercial Districts

1. CLO, Commercial Low Office District

The CLO district is to encourage development of low-intensity offices and the integration of complementary uses on a Local, Collector, or Arterial Street. The CLO district may serve as a transition between residential areas and more intense commercial development.

2. CHO, Commercial High Office District

The CHO district is to encourage development of business and professional office parks and complementary uses.

3. CN, Neighborhood Commercial District

The CN district is to provide a limited commercial facility of a convenience nature, serving residential neighborhoods within a one-half mile radius, located on a Local, Collector, or Arterial Street.

4. CC, Community Commercial District

The CC district is to provide a commercial facility of a community nature that services residential neighborhoods within a three to five-mile radius, located on a Collector or higher classification street.

5. CG, General Commercial District

The CG district is to encourage the development of intensive commercial uses providing a wide range of goods and services, with access from a Collector or Arterial Street and services a consumer market of at least a three-mile radius.

6. CRE, Commercial Recreation District

The CRE district is to provide lands for major commercial recreation uses that are either publicly or privately operated and require large amounts of land and have major effects on adjacent uses.

7. IR, Infill Redevelopment District

The IR district is to encourage infill and redevelopment in the U/S Tier, with all new development subject to the requirements of the IRO. To further encourage the partial conversion of larger existing commercial developments, previously developed uses, buildings, and improvements may be retained where information is clearly shown on prior approvals, provided that any future development in accordance with the IRO. In granting approval of a rezoning to the IR district, the BCC may adopt Conditions of Approval; or including carrying forward Conditions of Approval related to prior approvals, under the premise that such conditions shall be phased out upon conversion to an IRO development. **[Ord. 2010-005]**

E. PRA, Priority Redevelopment Area Districts

PRA districts shall be subject to the requirements of Art. 3.B.16, Urban Redevelopment Area Overlay (URAO). **[Ord. 2010-022]**

1. UC, Urban Center District

The UC district is the most intense PRA district, typically comprised of larger interconnected commercial sub-areas with buildings containing either residential, non-residential, or a well-balanced mix of residential, commercial, civic, and recreational uses. **[Ord. 2010-022] [Ord. 2017-002]**

2. UI, Urban Infill District

The UI district accommodates either residential, non-residential, or mixed-use redevelopment along the corridors, while providing a transition to the adjacent, existing residential neighborhoods. **[Ord. 2010-022] [Ord. 2017-002]**

F. Industrial Districts

1. IL, Light Industrial District

The IL district is to provide sufficient land in appropriate locations for certain types of businesses, light manufacturing, or processing uses likely to cause undesirable effects upon residential or commercial uses.

2. IG, General Industrial District

The IG district is to provide land in appropriate locations for those uses with one or more of the following characteristics: industrial processes that involve significant amounts of noise, heat, mechanical, and chemical processing; large amounts of material transfer; outdoor activities; and, large structures. The IG district provides for industrial uses located with convenient access to transportation facilities.

G. Public and Institutional Districts

1. IPF, Institutional and Public Facilities District

The IPF district is to provide land in appropriate locations for a variety of regional and community uses that are either publicly or privately operated.

a. AGR Tier – Faith Farm Ministries

1) Approved Uses

Uses not permitted in the IPF district, but otherwise delineated on the approved Final Site Plan for Faith Farm Ministries, Control # 94-073, dated February 13, 2008, as amended, may

continue to exist and are to be accommodated as part of the continuation of the AG Reserve Tier. The modification or expansion of any identified uses that exceed the limits of Art. 2.C.5.C, Administrative Modifications to Prior DOs, may be allowed subject to BCC approval as a Class A Conditional Use, provided such facilities and uses are owned by and directly related to the existing Faith Farm Ministries program, and provide training opportunities and financial support for Faith Farms Ministries. **[Ord. 2017-002]**

2) **Exception from Development Thresholds**
The 87.28-acre Faith Farm Ministries development shall be exempt from Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval. **[Ord. 2017-002]**

3) **Split Zoning**
Split zoning of a Legal Lot of Record wherein a portion of the property is zoned IPF, in part, and AGR-PUD Preserve Area, in part, is permitted in accordance with FLUE Policy 1.5-t and Art. 3.E.2.F.3.c.1)b), Split Zoning. No buffer shall be required between land zoned IPF and AGR-PUD Preserve Area, provided both split zoned areas are owned by Faith Farm Ministries or another single non-profit entity whose primary mission is residential treatment and recovery program. **[Ord. 2020-019]**

2. PO, Public Ownership District
The PO district is to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly-owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PO district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature.

CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRs)

Section 1 PDRs for Standard Zoning Districts

A. PDRs
The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in each Standard Zoning District are indicated in Table 3.D.1.A, Property Development Regulations unless otherwise stated within this Section. Front, side, side street, and rear setbacks shall be applied in accordance with the lot orientation as defined by lot frontage. **[Ord. 2005-041] [Ord. 2019-005] [Ord. 2023-021]**

Table 3.D.1.A – Property Development Regulations

Zoning District	Min. Lot Dimensions			Max. FAR (5)	Max. Building Coverage	Min. Setbacks (7)			
	Size	Width and Frontage	Depth			Front	Side	Side Street	Rear
Agriculture/Conservation									
PC	1 ac.	-	-	-	-	50’	50’	50’	50’
AP	10 ac.	300’	300’	-	10% (9)	100’	50’	80’	100’
AGR	5 ac.	300’	300’	-	15%	100’	50’	80’	100’
Residential (2)(3)(4)									
AR (RR-20)	20 ac.	300’	300’	0.15	15%	100’	50’	80’	100’
AR (RR-10)	10 ac.								
AR (RR-5)	5 ac.								
AR (RR-2.5)	2.5 ac.	200’	200’	-	20%	50’	25’	25’	40’
AR and RE (U/S Tier) (1)	1 ac.	125’	200’	-	30%	50’	15’	25’	25’
RE (RSA)	2.5 ac.	200’	200’	-	20%	50’	25’	25’	40’
RT	14,000 sq. ft.	100’	125’	-	30%	25’	15’	25’	25’
RS	6,000 sq. ft.	65’	75’	-	40%	25’	7.5’ (10)	15’	15’
RM	-	65’	75’	-	40%	25’	15’	25’	15’ (8)
Commercial									
CN	0.5 ac.	100’	100’	-	25%	30’	30’	(6)	30’
CC	1 ac.	100’	200’	-	25%	30’	30’	(6)	30’
CG	1 ac.	100’	200’	-	25%	50’	15’	(6)	20’
CLO	1 ac.	100’	200’	-	25%	30’	15’	(6)	20’
CHO	1 ac.	100’	200’	-	25%	40’	15’	(6)	20’
CRE	3 ac.	200’	300’	-	40%	80’	50’	80’	50’
IR	N/A	50’	100’	-	40%	Art. 3.B.15, Infill Redevelopment Overlay (IRO)			

UI	N/A	50’	100’	-	N/A	Art. 3.B.16, Urban Redevelopment Area Overlay (URAO)			
UC	N/A	50’	100’	-	N/A	Art. 3.B.16, Urban Redevelopment Area Overlay (URAO)			
Industrial									
IL	1 ac.	100’	200’	-	45%	40’	15’	25’	20’
IG	2 ac.	200’	200’	-	45%	45’	20’	45’	20’
Institutional/Civic									
IPF	1 ac.	100’	200’	-	25%	50’	15’	25’	20’
PO	-	-	-	-	-	-	-	-	-

[Ord. 2005-002] [Ord. 2005-041] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2019-005] [Ord. 2020-020] [Ord. 2023-009] [Ord. 2023-021]

Notes:

1. Properties with AR zoning with a residential future land use designation in the Urban/Suburban Tier are not required to rezone when: **[Ord. 2023-009] [Ord. 2023-021]**

a. subdividing for a residential use provided that the newly subdivided density is a maximum of one unit per acre; or **[Ord. 2023-009] [Ord. 2023-021]**

b. developing a non-residential use that is allowed in AR. **[Ord. 2023-009] [Ord. 2023-021]**

2. Existing residentially zoned lots that do not meet the minimum width and depth pursuant to this Table or Notes 3 and 4 below, may utilize the following PDRs for a Single Family dwelling unit only. For non-conforming depth: Front setback is 30 percent of lot depth, and Rear setback is 20 percent of lot depth. For non-conforming width: Side setback is 15 percent of lot width, and Side Street is 20 percent of lot width. **[Ord. 2010-005] [Ord. 2023-009] [Ord. 2023-021]**

3. A lot in the AR Zoning District that is a Legal Lot of Record prior to the Plan’s August 31, 1989 adoption, and is one acre or greater in any residential future land use designation, shall be considered a conforming lot when developed with a residential or agricultural use in any tier; or developed with an institutional use outside of the U/S Tier. The PDRs shall be as follows: **[Ord. 2023-009] [Ord. 2023-021]**

a. A lot with an RR-5, RR-10, or RR-20 FLU designation that does not meet the minimum width or depth, but meets the minimum width or depth of a lot with AR (RR-2.5) shall meet the setbacks for the AR (RR-2.5). **[Ord. 2023-021]**

b. A lot that does not meet the minimum lot width or depth of a lot with AR (RR-2.5), shall use the non-conforming percentage setbacks, pursuant to Note 2, for the applicable setback for which lot width or depth is not met. **[Ord. 2023-021]**

4. A lot in the AR Zoning District that is a Legal Lot of Record prior to the Plan’s August 31, 1989 adoption, and is in the U/S Tier shall be considered a conforming lot when developed with a residential or agricultural use. The PDRs shall be as follows: **[Ord. 2023-009] [Ord. 2023-021]**

a. A lot less than one acre and greater than or equal to 14,000 square feet shall use the RT PDRs. **[Ord. 2023-009] [Ord. 2023-021]**

b. A lot less than 14,000 square feet shall use the RS PDRs. **[Ord. 2023-009] [Ord. 2023-021]**

c. A lot that does not conform to the minimum lot width or depth of the RT or RS Zoning Districts, shall use the non-conforming percentage setbacks, pursuant to Note 2, for the applicable setback for which lot width or depth is not met. **[Ord. 2023-009] [Ord. 2023-021]**

5. The maximum FAR shall be in accordance with FLUE Table 2.2-e.1, Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories and Non-Residential Uses of the Plan, and other related provisions, unless otherwise noted. The 0.15 FAR for the AR Zoning District is applicable where the primary use of a lot is residential. **[Ord. 2005-041] [Ord. 2023-021]**

6. Setback equal to width of R-O-W Buffer pursuant to Art. 7, Landscaping. **[Ord. 2005-002] [Ord. 2005-041]**

7. Buildings over 35 feet in height shall increase setbacks in accordance with Art. 3.D.1.E.2, Multifamily, Non-Residential Districts, and PDDs. **[Ord. 2005-002] [Ord. 2005-041] [Ord. 2023-021]**

8. Property previously developed with a RM or RH rear setback of 12 feet shall be considered conforming and subject to Art. 1.E, Prior Approvals. **[Ord. 2005-002] [Ord. 2005-041]**

9. Maximum Building Coverage in the AP district with an SA FLU designation may be increased to 15 percent. **[Ord. 2017-007]**

10. Side setback for a SFD shall be increased to ten feet when adjacent to the ZLL side property line of a ZLL home, pursuant to Art. 3.D.2.B.1.d, ZLL Adjacent to Other Housing Types. The SF lot shall have an easement recorded pursuant to Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement. **[Ord. 2020-020]**

B. General Exceptions

1. Single Family Housing Type in RM District

The property development regulations for Single Family housing type in the RM district shall be in accordance with the RS district PDRs in Table 3.D.1.A, Property Development Regulations. **[Ord. 2019-034]**

2. Infill Subdivisions

Single Family dwelling units in projects in the RT Zoning District which meet the criteria in Policy 2.2.1-e of the Plan or utilize the TDR Program may develop in accordance with Table 5.G.1.B, RT Deviations for WHP. **[Ord. 2008-037]**

3. PO District

Development in the PO district shall be exempt from Art. 3.D.1.A, PDRs for Standard Zoning Districts. However, the PO district shall be subject to the FAR requirements of the Plan. **[Ord. 2005-041]**

C. Lot Dimensions

1. Frontage Reduction

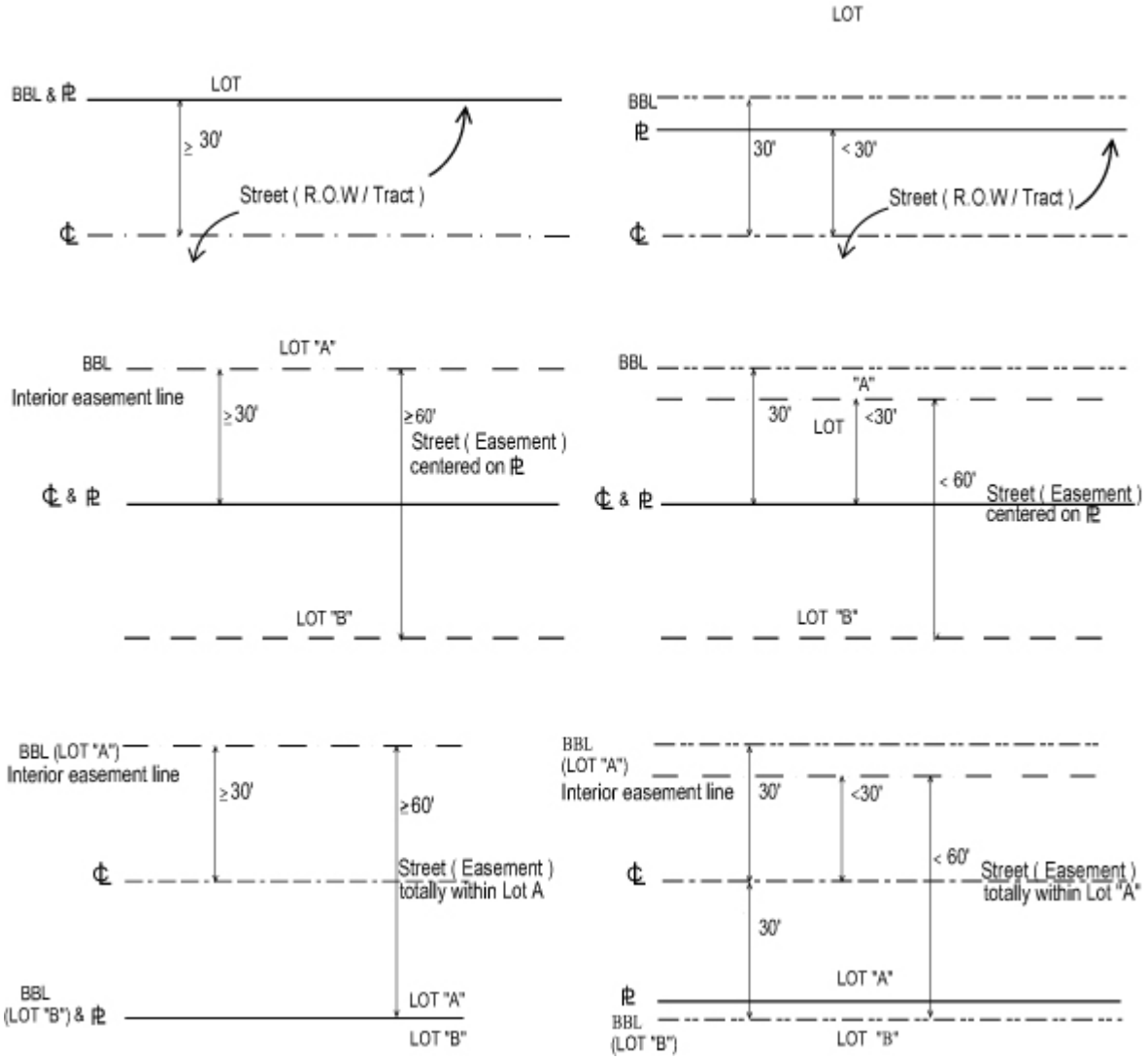
On curving streets, such as cul-de-sacs, the required frontage for lots between the points of curvature may be reduced by 40 percent, provided the centerline radius of the contiguous street is 125 feet or less.

D. Setbacks

1. Base Building Line

Pursuant to County Engineering standards the front, side street, and rear setback (when the rear property line abuts a street), shall be measured from the base building line.

Figure 3.D.1.D – Base Building Line



a. Major Street

The base building line for any lot abutting a Major Street shall be 40 feet from the existing R-O-W.

b. Minor Street

The base building line for any lot adjacent to a Minor Street shall be 30 feet from the centerline of the existing street unless subject to the following:

1) Minor Street over 60 Feet Wide

The base building line for any lot adjacent to a Minor Street over 60 feet in width shall be the property line, or, if the street was created by a recorded easement, from the easement line.

2) **Platted Subdivisions**
The base building line for any lot abutting a Minor Street within a subdivision platted and recorded after February 5, 1973 shall be the property line abutting the Minor Street shown on the plat.

c. Waiver
The County Engineer may waive this requirement and establish the base building line at a lesser distance. If the base building line is waived on a street created by a recorded easement, the setback shall be measured from the easement line.

d. Permitted Encroachments
Pursuant to approval by the County Engineer, temporary, removable, and non-habitable structures such as signs and fences, may be located between a street and the base building line. Approval shall be subject to a removal agreement with the DEPW. Setbacks shall be measured from the existing street boundaries and the affected area shall be landscaped in accordance with Art. 7, Landscaping. **[Ord. 2017-002]**

e. Landscaping and Parking
In the event the County Engineer does not waive the base building line requirement, required landscaping and parking shall be prohibited in the area between a street and the base building line. **[Ord. 2017-002]**

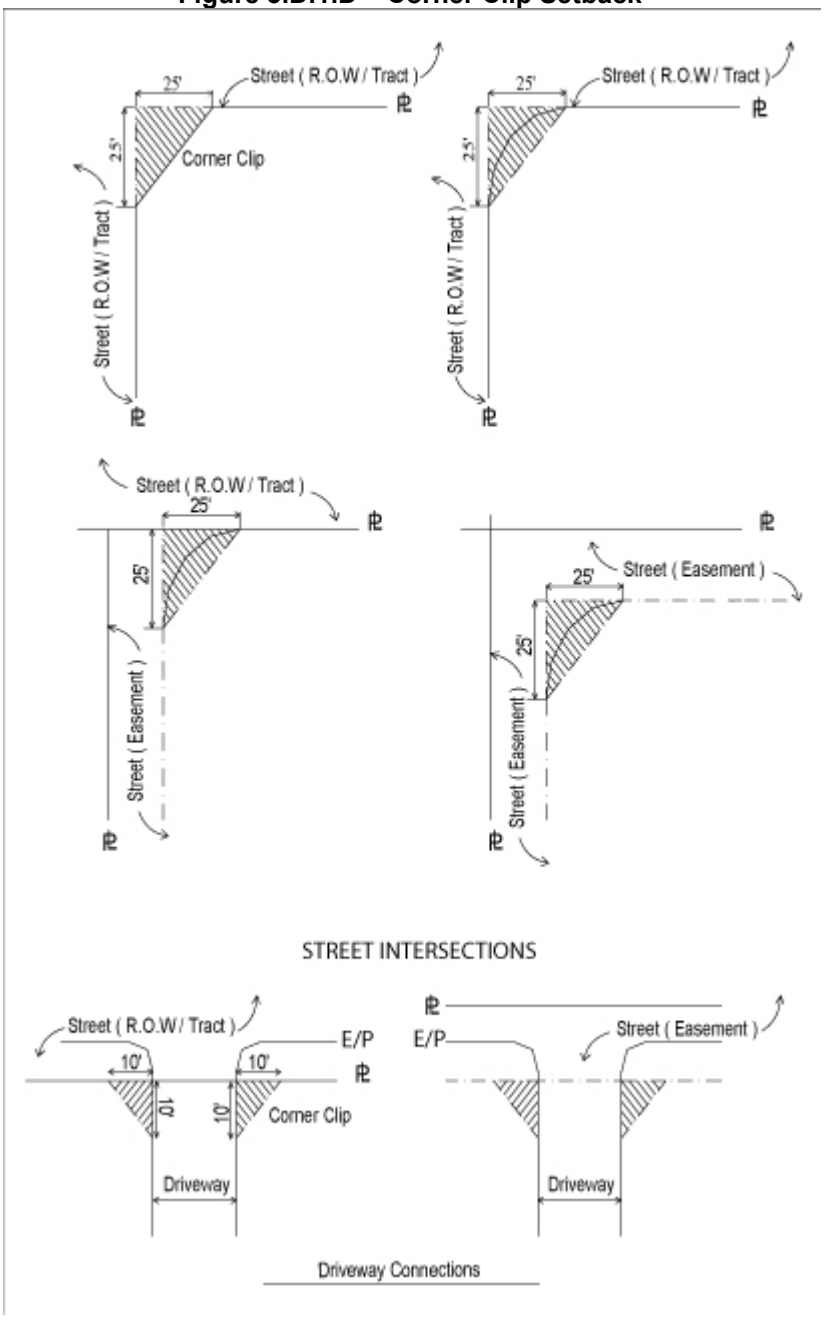
2. Multifamily Separations
The minimum separation for Multifamily and Cottage Home structures in the RM district shall correspond to the setback regulations in Table 3.D.1.A, Property Development Regulations, and Table 3.D.2.D, Cottage Home Property Development Regulations respectively. **[Ord. 2019-034]**

a. Cottage Homes
The minimum separation for Cottage Homes may be reduced from 15 feet to ten feet subject to the approval by the Fire Department and the Building Division. **[Ord. 2018-018] [Ord. 2019-034]**

3. Corner Clip Setback

The minimum setback from a corner clip shall be ten feet. The setback shall be measured perpendicular from the midpoint of the interior line of the corner clip.

Figure 3.D.1.D – Corner Clip Setback



4. **Setback Reductions**
No setback reduction shall be used in combination with any other setback reduction allowed by this Code.
   a. **Open Space**
   In residential zoning districts located in the U/S Tier, or the Residential Pod of an AGR-PUD, the rear and side setbacks along the length of a property line adjacent to dedicated open space defined by a minimum of 50 feet in width may be reduced by 25 percent, unless otherwise stated by this Code. **[Ord. 2008-037]**
   b. **Alleys**
   In commercial and industrial districts, the rear and side setbacks from an alley may be reduced by 50 percent.
   c. **Railroad R-O-W**
   In industrial districts, the setback from a railroad R-O-W may be reduced to the width of the required landscape buffer.
5. **Setback Exceptions**
The following structures, projections, and improvements shall be allowed within required setbacks:
   a. **Structures, Projections, and Improvements Permitted in Setbacks**
      1) Arbors and trellises less than ten feet in height, subject to a minimum three-foot setback;
      2) Balconies projecting a maximum of three feet into the front setback of a SFD or ZLL home, not including setbacks allowed for side loading garages pursuant to Table 3.D.2.B, ZLL Property Development Regulations, Table 3.D.2.B, Double ZLL Property Development Regulations, or Art. 3.E.2.E.1.b, Side Loading Garage; **[Ord. 2005-041] [Ord. 2020-020]**
      3) Permanent/retractable awnings, canopies, or Bahama shutters projecting a maximum of three feet into a setback, and having no support other than provided by the wall or structure to which it is attached; **[Ord. 2005-041] [Ord. 2014-025]**
      4) Bay windows projecting a maximum of three feet into a setback; **[Ord. 2005-041]**
      5) Chimneys projecting a maximum of three feet into a setback; **[Ord. 2005-041]**
      6) Clothes poles or clotheslines in rear yard setbacks; **[Ord. 2005-041]**
      7) Driveways, subject to Art. 6.B.3.A.2.a.3)a), Access Connections; **[Ord. 2005-002] [Ord. 2005-041]**
      8) Fire escapes projecting a maximum of three feet into a setback, provided the riser is retractable and at least 50 percent open; **[Ord. 2005-041]**
      9) Flagpoles, subject to Art. 8, Signage; **[Ord. 2005-041]**
      10) Fountains; **[Ord. 2005-041]**
      11) Heating, ventilation, and air-conditioning units (including compressors and condensers); **[Ord. 2005-041]**
      12) Mailboxes; **[Ord. 2005-041]**
      13) Open terraces and patios, including walkways and ground-level decks; **[Ord. 2005-041]**
      14) Open, uncovered stoops; **[Ord. 2005-041]**
      15) Recreational equipment and structures in the rear setback of residential districts; **[Ord. 2005-041]**
      16) Roof overhangs projecting into the required setback a maximum of two and one-half feet; **[Ord. 2005-041]**
      17) Sculptures and other similar objects of art; **[Ord. 2005-041]**
      18) Signs, subject to Art. 8, Signage; **[Ord. 2005-041]**
      19) On-site parking areas, unless otherwise specifically prohibited; **[Ord. 2005-041]**
      20) Art. 5.B.1.A.2, Fences and Walls (excluding corner clips for intersections); **[Ord. 2005-002] [Ord. 2005-041]**
      21) Landscaping planted in the ground or in planters; **[Ord. 2005-041]**
      22) Wells; **[Ord. 2005-041]**
      23) Utility transmission lines and associated structures; **[Ord. 2005-041]**
      24) Basketball goals, provided there is a minimum three-foot setback from the rear and side property lines and a minimum 15-foot setback from the front and side street property lines; **[Ord. 2005-041]**
      25) Light poles having only one structural ground member; **[Ord. 2005-041]**
      26) An accessory residential dock, shared by abutting residential parcels only, subject to the submittal of an executed construction and maintenance agreement, prepared in a manner and form acceptable to the County Attorney and the Zoning Director; **[Ord. 2005-041]**
      27) Bus shelters and bus benches; **[Ord. 2005-041] [Ord. 2014-025]**

28) Fire hydrants and other government service/utility structures required to be in certain locations by applicable Codes and Ordinances; **[Ord. 2005-041] [Ord. 2014-025]**
29) Impact shutters projecting a maximum of 18 inches into the setback; and, **[Ord. 2014-025]**
30) Decorative architectural treatment such as lintels, stone veneer, or stucco banding, projecting a maximum of six inches into a setback. **[Ord. 2014-025]**

E. Building Height

The maximum height for buildings and structures in all districts shall be 35 feet, unless otherwise stated. **[Ord. 2005-002]**

1. Airport Zones

Structures in Airport Zones are subject to the height restrictions in Art. 16.B, Airport Protection Zoning Regulations Governing Airport Hazards. **[Ord. 2017-025]**

2. Multifamily, Non-Residential Districts, and PDDs

In the RM, CLO, CHO, CG, IL, IG, and PDD districts, buildings may exceed 35 feet in height as follows: Buildings over 35 feet in height shall be set back in accordance with Table 3.D.1.A, Property Development Regulations, with one additional foot of setback to be provided in addition to the required setback for each one foot in height, or fraction thereof, over 35 feet. In the PO district, buildings over 35 feet in height shall provide one foot of setback, in addition to required perimeter landscape buffers, for each additional one foot in height or fraction thereof over 35 feet. This regulation shall have no effect on any existing structure within the PO district that is conforming as of the effective date of this Code. **[Ord. 2005-002] [Ord. 2007-013]**

3. Accessory Agricultural Structures

In the AGR, AP, and AR districts, structures accessory to a Bona Fide Agriculture use may exceed 35 feet in height as follows: one additional foot of setback shall be provided in addition to the required setback for each one foot in height, or fraction thereof, over 35 feet to a maximum of 100 feet.

4. Height Exceptions

The following structures shall be exempt from the height restrictions in this Section, unless otherwise stated:

a. Church spires, religious domes, and religious ornamentation attached to a Place of Worship;
b. Belfries;
c. Monuments;
d. Tanks;
e. Water towers;
f. Fire towers;
g. Stage towers or scenery lofts;
h. Cooling towers;
i. Ornamental towers and spires;
j. Chimneys;
k. Structure built over the top of a stairwell or elevator shaft providing access to the rooftop for maintenance purposes or to house elevator mechanical equipment; **[Ord. 2014-001]**
l. Smoke stacks;
m. Oil derricks;
n. Conveyors;
o. Flagpoles, subject to Art. 8, Signage, except for Art. 4.B.9, Commercial Communication Towers;
p. Aircraft control towers;
q. Aircraft navigation aids;
r. Accessory radio towers, subject to Art. 5.B.1.A.13, Accessory Radio Tower;
s. Art. 5.B.1.A.15, Amateur Radio and Television Antennas;
t. Art. 4.B.9, Commercial Communication Towers;
u. Required parapet screening of mechanical equipment; and, **[Ord. 2014-001]**
v. Mechanical equipment, less than five feet in height and any required screening, measured from the roof deck. **[Ord. 2006-004]**

Section 2 PDRs for Specific Housing Types

A. Townhouse

The minimum lot dimensions, maximum height, maximum FAR, maximum building coverage, and minimum setbacks and separations for Townhouses in all districts where they are permitted shall be as follows:

1. Ownership

a. Common Area

Where any portion of the original lot is not divided among and incorporated into the resulting Townhouse lots, then that portion of the original lot shall be held by either of the following or a combination of the following, in a form and manner acceptable to the County Attorney: **[Ord. 2005-002]**

1) Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of said lot; or
2) A Property Owners' Association (POA).

b. Individual Lot

The minimum area to be conveyed to the lot owner shall be no less than 100 percent of the total ground floor building area of the dwelling unit. A homeowner's maintenance association shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

2. Height

No building or structure shall exceed 35 feet in height.

3. Accessory Buildings and Structures

No detached accessory buildings or structures other than permitted fences or walls shall be permitted on any lot less than 30 feet in width.

4. Access and Parking

Townhouse lots may be arranged in groups fronting on Residential Access Streets (if located within a PDD) or fronting on parking tracts as allowed in Art. 11.E.2, Access and Circulation Systems. Minimum parking requirements shall be in accordance with Art. 6, Parking, Loading, and Circulation.

5. Replacement

In an effort to address current building trends and needs of homeowners to modify existing units, the following procedures have been established to facilitate replacement and expansion of existing units, and to ensure the consistency of replacement units with the character of the overall community. In the event a Townhouse unit is replaced or expanded, the following shall apply: **[Ord. 2008-037]**

a. Process

1) Building Permit Review

An application for Building Permit shall be consistent with typical unit detail approved on the DRO Site Plan or the original Building Permit. If no typical unit detail is included then Staff will rely on the tabular data for setbacks/separations and height. **[Ord. 2008-037]**

2) DRO Zoning Review

An application for DRO Zoning review shall be required to reflect proposed changes to a DRO-approved Site Plan; typical unit shall include tabular data, setbacks/separations, and height. **[Ord. 2008-037]**

b. Standards for Review

1) Setbacks/separations may be decreased a maximum of 30 percent of the required minimum standard provided the development was not approved utilizing flexible regulations or received prior Variance relief. **[Ord. 2008-037]**
2) A 30 percent increase in the maximum allowable height may be permitted. **[Ord. 2008-037]**
3) Demonstrate compliance with all applicable parking, landscaping, and drainage provisions. **[Ord. 2008-037]**
4) Comply with all applicable application requirements. **[Ord. 2008-037]**
5) Submit a letter of support from the applicable community HOA/POA. **[Ord. 2008-037]**
6) Comply with any DRO-approved Architectural Elevations or accepted revision consistent with Code. **[Ord. 2008-037]**

Any purposed deviation that exceeds the above standards will require Variance relief pursuant to Art. 2.C.5.F, Type 1 Variance. **[Ord. 2008-037]**

6. **Issuance of Certificate of Occupancy (CO)**
   An attached Townhouse building shall be developed as a whole, and no CO for a Townhouse unit shall be issued until completion of one or more adjacent units and the entire attached building exterior, parking, and landscaping.
7. **Townhouse Attachment**
   A Townhouse unit shall be attached to another Townhouse unit along a minimum of 50 percent of the maximum depth of the unit. This minimum attached length between Townhouses is limited to the portion of a building supporting an air-conditioned living area, a garage, or a storage area and shall share a continuous foundation with the Townhouse building.

Table 3.D.2.A – Townhouse Property Development Regulations

Lot Dimensions			Max. Height	Building Coverage	Setbacks and Separations (1)(2)					
					Front		Side		Side Street	Rear
Size	Width and Frontage	Depth			Height < 25'	Height 25-35'	Height < 25'	Height 25-35'		
800 sq. ft.	16'	50'	35'	100% of buildable area	15' – Unit 25' – Front loading garage 15' – Side loading garage or parking tract	20' – Unit 30' – Front loading garage 20' – Side loading garage or parking tract	0' – Interior unit 15' – End unit	0' – Interior unit 25' – End unit	25' – End unit	25'

Notes:

1.	Front and side street setbacks measured from street or parking tract. Side and rear setbacks measured from plat, parcel, or pod boundary; lake maintenance easement, canal easement, or canal R-O-W; or, required landscape buffer. **[Ord. 2005-002]**
2.	Separations apply to the proximity of one Townhouse group to another. Separation between two Townhouse buildings shall be by drawing a centerline between the two adjacent buildings and measuring a minimum distance equal to one-half of the required separation from the centerline to ensure an equidistant separation between structures. For the purpose of this Section, a Townhouse building shall mean two or more attached Townhouses.
3.	Recreation buildings and other structures which are not accessory structures shall comply with the setback requirements in this Section.

B. Zero Lot Line (ZLL)

1. Property Development Regulations

The minimum lot dimensions, maximum height, maximum building coverage, and minimum setbacks for ZLL homes in all districts where they are permitted, shall be as follows: **[Ord. 2020-020]**

Table 3.D.2.B – ZLL Property Development Regulations

Lot Dimensions			Max. Height	Building Coverage	Setbacks				
Size	Width and Frontage	Depth			Front	ZLL Side	Side	Side Street	Rear
4,500 sq. ft.	45' – Interior	75'	35'	50%	10' – Unit 25' – Front loading garage 10' – Side loading garage	0'	10'	N/A	10'
	50' – Corner					0'	N/A	10'	10'
	55' – Side Street home					N/A	10'	10'	10'
[Ord. 2005-041] [Ord. 2020-020]									

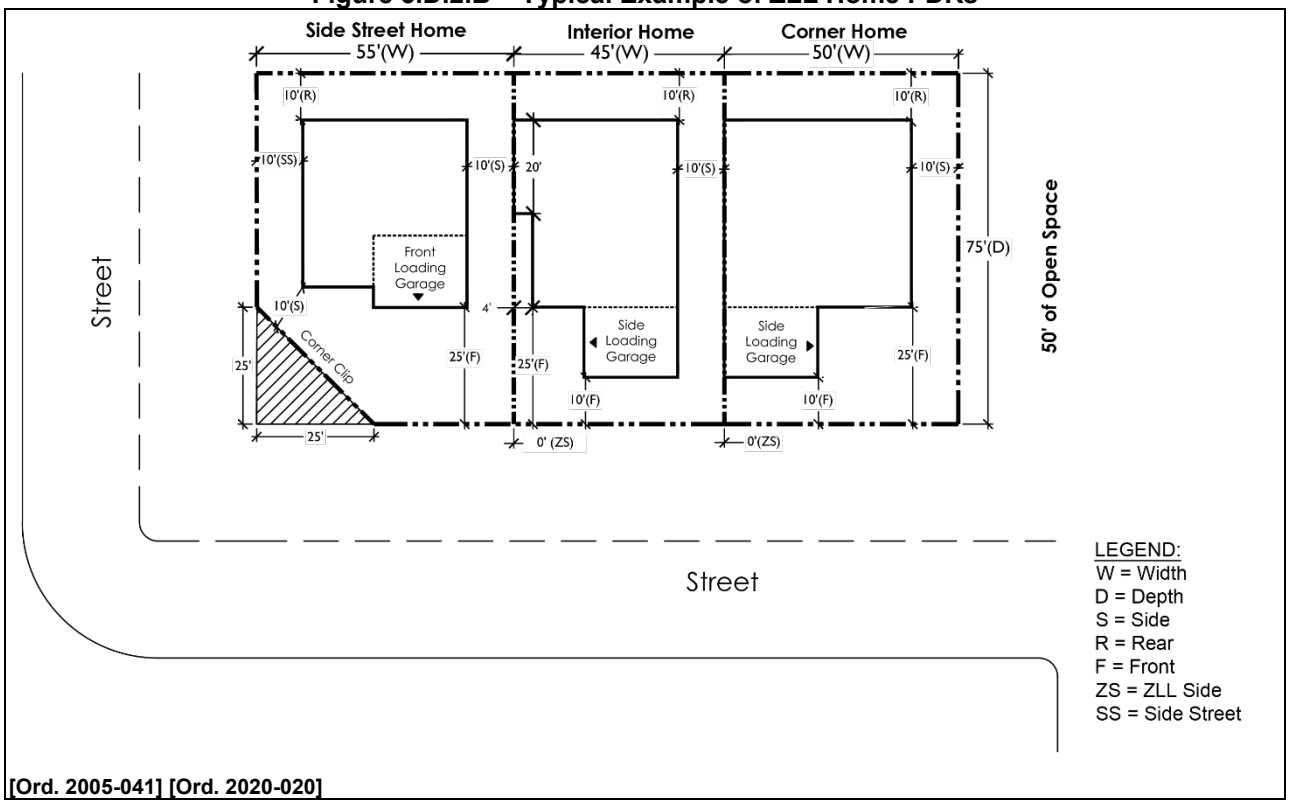
a. ZLL Side Setback

1) A ZLL home shall be located on a minimum of one, but not more than two, property lines, except as stated in Art. 3.D.2.B.1.b, Side Street Home. **[Ord. 2005-002] [Ord. 2020-020]**
2) A minimum of 20 feet of the length of the home under air or occupied by a totally enclosed area under roof which is attached to and directly accessible from an air-conditioned living area, such as a garage or storage area, shall be located on one lot line and shall have a zero-foot setback from the lot line. **[Ord. 2020-020]**
   a) The remaining portion of the home along the ZLL side shall be set back a minimum of four feet from the zero property line, unless otherwise stated herein Art. 3.D.2.B.1.c, Double ZLL Home, and Art. 3.D.2.B.3, Design Standards. **[Ord. 2020-020]**

b. Side Street Home

A Side Street home shall be located on a lot having one side of the unit abutting a street, abutting a minimum of 50 feet of open space, or a combination thereof. A Side Street home shall comply with the setbacks pursuant to Table 3.D.2.B, ZLL Property Development Regulations. **[Ord. 2005-041] [Ord. 2020-020]**

Figure 3.D.2.B – Typical Example of ZLL Home PDRs



[Ord. 2005-041] [Ord. 2020-020]

c. Double ZLL Home

A Double ZLL home is constructed with portions of the home located on two side property lines. **[Ord. 2020-020]**

1) The portion of the home abutting the ZLL side shall be under air or occupied by a totally enclosed area, such as a garage or storage area; and **[Ord. 2020-020]**
2) A Corner home shall have a minimum of 20 feet of the length of the home located on one lot line and shall have a zero-foot setback from the lot line; or **[Ord. 2020-020]**
3) An Interior Double ZLL home shall have a minimum of ten feet of length of the home on each ZLL side property, for a minimum total of 20 feet. **[Ord. 2020-020]**

Table 3.D.2.B – Double ZLL Property Development Regulations

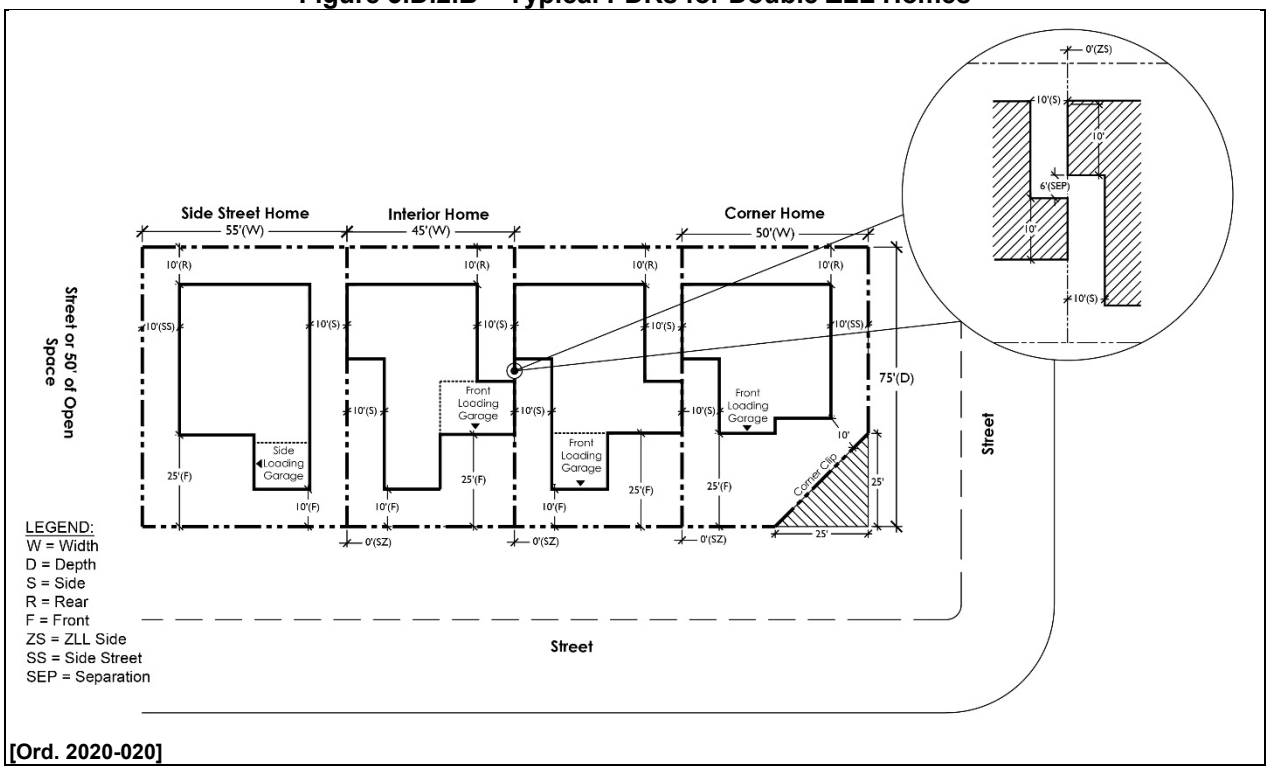
Lot Dimensions			Max. Height	Building Coverage	Setbacks			
Size	Width	Depth			Front	ZLL Side (1)(2)	Side Street	Rear
4,500 sq. ft.	45’ – Interior	75’	35’	50%	10’ – Unit; 25’ – Front loading garage; 10’ – Side loading garage	0‘– For a min. 10’ on each ZLL side; 10’ – Portion of unit not built on the ZLL side	N/A	10’
	50’– Corner					0’ – For a min. 10’ on each ZLL side; 10’ – Portion of unit not built on the ZLL side	10’	10’
	55’ – Side Street home					N/A	10’	10’

[Ord. 2020-020]

Notes:

1.	A minimum ten-foot setback shall be provided for the portion of the Double ZLL home that is not built with a zero-foot setback. Reduction in setbacks, as described in Art. 3.D.2.B.3.b.3), Windows and Doors, shall be prohibited. **[Ord. 2020-020]**
2.	A minimum six-foot separation between the exterior walls and a minimum four-foot separation for overhangs, shall be provided between Double ZLL units located on the same ZLL side with the zero-foot setback unless waived by the Building Official based on requirements of the current edition of the Florida Building Code. **[Ord. 2020-020]**

Figure 3.D.2.B – Typical PDRs for Double ZLL Homes



[Ord. 2020-020]

d. ZLL Adjacent to Other Housing Types

1) A new ZLL lot shall not have a ZLL side abutting the side or rear property lines of an existing SF lot with a SFD. A new ZLL lot abutting to a platted SF lot that is vacant may be allowed pursuant to Art. 3.D.2.B.1.d.2). **[Ord. 2020-020]**
2) A new subdivision may include both ZLL and SF lots. If a ZLL lot abuts a SF lot, and the shared property line is the ZLL side, the SF lot shall have a minimum ten-foot side or 15-foot rear setback. The SF lot shall have an Access, Maintenance, and Roof Overhang Easement recorded pursuant to Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement. **[Ord. 2020-020]**
3) A new subdivision may include ZLL and MF or Cottage Homes (Multiple Units on a Single Lot). If a ZLL lot abuts the MF or Cottage Homes (Multiple Units on a Single Lot), and the shared property line is the ZLL side, the side setback for MF and Cottage Homes (Multiple Units on a Single Lot) shall be a minimum of 15 feet. The MF or Cottage Homes (Multiple Units on a Single Lot) lot shall have an Access, Maintenance, and Roof Overhang Easement recorded pursuant to Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement. **[Ord. 2020-020]**
4) ZLL lot shall not abut a Cottage Home (Single Unit on a Single Lot) or a Townhouse lot. **[Ord. 2020-020]**

2. Replacement

In an effort to address current building trends and needs of homeowners to modify existing units, the following procedures have been established to facilitate replacement and expansion of existing units, and to ensure the consistency of replacement units with the character of the overall community. In the event an existing home is being replaced, modified, or expanded, the following shall apply: **[Ord. 2008-037] [Ord. 2020-020]**

a. General

The application of a provision in this Section, which was not allowed prior to the effective date of this Code, shall require: **[Ord. 2020-020]**

1) consent from the HOA;
2) submittal of an application, pursuant to Art. 2, Application Processes and Procedures, to amend the prior DO; **[Ord. 2020-020]**
3) the amendment to apply to an entire pod; and,
4) the pod to be brought into conformance with the remainder of this Code, to the extent possible.

b. Process

1) Building Permit Review

An application for Building Permit shall be consistent with either a typical unit detail that is shown on the Final Plan approved by the DRO or the original Building Permit. If no typical unit detail is included on the Final Plan, then Staff shall rely on the Site Data Table for setbacks/separations and height required at the time of issuance of the original DO. **[Ord. 2008-037] [Ord. 2020-020]**

2) Administrative Modifications

An application for Full DRO shall be required to reflect proposed changes on the subdivision or regulation plan typical unit detail including: tabular data, setbacks/separations, and height. **[Ord. 2008-037] [Ord. 2020-020]**

a) Setbacks/separations may be decreased a maximum of 30 percent of the required standard at time of issuance of the DO, provided the development was not approved utilizing flexible regulations or received prior Variance relief and the setbacks are not less than the requirements pursuant to Table 3.D.2.B, ZLL Property Development Regulations or Table 3.D.2.B, Double ZLL Property Development Regulations. **[Ord. 2008-037] [Ord. 2020-020]**
b) A 30 percent increase in the maximum allowable height approved in the original DO may be permitted, provided it does not exceed the height limitations described in Table 3.D.2.B, ZLL Property Development Regulations or Table 3.D.2.B, Double ZLL Property Development Regulations, and complies with the requirements of Art. 3.D.2.B.3.a, Height and Story Limitation. **[Ord. 2008-037] [Ord. 2020-020]**
c) The Applicant shall demonstrate compliance with all applicable parking, landscaping, and drainage provisions; **[Ord. 2008-037] [Ord. 2020-020]**
d) The Applicant must comply with all applicable application requirements; **[Ord. 2008-037] [Ord. 2020-020]**
e) The Applicant must submit a letter of support from the applicable community HOA/POA; and, **[Ord. 2008-037] [Ord. 2020-020]**

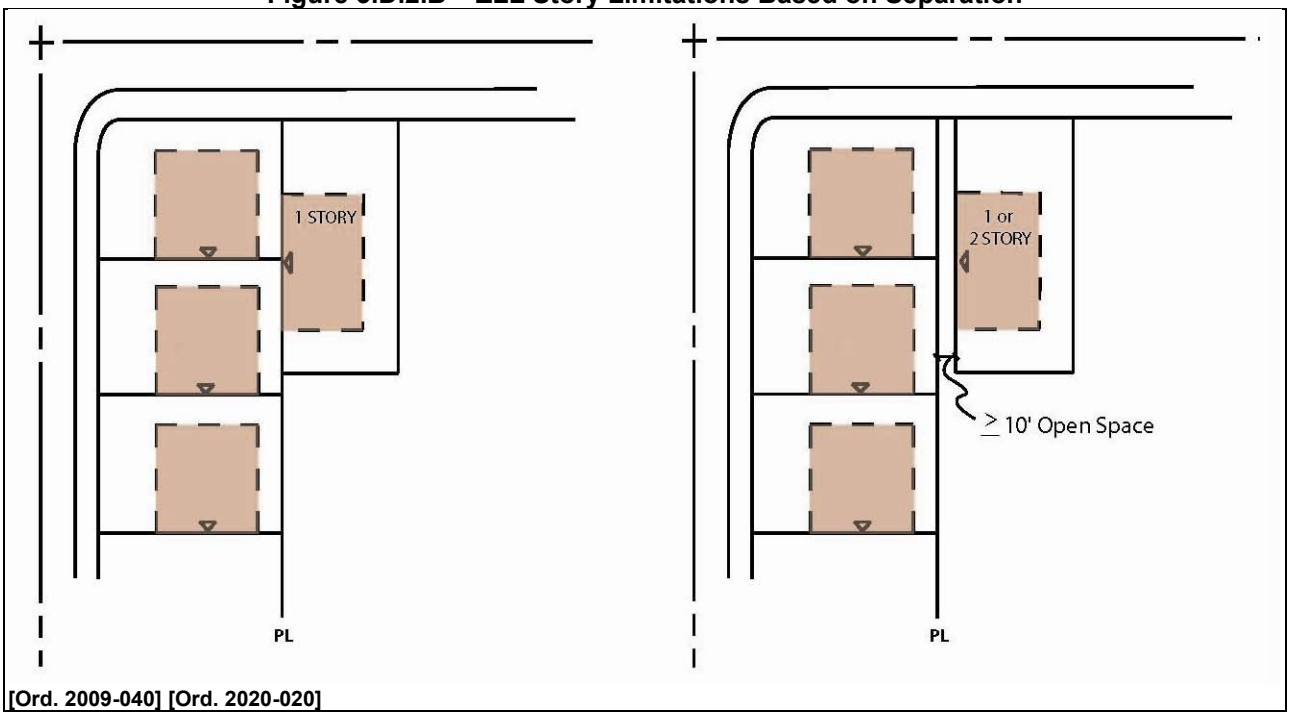
f) Any proposed deviation that exceeds the above standards will require Variance relief pursuant to Art. 2.C.5.F, Type 1 Variance. **[Ord. 2008-037] [Ord. 2020-020]**

3. Design Standards

a. Height and Story Limitation

Buildings or structures shall not exceed 35 feet in height. Lots with a ZLL side that abuts the rear property line of an adjacent lot or is separated from the rear property line of an abutting lot by less than ten feet of open space shall be limited to a home one story (one floor) in height. If the lots are separated with open space ten feet or greater, the homes may have two stores (two floors). **[Ord. 2009-040] [Ord. 2020-020]**

Figure 3.D.2.B – ZLL Story Limitations Based on Separation



[Ord. 2009-040] [Ord. 2020-020]

b. ZLL Side Façade

Certain openings and attachments shall not be allowed to penetrate or be attached to any portion of the home on the ZLL side, except as otherwise listed below. **[Ord. 2020-020]**

1) Prohibited Openings and Attachments

a) Prohibited openings and attachments include, but are not limited to, the following: **[Ord. 2005-002] [Ord. 2020-020]**
   (1) A/C condensate drain; **[Ord. 2005-002]**
   (2) A/C emergency overflow drain; **[Ord. 2005-002]**
   (3) Exhaust ducts, such as, but not limited to, kitchens, bathrooms, clothes dryers, etc.; **[Ord. 2005-002]**
   (4) Garage vents; **[Ord. 2005-002]**
   (5) Temperature or pressure relief line; **[Ord. 2005-002]**
   (6) Doors, except as otherwise stated below; **[Ord. 2005-002] [Ord. 2020-020]**
   (7) Windows, except as otherwise stated below; **[Ord. 2005-002] [Ord. 2020-020]**
   (8) Electric meters; **[Ord. 2005-002]**
   (9) Hose bibs; **[Ord. 2005-002]**
   (10) Satellite dishes; and, **[Ord. 2005-002]**
   (11) Electrical outlets. **[Ord. 2020-020]**

b) Exceptions may be considered only for those existing projects where an opening or attachment was permitted on the ZLL wall for the models or more than 30 percent of the total ZLL units of that project. **[Ord. 2005-002] [Ord. 2020-020]**

2) Permitted Openings

Clean out fittings and soffit vents shall be allowed to penetrate and/or be attached to the portion of the home on the ZLL side. **[Ord. 2005-002] [Ord. 2020-020]**

3) Windows and Doors

Window and door materials may be used along the portion of the home on the ZLL side pursuant to the following: **[Ord. 2020-020]**

a) Translucent Windows or Translucent/Solid Doors

Material which allows a maximum 60 percent of exterior light transmission according to the manufacturer's specifications shall be used. A notarized affidavit shall be submitted with the Building Permit which verifies the degree of light transmission and the translucency of the material to be used. **[Ord. 2020-020]**

b) First Floor

(1) ZLL Façade Constructed Less Than Five Feet from the ZLL Side Property Line

(a) Windows shall be constructed with translucent material. **[Ord. 2020-020]**

(b) Doors shall be constructed with translucent or solid material and may not be located on any portion of a wall with a zero setback. **[Ord. 2020-020]**

(c) A privacy wall/fence shall be installed pursuant to Art. 3.D.2.B.3.d.1)a). **[Ord. 2020-020]**

(d) Exceptions

i. Windows and doors located on the front or rear façade of the unit may be transparent. **[Ord. 2020-020]**

ii. Windows and doors located on a façade that is perpendicular to the ZLL side may be transparent. **[Ord. 2020-020]**

iii. A ZLL side façade that is recessed off of the ZLL side less than five feet, may have transparent windows and doors constructed on the ZLL side façade that are parallel or angled towards the ZLL side. The height of the privacy wall or fence shall be increased and installed pursuant to Art. 3.D.2.B.3.d.1)c)(1). **[Ord. 2020-020]**

(2) ZLL Façade Constructed Greater Than or Equal to Five Feet from the ZLL Side Property Line

(a) A ZLL side façade that is recessed off of the ZLL side five feet or greater, may have transparent or translucent windows and doors constructed on the ZLL side façade that are perpendicular, parallel, or angled towards the ZLL side. **[Ord. 2020-020]**

(b) A privacy wall or fence is only required extending a minimum distance of ten feet beyond the rear of the home toward the rear property line pursuant to Art. 3.D.2.B.3.d.1)a). **[Ord. 2020-020]**

(3) Double ZLL Home

(a) For the portion of the ZLL home that is constructed at the ZLL side, all windows shall be constructed with translucent material, and doors shall be prohibited. Windows and doors located on a façade that is perpendicular to the ZLL side may be transparent. **[Ord. 2020-020]**

(b) For the portion of the ZLL home that is constructed ten feet from the ZLL side, windows and doors may be transparent or translucent material. **[Ord. 2020-020]**

(c) A privacy wall pursuant to Art. 3.D.2.B.3.d.1)a) is not required. **[Ord. 2020-020]**

c) Second Floor

(1) ZLL Façade Constructed Less Than Five Feet from the ZLL Side Property Line

(a) Windows located on a façade that is parallel or angled toward the ZLL side shall be constructed with translucent material. **[Ord. 2020-020]**

(b) Windows located on a façade that is perpendicular to the ZLL side may be transparent. **[Ord. 2020-020]**

(2) ZLL Façade Constructed Greater Than or Equal to Five Feet from the ZLL Side Property Line

(a) A ZLL side façade that is recessed off of the ZLL side five feet or greater, may have transparent or translucent windows constructed on the ZLL side façade that are perpendicular, parallel, or angled towards the ZLL side. **[Ord. 2020-020]**

(3) Double ZLL Home

(a) For the portion of the ZLL home that is constructed at the ZLL side, all windows shall be constructed with translucent material; and **[Ord. 2020-020]**

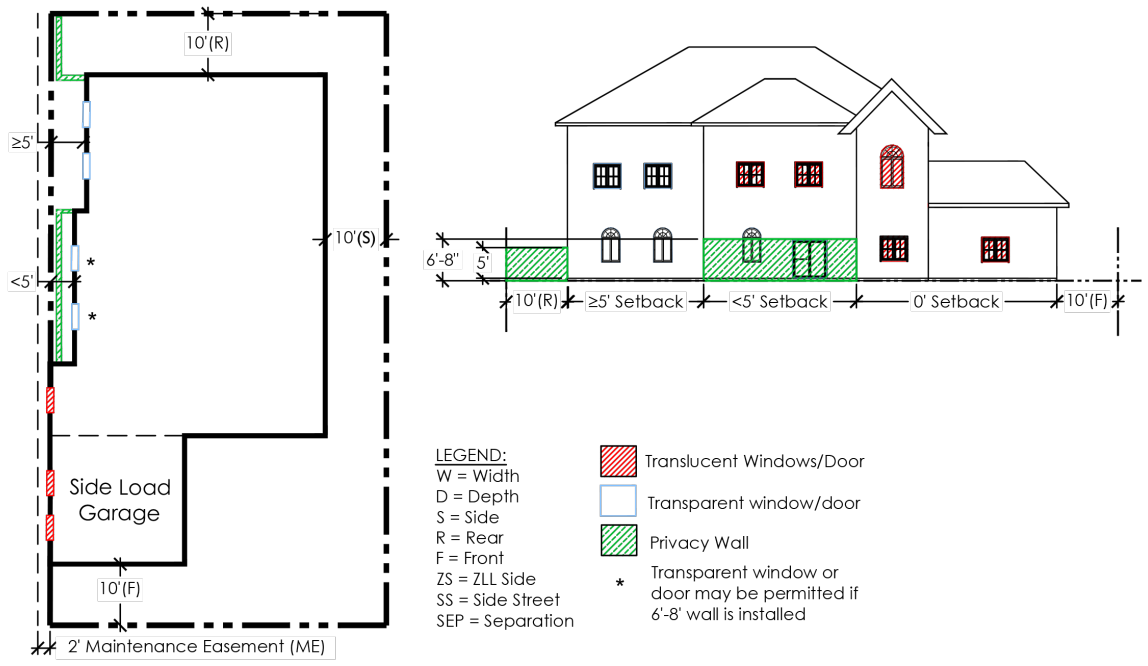
(b) For the portion of the ZLL home that is constructed ten feet from the ZLL side, windows and doors may be transparent or translucent material. **[Ord. 2020-020]**

d) Exception
Transparent windows may be permitted on the ZLL side (first or second story) if the ZLL side façade abuts a dedicated open space or landscape buffer a minimum of 50 feet in width. **[Ord. 2020-020]**

e) Surface Area
Use shall be limited to a maximum of 50 percent of the surface area of the wall along the portion of the home on the ZLL side.

f) Limitation
Use shall be limited to new construction only, unless consent from the HOA is submitted with the Building Permit.

Figure 3.D.2.B – ZLL Home Windows and Doors



[Ord. 2020-020]

c. Covered Porches, Courtyards, and Balconies

1) Covered Porch (Front of the ZLL Home)
A covered porch may be constructed along the ZLL side, at the front of the home. If windows and doors are constructed into the façade of the home adjacent to the porch, the following shall apply: **[Ord. 2020-020]**

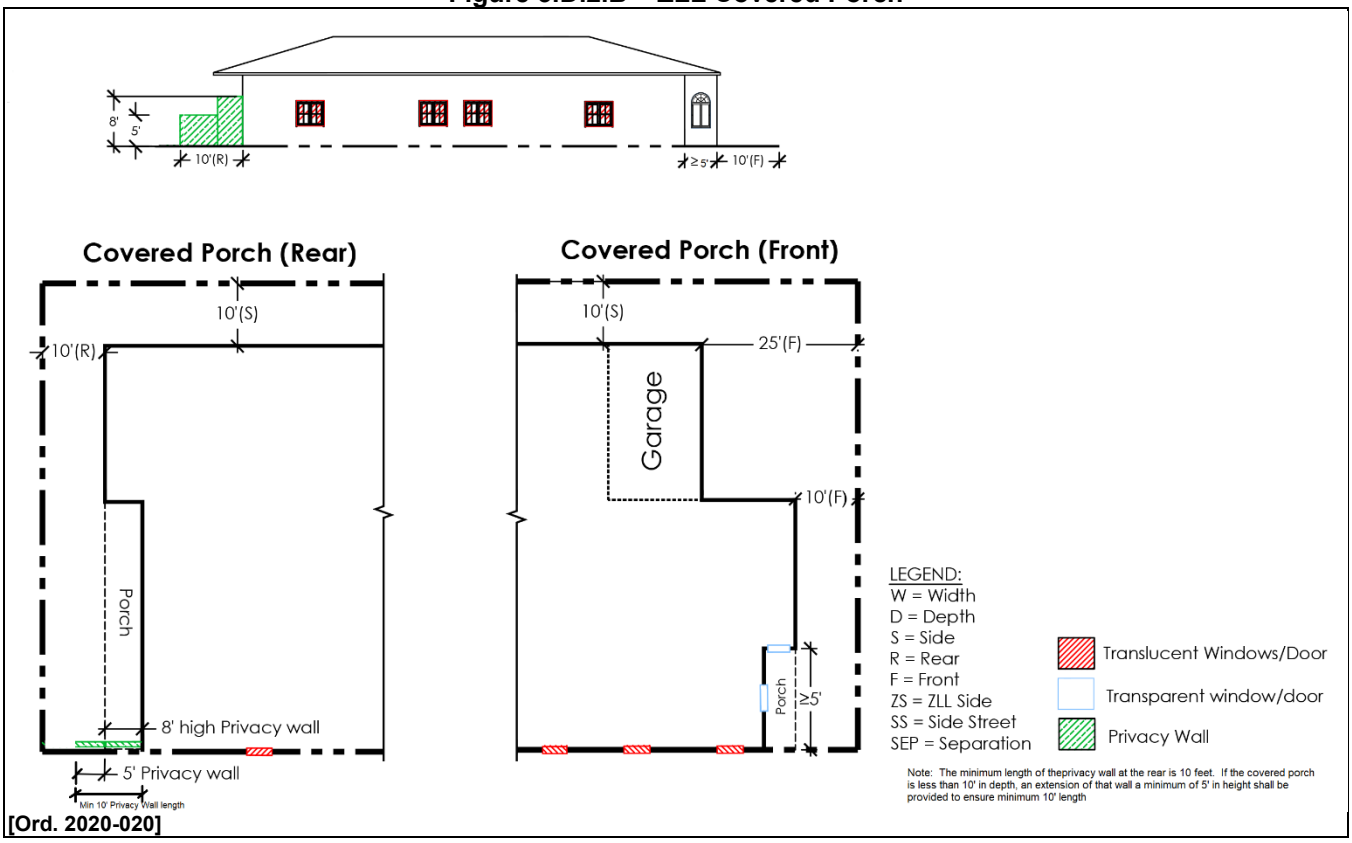
a) Windows or doors, parallel or angled toward and less than five feet from the ZLL side shall be constructed with translucent material. **[Ord. 2020-020]**

b) Windows or doors, parallel or angled toward and greater or equal to five feet or perpendicular to the ZLL side may be constructed with transparent material. **[Ord. 2020-020]**

c) No privacy wall is required adjacent to the covered porch. **[Ord. 2020-020]**

2) Covered Porch (Rear of the ZLL Home)
A covered porch, with a solid roof, may be constructed along the ZLL side, at the rear of the home. A wall shall be constructed the entire length of the porch along the ZLL side. The height of the wall shall be a minimum of eight feet. The privacy walls or fences shall be installed in accordance with ZLL wall Art. 3.D.2.B.3.d, Privacy Walls or Fences. **[Ord. 2020-020]**

Figure 3.D.2.B – ZLL Covered Porch



[Ord. 2020-020]

3) Courtyard

A courtyard may be constructed along the ZLL side. A gate shall be installed on the ZLL for emergency exit purposes provided the gate meets the following dimensions: **[Ord. 2020-020]**

a) Width: minimum of 36 inches; **[Ord. 2020-020]**

b) Height: minimum of five feet; **[Ord. 2020-020]**

(1) Exception

If the ZLL façade, within the courtyard, has windows and doors installed pursuant to Art. 3.D.2.B.3.b.3)b)(1)(d)ii, the privacy wall and gate shall be increased in height, six feet eight inches, pursuant to Art. 3.D.2.B.3.d, Privacy Walls or Fences.

c) The gate shall be opaque; and, **[Ord. 2020-020]**

d) Operable only from the inside with the gate opening inward toward the unit. **[Ord. 2020-020]**

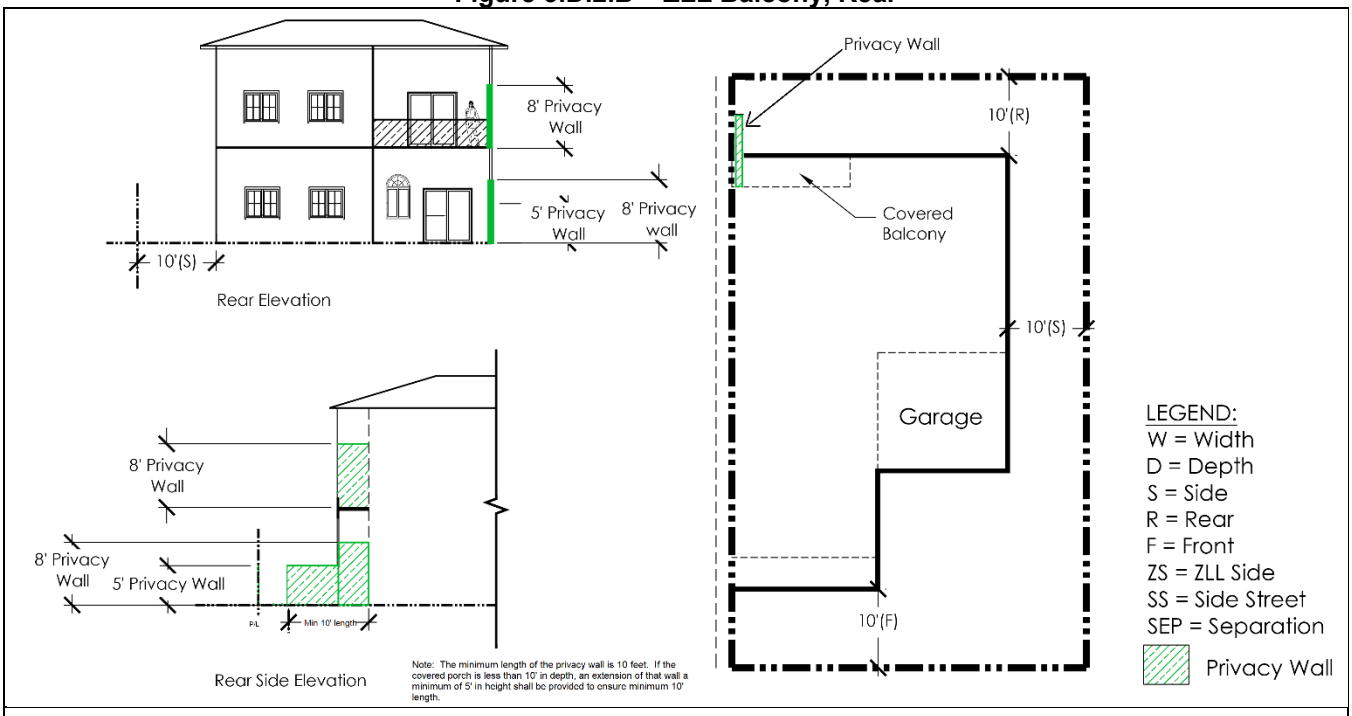
4) Balconies (Front or Rear of the Home)

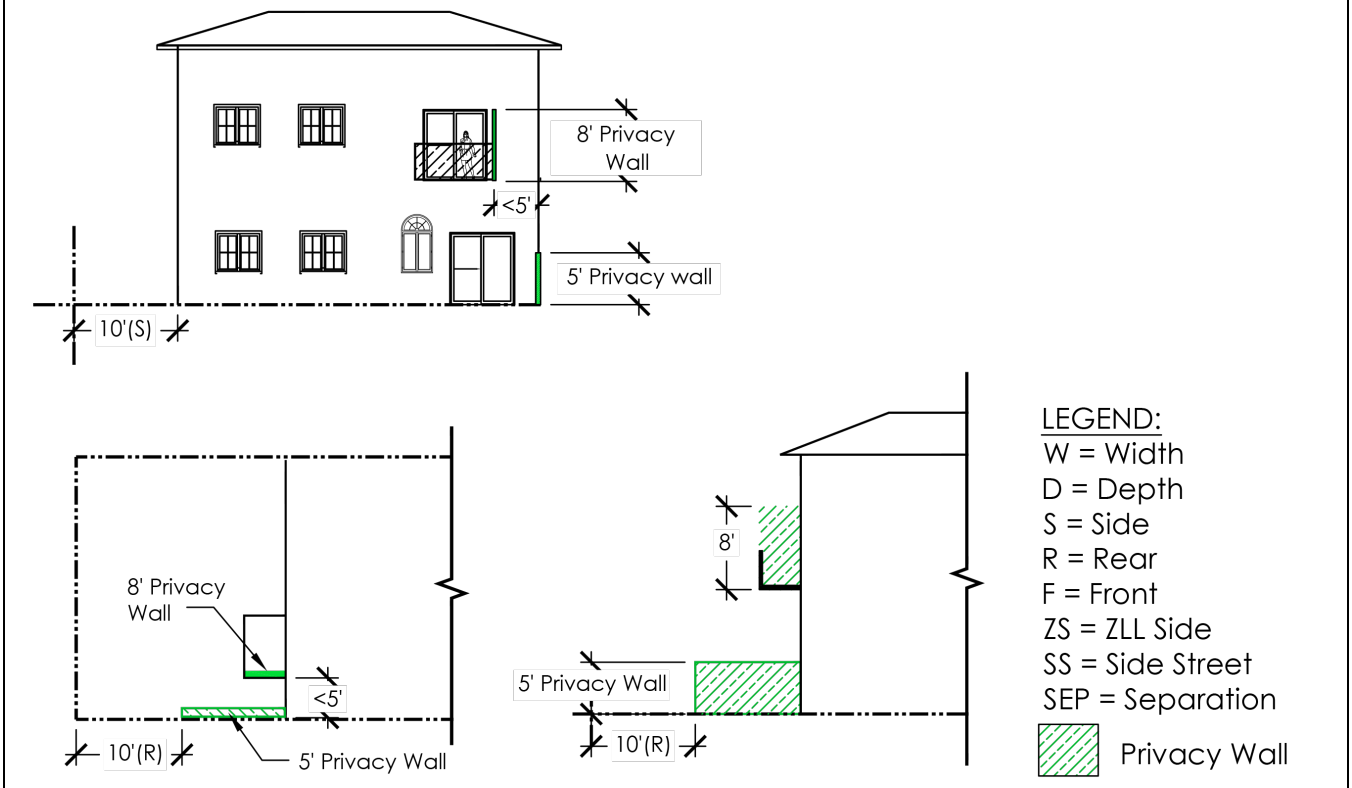
In addition to the requirements of Art. 3.D.1.D.5, Setback Exceptions, balconies located less than five feet from the ZLL side, shall construct a wall the entire length of the porch along the ZLL side subject to the following: **[Ord. 2020-020]**

a) No roof: The height of the wall shall be a minimum six feet eight inches. **[Ord. 2020-020]**

b) Roof: The height of the wall shall be a minimum of eight feet from the floor of the balcony. **[Ord. 2020-020]**

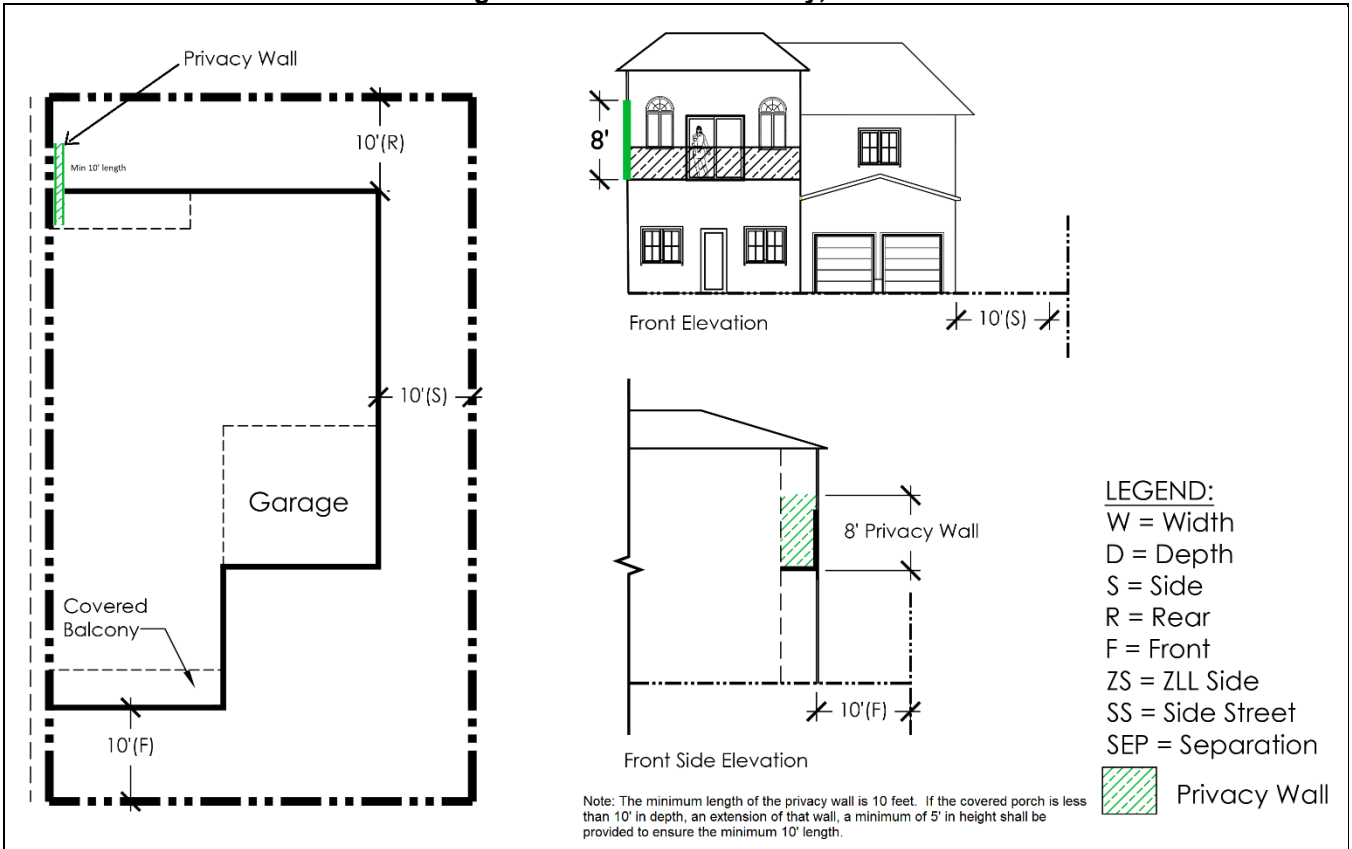
Figure 3.D.2.B – ZLL Balcony, Rear





[Ord. 2020-020]

Figure 3.D.2.B – ZLL Balcony, Front



[Ord. 2020-020]

d. Privacy Walls or Fences

1) Wall or Fence

a) A minimum five-foot-high opaque wall or fence shall be provided along the ZLL side of a ZLL home, beginning at the end of the home with a zero setback and extending a minimum distance of ten feet beyond the rear of the home toward the rear property line. **[Ord. 2005-041] [Ord. 2020-020]**

b) A minimum five-foot-high opaque wall or fence, including a gate, shall be constructed the entire length of an opening for a courtyard. **[Ord. 2020-020]**

c) Exception

(1) A wall or fence shall not be required if the ZLL side is adjacent to dedicated open space a minimum of 50 feet in width. **[Ord. 2020-020]**

(2) ZLL Façade Constructed Less Than Five Feet from the ZLL Side Property Line with Transparent Windows or Doors

(a) A minimum six-foot eight-inch-high opaque wall or fence and any courtyard gate shall be provided along the ZLL side of a ZLL home when transparent windows and doors are constructed parallel or angled toward the ZLL side, pursuant to Art. 3.D.2.B.3.b.3)b)(1)(d)ii. **[Ord. 2020-020]**

(b) The length of the wall shall begin at the end of the home with a zero setback and extend a minimum two feet beyond the window or door with transparent material. The remaining length of the wall or fence shall be constructed a minimum five feet high, pursuant Art. 3.D.2.B.3.d.1)a). The two-foot extension provision above shall not apply to courtyards fully enclosed by a minimum six-foot eight-inch-high opaque wall or fence and any courtyard gate. **[Ord. 2020-020]**

(3) ZLL Façade Constructed Greater Than or Equal to Five Feet from the ZLL Side Property Line

A privacy wall or fence is only required at the point extending a minimum distance of ten feet beyond the rear of the home toward the rear property line, pursuant to Art. 3.D.2.B.3.d.1)a). **[Ord. 2020-020]**

(4) Covered Porch (Rear) and Balconies (Front or Rear)
Privacy walls shall extend the length of the covered porch or balcony when less than five feet from the property line. The height of the wall shall be a minimum eight feet. **[Ord. 2020-020]**

2) Rear Lot Line
A minimum five-foot-high opaque wall or fence shall be provided along the rear lot line between lots with abutting rear lot lines and between lots with abutting side and rear property lines.

3) Design Requirements
If a wall is constructed, the required wall, including any extension, shall be constructed of the same material used to construct the adjoining ZLL wall of the home (e.g., brick home with a brick privacy wall) or any structurally sound, opaque, and permanent material with an exterior finish that matches the style, color, and surface texture of the exterior of the adjoining ZLL wall (e.g., CBS home with stucco finished wood frame wall painted to match the home).

4) Roof Enclosures
When a screened enclosure is attached to the ZLL wall, the length and height of the wall shall comply with Art. 5.B.1.A.11, Screen Enclosures. **[Ord. 2020-020]**

e. Access, Maintenance, and Roof Overhang Easement
The Subdivision Plan, plat, and subsequent surveys submitted with an application for a Building Permit, shall indicate an Access, Maintenance, and Roof Overhang Easement along the ZLL for each ZLL lot for the purpose of allowing access for emergency purposes of exiting the home and for the maintenance of the portion of the home with a zero setback and to accommodate any overhang of the roof eave and gutter. Should a fence or wall traverse or be located within the easement, written permission from the POA will be required prior to the issuance of a permit by PBC. A gate for access and maintenance purposes will be required. Access for the owner of the lot abutting the easement and the easement beneficiaries shall be provided after advanced notification and during reasonable hours except for emergency purposes as provided for above. No construction, landscaping, mechanical equipment, fence, or wall shall prevent perpetual access to said easement by the owner of the lot abutting the easement or the easement beneficiaries. **[Ord. 2013-001] [Ord. 2015-031] [Ord. 2020-020]**

1) Easement Width
This easement shall have a minimum width of two feet.

2) Roof Overhang
Roof eaves, gutters, and soffits may encroach the easement up to a maximum of 24 inches. Gutters shall be installed along the entire length of the ZLL side to prevent water runoff onto the adjacent property.

3) Drainage
This easement shall not overlap a drainage easement.

4) Plat
A dedication shall be included on the plat for each ZLL subdivision for an Access, Maintenance, and Roof Overhang Easement. The easement language will incorporate the purpose and intent as described in Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement, in a format approved by the County Engineer, and referenced in the Land Development Forms Manual. **[Ord. 2020-020]**

5) Easement Encroachments
Projections or improvements may be permitted to encroach into the ZLL Access, Maintenance, and Roof Overhang Easement, as follows: **[Ord. 2014-025] [Ord. 2020-020]**

a) Mounting hardware for impact shutters, accordion shutters, or roll-down shutters, projecting a maximum of six inches into the ZLL easement; and **[Ord. 2014-025]**

b) Decorative architectural treatment such as lintels, stone veneer, or stucco banding extending a maximum distance of three feet measured from the front façade, projecting a maximum of two inches into a ZLL easement. **[Ord. 2014-025]**

C. Mobile Home Park

1. Purpose and Intent

To recognize Florida State laws pertaining to the placement of Residential Manufactured Buildings (a.k.a. Modular Homes) in Mobile Home Park communities, to provide additional flexibility to allow for the redevelopment of fee simple Mobile Home Park lots with either Modular Homes or traditional Single Family dwelling units. **[Ord. 2012-027]**

2. Applicability

The provisions of this Section shall only apply to: **[Ord. 2012-027]**

a. Existing Mobile Home Parks identified in PZB PPM #MD-RI-003, Mobile Home Parks in Unincorporated Palm Beach County; and **[Ord. 2012-027]**

b. Provisions allowing for alternative PDRs and related requirements for Residential Manufactured Buildings or Single Family dwellings shall only be permitted for existing fee simple Mobile Home Subdivisions. **[Ord. 2012-027]**

3. Residential Manufactured Building (Modular Home)

An existing Mobile Home may be replaced with a Modular Home subject to the following: **[Ord. 2012-027]**

a. Requirements of PZB PPM #MD-RI-003; and **[Ord. 2012-027]**

b. Where applicable, subject to prior written approval of the Mobile Home Park owner in accordance with F.S. § 553.382, Placement of Certain Housing. **[Ord. 2012-027]**

4. Alternative Provisions for Fee Simple Lots

A Modular Home or a Single Family dwelling shall be permitted to be placed on a fee simple lot within an existing Mobile Home Subdivision, subject to the following: **[Ord. 2012-027]**

a. PDRs

The following PDRs shall apply to Modular Homes or SFDs. Setbacks for accessory structures shall be in accordance with Art. 5.B.1.A, Accessory Uses and Structures. **[Ord. 2012-027]**

1) Minimum lot width: 45 feet. **[Ord. 2012-027]**
2) Maximum lot coverage: 50 percent. **[Ord. 2012-027]**
3) Front and side street setback: 20 feet. **[Ord. 2012-027]**
4) Side setback: seven and one-half feet. **[Ord. 2012-027]**
5) Rear setback: 15 feet. **[Ord. 2012-027]**

b. Garages

Garages and carports may be permitted only on the rear portion of the lot. An attached garage may be permitted to encroach the front half of the lot, if set back a minimum of 20 feet from the front façade. Attached carports shall not extend past the front façade. **[Ord. 2012-027]**

c. Main Entrances and Porches

When located on lots less than 50 feet in width, main entrances shall be required to front a street, and include a porch a minimum of six feet deep, 12 feet wide, and 18 inches above grade. **[Ord. 2012-027]**

d. Changes to Lot Finished Grade

Any modifications to a lot that raises the grade for the proposed foundation shall not alter the existing grade within the required side setbacks unless demonstrated that such will not alter any historical drainage patterns for adjacent lots. Where foundation elevation is required, this may require the use of a retaining wall to ensure that existing grade and drainage patterns are not adversely impacted. **[Ord. 2012-027]**

D. Cottage Home

Cottage Homes are detached housing types that may be developed with one unit or multiple units on a single lot. **[Ord. 2019-034]**

Cottage Homes shall comply with the following PDRs: **[Ord. 2018-018] [Ord. 2019-034]**

Table 3.D.2.D – Cottage Home Property Development Regulations (1)

Lot Dimensions			Height	Building Coverage	Setbacks			
Size	Width and Frontage	Depth			Front	Side (3)	Side Street	Rear
Single Unit on a Single Lot (2)(5)								
1,000 to 2,500 sq. ft. (max.)	20 to 30' (max.); 30' – Side Street home (max.)	50'	35' (max.)	40% (max.)	20'	5'	10'	5'
Multiple Units on a Single Lot (Shared)								
(3)	65'	75'	35' (max.)	N/A	25' (4)	15' (4)(6)	25' (4)	15' (4)

[Ord. 2018-018] [Ord. 2019-034] [Ord. 2020-020]

Notes:

1.	Minimum property development regulations except where it stated as maximum.
2.	Apply to a Cottage Home that is located on a single lot. This may apply to either a subdivided lot of a pod in a PDD or in a Standard Zoning District. **[Ord. 2019-034]**
3.	The minimum lot size of the zoning district which multiple Cottage Homes are located shall apply. **[Ord. 2019-034]**
4.	Setbacks shall be measured from the lot. The front setback shall be measured from the property line or base building line, whichever is applicable, where the lot frontage is located. **[Ord. 2019-034]**
5.	A Cottage Home (Single Unit on a Single Lot) shall not abut a ZLL home. **[Ord. 2020-020]**
6.	A new subdivision may include ZLL and Cottage Homes (Multiple Units on a Single Lot). If a ZLL lot abuts the Cottage Homes (Multiple Units on a Single Lot), and the shared property line is the ZLL side, the side setback for the Cottage Homes (Multiple Units on a Single Lot) shall be a minimum of 15 feet. The Cottage Homes (Multiple Units on a Single Lot) lot shall have an Access, Maintenance, and Roof Overhang Easement recorded pursuant to Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement. **[Ord. 2020-020]**

Section 3 District Specific Regulations

A. District Specific Regulations

Additional PDRs shall apply in certain districts as follows:

1. CN District

a. Enclosed Uses

All uses shall be operated entirely within enclosed buildings, with the following exceptions: **[Ord. 2005-002]**

1) Air Curtain Incinerator, temporary; **[Ord. 2005-002]**
2) Commercial Communication Tower; **[Ord. 2005-002] [Ord. 2017-007]**
3) Electric Power Plant; **[Ord. 2005-002] [Ord. 2017-007]**
4) Passive Park; **[Ord. 2005-002] [Ord. 2017-007]**
5) Recycling Drop-Off Bin; **[Ord. 2005-002] [Ord. 2013-001]**
6) Minor Utility; and, **[Ord. 2005-002] [Ord. 2017-007]**
7) Water or Wastewater Treatment Plant. **[Ord. 2005-002] [Ord. 2017-007]**

2. CLO District

a. Enclosed Uses

All uses shall be operated entirely within enclosed buildings, with the following exceptions:

1) Air Curtain Incinerator, temporary;
2) Commercial Communication Tower; **[Ord. 2017-007]**
3) Electric Power Plant; **[Ord. 2017-007]**
4) Passive Park; **[Ord. 2017-007]**
5) Recreation facility, accessory;
6) Recycling Drop-Off Bin; **[Ord. 2013-001]**
7) Solid Waste Transfer Station; **[Ord. 2017-007]**
8) Minor Utility; and, **[Ord. 2017-007]**
9) Water or Wastewater Treatment Plant. **[Ord. 2017-007]**

3. IPF, Institutional and Public Facilities District with UT FLU Designation

Use of the IPF district with a UT FLU designation, shall only be permitted for privately-operated utility uses and related collocated or accessory uses. **[Ord. 2017-007]**

a. Accessory Uses

Heavy Equipment Repair and Maintenance and Light Repair and Maintenance may be allowed as an accessory use to a privately-operated utility use, subject to the approval process for the applicable utility use. **[Ord. 2017-007]**

b. Collocated Uses

Data and Information Processing or Warehouse uses may be allowed as a collocated use, subject to the approval process for the applicable utility use. Additional uses to allow for emergency management staging or operations may be permitted subject to Class A Conditional Use approval. **[Ord. 2017-007]**

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

A. General

1. Purpose and Intent

The purpose of PDDs is to provide opportunities for development patterns which exceed the expectations of the Standard Zoning Districts, and allow for the creative use of land. The types of development addressed in this Chapter include those encouraged by the Managed Growth Tier System (MGTS) in the Plan. The intent of this Chapter is to encourage ingenuity, and imagination on the part of, architects, landscape architects, engineers, planners, developers, and builders to create development that promotes sustainable living, addresses traffic impacts, encourages alternative modes of transportation, creates logical street and transportation networks, preserves the natural environment, enhances the built environment, provides housing choices, provides services to the community, encourages economic growth, encourages infill development and redevelopment, and minimizes impacts on surrounding areas through the use of flexible and innovative land development techniques. **[Ord. 2009-040]**

2. Applicability

In addition to the other Articles in this Code, the requirements of this Chapter shall apply to all PDDs, modifications to previously approved PDDs, and modifications to previously approved Special Exceptions for Planned Developments, unless otherwise stated.

a. Previous Approvals

Previously Approved Planned Developments with a Development Order that does not conform to provisions in this Code shall be considered conforming in accordance with Art. 1.E, Prior Approvals, where in compliance with the requirements of Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA). **[Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016]**

1) Development Order Amendment

Shall be in compliance with Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA). **[Ord. 2009-040] [Ord. 2011-016]**

2) Additional Requested Uses

Previously approved "Additional Conditional Uses" shall remain conforming uses, and may be modified or expanded, subject to a DOA approval. **[Ord. 2005-002] [Ord. 2009-040] [Ord. 2018-002]**

b. Government Facilities

A parcel of land in any FLU category that supports Government Facilities shall be exempt from the PDD threshold provisions. **[Ord. 2007-013] [Ord. 2009-040]**

3. Conflicts

If a conflict exists between this Chapter and other Articles in this Code, the provisions of this Chapter shall apply to the extent of the conflict.

4. Site Plan/Subdivision Plan Approval Required

All pods shown on a Master Plan shall receive approval of a Final Site Plan or a Final Subdivision Plan pursuant to Art. 2.C, Administrative Processes. **[Ord. 2020-020]**

B. FAR, Density, and Use Standards

1. PDDs Split by FLU Designations

Uses allowed, PDRs, density, and intensity shall be determined by the land use designation on the affected area. In the U/S Tier, density may be transferred from one portion of the project to another based on the gross acreage of the project. An underlying designation is not a split FLU designation. **[Ord. 2009-040] [Ord. 2019-005]**

2. PDDs with Underlying FLU Designations

a. PDDs that have a non-residential FLU designation and an underlying residential FLU designation may utilize density and/or intensity for either or both FLU designations. **[Ord. 2019-005]**

b. PDDs that have two non-residential FLU designations may utilize either or both FLU designations. If the Development Order utilizes both FLU designations, a Preliminary Master Plan shall be approved by the BCC depicting the locations of each FLU designation as a pod. Each pod will be limited to the allowable uses, for the applicable FLU designation, pursuant to Art. 4.B, Use Classification and the property development regulations pursuant to Table 3.E.3.D, MUPD Property Development Regulations. The FAR shall be in accordance with FLUE Table 2.2-e.1 for each pod and the applicable FLU designation. Double counting of intensity is prohibited. **[Ord. 2019-005] [Ord. 2021-023]**

3. **Density**
The allowable density shall be pursuant to FLUE Table 2.2.1-g.1 and other related Policies. **[Ord. 2019-005]**

4. **Uses Allowed**
Uses allowed in a PDD shall be pursuant to Art. 4, Use Regulations. Previously Approved Planned Developments shall be governed by the FLU designation in the Plan or pod designation on the most recent approved Master Plan for the purpose of determining the uses allowed and applicability of this Code. Previously approved additional Conditional Uses shall be considered conforming uses, and any expansion, relocation, or increase in intensity shall be subject to BCC approval. **[Ord. 2005-041] [Ord. 2017-007] [Ord. 2018-002]**

5. **Use Regulations**
Uses permitted in a PDD shall be according to the pod designation on the Master Plan approved by the DRO, or the land use designation of the PDD, whichever is applicable. Uses may be further limited by the Development Order, Concurrency Reservation, or other applicable requirement. **[Ord. 2009-040]**

   a. **Conditional Use**
   Conditional Uses shall be shown on the Master Plan or Site Plan approved by the BCC and shall remain in the location shown. All prior approvals for a Requested Use shall correspond to a Conditional Use. **[Ord. 2017-007]**

C. Objectives and Standards

1. Design Objectives

Planned developments shall comply with the following objectives:

a. Contain sufficient depth, width, and frontage on a public street, or appropriate access thereto, as shown on the PBC Thoroughfare Identification Map to adequately accommodate the proposed use(s) and design;

b. Provide a continuous, non-vehicular and pedestrian circulation systems which connect uses, public entrances to buildings, recreation areas, amenities, usable open space, and other land improvements within and adjacent to the PDD; **[Ord. 2019-005]**

c. Provide pathways and convenient parking areas designed to encourage pedestrian circulation between uses;

d. Preserve existing native vegetation and other natural/historic features to the greatest possible extent;

e. Screen objectionable features (e.g., mechanical equipment, loading/delivery areas, storage areas, dumpsters, compactors) from public view and control objectionable sound;

f. Locate and design buildings, structures, uses, pathways, access, landscaping, water management tracts, drainage systems, signs, and other primary elements to minimize the potential for any adverse impact on adjacent properties;

g. Minimize parking through shared parking and mix of uses;

h. Creation of a strong pedestrian system through the design and placement of buildings connected to a common public space or usable open spaces; and, **[Ord. 2019-005]**

i. For PDDs with non-residential uses, a minimum of one pedestrian amenity for each 100,000 square feet of non-residential GFA, or fraction thereof, shall be incorporated into the overall development to create a pedestrian-friendly atmosphere. Suggested amenities include, but are not limited to: **[Ord. 2009-040] [Ord. 2019-005]**
   1) public art; **[Ord. 2009-040]**
   2) clock tower; **[Ord. 2009-040]**
   3) water feature/fountain; **[Ord. 2009-040]**
   4) outdoor patio, courtyard, or plaza; and, **[Ord. 2009-040]**
   5) tables with umbrellas for open-air eating in common areas and not associated with tenant use (i.e., restaurant) or outdoor furniture. **[Ord. 2009-040]**

2. Performance Standards

Planned developments shall comply with the following standards:

a. Access and Circulation

1) Minimum Frontage

PDDs shall have a minimum of 200 linear feet of frontage along an Arterial or Collector Street unless stated otherwise herein; **[Ord. 2010-022] [Ord. 2012-027]**

a) Type 2 Waiver – Infill Development

The BCC may grant a Type 2 Waiver to reduce the frontage requirement in the U/S Tier upon demonstration by the Applicant that the requirements cannot be satisfied by any other means and by complying with the following standards: **[Ord. 2005-002] [Ord. 2010-022] [Ord. 2012-027]**

(1) the reduction is the minimum necessary to provide safe and adequate access to the project; **[Ord. 2005-002]**

(2) the reduction will not result in any undue hardship or adverse impact on adjacent Property Owners; **[Ord. 2005-002]**

(3) the reduction will not adversely affect the development of adjacent land in accordance with the Plan and this Code; **[Ord. 2005-002]**

(4) the reduction is supported by the County Engineer and PZB; **[Ord. 2005-002]**

b) PUD Minimum

The BCC shall not reduce the frontage requirements below the following thresholds: **[Ord. 2005-002]**

(1) 1,500 trips or less: 50 feet of frontage. **[Ord. 2005-002]**

(2) More than 1,500 trips: 80 feet of frontage. **[Ord. 2005-002]**

Further reductions from the frontage requirements shall only be allowed by the ZC as a Type 2 Variance in accordance with Art. 2.B.7.E, Type 2 Variance. **[Ord. 2005-002]**

2) PDDs shall have legal access on an Arterial or Collector Street;

3) Vehicular access and circulation shall be designed to minimize hazards to pedestrians, non-motorized forms of transportation, and other vehicles. Merge lanes, turn lanes, and traffic medians shall be required where existing or anticipated heavy traffic flows indicate the need for such controls;

4) Traffic improvements shall be provided to accommodate the projected traffic impact;

5) Cul-de-Sacs

The objective of this provision is to recognize a balance between dead-end streets and interconnectivity within the development. In order to determine the total number of Local Streets that can terminate in cul-de-sacs, the Applicant shall submit a Street Layout Plan, pursuant to the Technical Manual. The layout plan shall indicate the number of streets terminating in cul-de-sacs, as defined in Art. 1, General Provisions of this Code, and how the total number of streets is calculated. During the DRO certification process, the Addressing Section shall confirm the total number of streets for the development, which would be consistent with how streets are named. Streets that terminate in a T-intersection providing access to less than four lots, or a cul-de-sac that abuts a minimum 20-foot-wide open space that provides pedestrian cross access between two pods shall not be used in the calculation of total number of cul-de-sacs or dead-end streets. **[Ord. 2008-037]**

a) 40 percent of the Local Streets in a PDD may terminate in a cul-de-sac or a dead end by right. **[Ord. 2007-001] [Ord. 2008-037]**

b) An additional 25 percent of the Local Streets in a PDD may terminate in a cul-de-sac pursuant to a Type 2 Waiver application approved by the BCC. The BCC shall consider the following additional standards when deciding whether or not to approve the Waiver. **[Ord. 2007-001] [Ord. 2008-037] [Ord. 2012-027]**

(1) cul-de-sacs terminate in an open space that provides amenities accessible to the residents of the development; and **[Ord. 2008-037]**

(2) cul-de-sacs connect to a pedestrian system including but not limited to sidewalks, and designated path or trail systems. **[Ord. 2008-037]**

6) Non-residential PDDs shall provide cross access to adjacent properties where possible, subject to approval by the County Engineer;

7) Streets shall not be designed nor constructed in a manner which adversely impacts drainage in or adjacent to the project; and,

8) Public streets in the project shall connect to public streets directly adjacent to the project. If no adjacent public streets exist, and the County Engineer determines that a future public street is possible, a connection to the property line shall be provided in a location determined by the County Engineer. This standard may be waived by the BCC.

b. Street Lighting

Street lights shall be a maximum of 25 feet in height and shall be installed along all streets 50 feet in width or greater. The light fixture shall be designed to direct light away from residences and onto the sidewalk and street and shall comply with Art. 5.E, Performance Standards.

c. Median Landscaping

Refer to the most recent Engineering and Public Works Operations – Streetscape Standards available from the PBC Engineering Department. **[Ord. 2011-001]**

d. Street Trees

Street trees shall meet the Canopy tree requirements of Art. 7, Landscaping and planting standards pursuant to Engineering and Public Works Operations – Streetscape Standards, and as follows: **[Ord. 2011-001]**

1) Street trees shall be spaced an average of 50 feet on center. Palms meeting the requirements of Art. 7, Landscaping and Engineering and Public Works Operations – Streetscape Standards, may be planted as street trees if spaced an average of 40 feet on center. **[Ord. 2011-001]**
2) Street trees shall be located along both sides of all streets 50 feet in width or greater and shall be planted between the edge of pavement and sidewalk. Appropriate root barrier techniques shall be installed where applicable. **[Ord. 2011-001]**
3) Street trees shall be installed in accordance with the phasing of the Planned Development pursuant to Art. 7.F.2.B.1, Developments with Phasing. For residential PDDs, planting of street trees shall be completed prior to the issuance of the final Certificate of Occupancy within that phase or pursuant to Conditions of Approval. **[Ord. 2011-001]**
4) This requirement may be waived or modified by the County Engineer if the location of the proposed street trees conflict with requirements of Art. 11, Subdivision, Platting, and Required Improvements. **[Ord. 2011-001]**

e. Bike Lanes

Bike lanes shall be provided in all streets 80 feet in width or greater, unless an alternative is approved by the County Engineer in accordance with Art. 11, Subdivision, Platting, and Required Improvements.

f. Mass Transit

All non-residential PDDs over five acres and 50,000 square feet, and all PUDs over 50 units, shall comply with the following, unless waived by the DRO:

1) The location of a Bus Stop Boarding and Alighting Area shall be shown on the Master Plan and/or Final Site Plan prior to approval by the DRO, unless written conflicts that one is not required. The purpose of this easement is for the future construction of Mass Transit Infrastructure in a manner acceptable to Palm Tran;
2) Prior to the issuance of the first Building Permit, the Property Owner shall convey to PBC an easement for a Bus Stop Boarding and Alighting Area, in a location and manner approved by Palm Tran. As an alternative, prior to Technical Compliance of the first plat, the Property Owner shall record an easement for a Bus Stop Boarding and Alighting Area in a manner and form approved by Palm Tran. The Property Owner shall construct continuous paved pedestrian and bicycle access compliant with the Americans with Disabilities Act (ADA) to and through the Bus Stop Boarding and Alighting Area; and,
3) All PDDs with more than 100 units shall comply with the following requirement:
   Prior to the issuance of the Building Permit for the 100th unit, the petitioner shall construct a Palm Tran-approved Mass Transit shelter with appropriate access lighting, trash receptacle, and bicycle storage. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. Any and all costs associated with the construction and perpetual maintenance shall be funded by the petitioner.

g. Utilities

All utility services located in a utility easement, such as telephone, cable, gas, and electric, shall be installed underground or combination/alternative acceptable to the DRO.

1) Exceptions

a) Primary facilities and high voltage wires.

b) Lift stations, transformers, and other above-ground structures necessary for the function of utility services. Such above-ground structures shall be screened from view from adjacent R-O-W by landscaping, fences, walls, or combination.

h. Parking

1) Residential Uses

Parking for residential uses shall comply with Art. 6, Parking, Loading, and Circulation. The DRO may require a covenant to be recorded limiting the affected area to a specific use or uses.

2) Non-Residential Uses

Non-residential uses located within a PDD may apply the parking standards indicated in Table 6.B.1.B, Minimum Parking and Loading Requirements, based on the use or the minimum/maximum parking standards below or a combination of both. The Site Plan shall clearly indicate which parking standards are being utilized for the entire site. **[Ord. 2009-040] [Ord. 2019-005]**

a) Minimum/Maximum Parking Standards

(1) Minimum: one space per 250 square feet of GFA (4/1,000)

(2) Maximum: one space per 166.66 square feet of GFA (6/1,000)

b) Exceptions – MLU/EDC

Parking for large-scale and regional facilities in excess of 500,000 gross square feet may be reduced to one space per 333.33 square feet of GFA (3/1,000).

3) Design

Parking areas open to the public shall be interconnected and provide safe efficient flow of traffic. Parking areas directly adjacent to other parking areas in the same project shall have cross access.

4) Cross Access

Cross access shall be provided to adjacent internal uses/properties, if required by the DRO.

5) Location – Non-Residential PDDs

A minimum of ten percent of the required parking shall be located at the rear or side of each building it is intended to serve.

6) Distance

All parking spaces shall be located within 600 linear feet of a public entrance of the building which it is intended to serve.

a) Remote Parking Areas

Paved pedestrian pathways shall be provided to all parking areas in excess of 400 feet from a public entrance. Pathways shall be unobstructed grade separated and/or protected by curbs, except when traversing a vehicular uses area, and clearly marked.

i. Way Finding Signs

Off-site directional signs, consistent with the on-site directional sign standards in Art. 8, Signage, may be allowed along internal streets in the R-O-W, subject to approval by the County Engineer.

j. Emergency Generators

A permanent emergency generator shall be required to meet the standards of Art. 5.B.1.A.19, Permanent Generators. **[Ord. 2006-004] [Ord. 2010-022] [Ord. 2021-022]**

D. Application Requirements

For a Rezoning to a PDD, the Applicant shall comply with the requirements in, Art. 2.B.7.B, Conditional Uses and Official Zoning Map Amendments (Rezoning) to a PDD or TDD, Art. 2.A.6.A, Zoning Application Requirements, and Art. 2.A.6.B, Plan Requirements for certification and Final Approval by the DRO. **[Ord. 2009-040] [Ord. 2017-025]**

1. Master Plan, Site Plan, or Subdivision Plan

See Art. 2.A.6.B, Plan Requirements for preparation of plan(s) and plan labeling requirements. **[Ord. 2009-040]**

a. Effect of BCC Approval

Approval of a Preliminary Master Plan, Site Plan, or Subdivision Plan, as applicable, by the BCC shall be binding upon the landowners subject to the Development Order, their successors, and assignees, and shall constitute the development regulations for the land. Development of the land shall be limited to the uses, density, intensity, access, configuration, and all other elements and conditions set forth on the plan(s) and in the Development Order. Administrative modifications to a Master or Site Plan may only be allowed in accordance with Art. 2.C.5.C, Administrative Modifications to Prior DOs and Art. 2.A.6.B, Plan Requirements. In granting an approval, the BCC relies on the oral and written representations of the petitioner both on the record and as part of the

application process. Deviations from or violation of these representations shall cause the approval to be reviewed by the BCC as a DOA. **[Ord. 2009-040]**

b. Pods

All land within the boundaries of a Master Plan shall be designated as one of the pod types indicated for the applicable PDD, or the FLU designation, whichever is applicable **[Ord. 2009-040] [Ord. 2017-007]**

1) Exceptions

Perimeter landscape buffers, water management tracts not located in pods, canals, Primary Streets, open space, and similar areas allowed by the DRO.

c. Tabular Data

Each pod shall clearly indicate the acreage and proposed density/intensity. Tabular data for the entire project shall be provided in a form acceptable to the DRO.

d. Density

The number of units shown on a Site Plan or Subdivision Plan shall correspond to the Master Plan.

e. Intensity

The intensity (e.g., square feet, beds, seats, number of children/occupants/rooms, etc.) shown on a Site Plan or Subdivision Plan shall correspond to the Master Plan.

E. Modifications

Modifications to a planned development with a valid Development Order shall comply with Art. 2.A.6.B, Plan Requirements and Art. 2.C.5.C, Administrative Modifications to Prior DOs. **[Ord. 2009-040]**

1. Modifications by the DRO to a Master Plan, Site Plan, Subdivision Plan, or Regulating Plan

The DRO shall have the authority to approve modifications to a Master Plan, Subdivision Plan, Site Plan, or Regulating Plan approved by the BCC or ZC, subject to the following limitations. In case of a conflict with Art. 2.A.6.B, Plan Requirements and, Art. 2.C.5.C, Administrative Modifications to Prior DOs the following standards shall apply. Modifications which do not comply with these procedures and requirements of this Section shall require approval by the BCC. **[Ord. 2009-040] [Ord. 2018-018] [Ord. 2019-005]**

a. Consistency

Modifications shall be consistent with the representations regarding the original approval, the Conditions of Approval, and the Development Order. Modifications which change the original goals or intent of the project, such as reduce internal trip capture, reduce non-vehicular circulation or cross access, reduce the amount of affordable housing without a corresponding decrease in density, or reduce the amount of land allocated to the preservation of agriculture, farmland, or wetlands, shall require approval by the BCC.

b. Pods

The re-designation of a pod from one pod type to another shall require approval by the BCC. The reconfiguration of pods may be approved by the DRO only if determined to be an improvement to the project and no adverse impact on adjacent properties. **[Ord. 2019-005]**

c. Housing Classification

The housing classification(s) approved by the BCC for each Residential Pod may be changed through the ZAR process pursuant to Table 2.C.5.C, Administrative Modifications to Prior DOs or Full DRO, whichever is applicable, and subject to the limitations listed below: **[Ord. 2018-002] [Ord. 2019-005]**

Table 3.E.1.E – Housing Classification (2)(3)

From	To
Attached	Attached (1)
Attached	Detached
Detached	Detached

[Ord. 2018-002] [Ord. 2019-005]

Notes:

1.	Provided there is no height increase from the originally approved housing type.
2.	Housing classification Attached are Multifamily or Townhouse housing types. **[Ord. 2019-005]**
3.	Housing classification Detached are Cottage Home, Zero Lot Line, or Single Family housing types. **[Ord. 2019-005]**

d. Density Transfer

The Applicant may request a density transfer or a density decrease pursuant to the Criteria listed in Table 2.C.5.C, Administrative Modifications to Prior DOs. A density transfer may be processed in conjunction with a change in housing classification. **[Ord. 2019-005]**

e. Recreation

The amount of recreation and usable open space shown on a plan approved by the BCC shall not be reduced. Alternative locations may be approved by the DRO only if determined to be an improvement to the project and no adverse impact on adjacent properties.

f. Traffic

There shall be no substantial increase in traffic impact above that approved by the BCC, as determined by the County Engineer.

g. Access

Access shall not be added to roads external to the project, internal roads indicated on the Thoroughfare Identification Map, or to roads external to a pod, except for: **[Ord. 2018-018]**

1) access to roads external to a Residential Pod, but internal to the project, may be added in accordance with Art. 11, Subdivision, Platting, and Required Improvements; **[Ord. 2015-006]**
2) a Civic Pod supporting a Fire Rescue station, Government-Owned Tower, or other Government Facilities having no substantial increase in traffic impact above that approved by the BCC as determined by the County Engineer. Prior to DRO approving modifications, Zoning Staff shall notify the District Commissioner; and, **[Ord. 2018-018]**
3) the addition of emergency access ways as required by PBC Fire Rescue. The DRO shall ensure the District Commissioner is notified of this request in advance of Final DRO approval. The access point shall be secured by a gate that has the necessary mechanism to ensure it is closed and secured after each Fire Rescue emergency call. **[Ord. 2018-018]**

h. Non-Vehicular Circulation

Pathways, sidewalks, and bike lanes may be relocated, however, the resulting design shall maintain a continuous non-vehicular circulation system within the project. **[Ord. 2019-005]**

2. Modifications by the BCC

Modifications which exceed the thresholds in Art. 2.C.5.C, Administrative Modifications to Prior DOs, shall require a DOA in accordance with Art. 2.B.7.C, Development Order Amendment (DOA).

3. Modification to Reduce or Reconfigure Existing Golf Course

Any modifications to reduce the acreage or reconfigure the boundaries of the golf course previously approved on the Master Plan shall meet the following criteria: **[Ord. 2006-004]**

a. Courtesy Notice

1) Initial Submittal

At the time of submitting the Zoning application to amend the Master Plan, the Applicant shall provide documentation that the Property Owners of the PUD, as outlined in the latest PBC Property Appraisal list, were notified by first class mail, and shall post notice as may be allowed at appropriate common areas within the PUD. The notice mailed and posted shall describe the Applicant's request to reconfigure the boundaries of the golf course. The submitted Zoning application shall include the Property Owner list, a copy of the notice, and verification that the notice was provided as required by this Section. **[Ord. 2006-004] [Ord. 2010-022] [Ord. 2023-020]**

2) Additional Documentation

The Applicant shall submit documentation of all additional efforts to coordinate with the HOA/POA and Property Owners within the PUD of the proposed golf course reconfiguration following the initial submittal of the application, including but not limited to meeting dates and minutes/notes. **[Ord. 2006-004] [Ord. 2023-020]**

b. Reduction of Open Space or Recreation

The Applicant shall provide justification and documentation that the golf course land areas to be reduced in acreage or the reconfiguration of boundaries will not result in a reduction in required open space for the development. If a previously approved development was subject to zoning regulations for open space or recreation that have since been amended, the Applicant shall outline how the affected area for the proposed development complies with current ULDC requirements, while demonstrating that the unaffected area is consistent with the requirements in place at the time of the original or amended approval. **[Ord. 2006-004]**

c. Visual Impact Analysis Standards

The requirements of this Subsection shall be required for any application to reconfigure an existing golf course: **[Ord. 2006-004]**

1) Visual Analysis

To assess the compatibility and impact of a proposed reconfiguration of the golf course on adjacent properties, the Applicant shall submit a Visual Impact Analysis. **[Ord. 2006-004]**

2) Methodology

The Visual Impact Analysis shall be prepared and sealed by an Architect, Engineer, Landscape Architect, or Surveyor registered in the State of Florida. Digital imaging technology may be utilized to prepare the analysis, in a manner acceptable to the Zoning Director. In addition, non-digital methods may be required by the Zoning Director in order to implement the intent and purpose of this Section. The non-digital method shall, at a minimum, provide or include the information listed below. **[Ord. 2006-004]**

a) The location of the proposed structures/buildings illustrated upon an aerial photograph at a scale of not more than one inch equals 300 feet (1" = 300'). All adjacent structures/buildings located within a 1,000-foot radius of all property lines of the proposed site shall be indicated. **[Ord. 2006-004]**

b) A line of sight analysis, which shall include the following information: **[Ord. 2006-004]**

(1) Identification of all significant existing natural and man-made features within 1,000 feet of the boundary of the affected area and identification of features that may provide screening and buffering for adjacent properties; **[Ord. 2006-004]**

(2) Identification of at least three specific points within a 1,000-foot radius of the proposed site, subject to approval by the Zoning Director, for conducting the Visual Impact Analysis; **[Ord. 2006-004]**

(3) Copies of all calculations and description of the methodology used in selecting the points of view and collection of data submitted in the analysis; **[Ord. 2006-004]**

(4) Graphic illustration of the visual impact of the proposed structure(s)/building(s) on surrounding development, at a scale that does not exceed five degrees of horizontal distance, presented from the specific identified points; and, **[Ord. 2006-004]**

(5) Identification of all screening and buffering materials within a designated planting area under the permanent control of the Applicant (only screening and buffering materials located within the boundaries of the proposed site shall be considered for the Visual Impact Analysis). **[Ord. 2006-004]**

(6) Any other graphic illustrations, such as perspectives, cross sections, or elevations, shall be at a scale consistent with the Master/Site Plan. The Zoning Director may request a scale that is necessary to clearly depict the detail of what the visual analysis is trying to convey to the BCC. **[Ord. 2006-004]**

F. Controlling Plan(s)

1. Approved Plan

The most recent approved Master Plan, Site Plan, or subdivision by the DRO shall be the controlling plan for the PDD. All land development shall be consistent with the controlling plan. The controlling plan shall supercede any previously approved Master Plan, Site Plan, or subdivision. **[Ord. 2005-002]**

2. Maximum Units/Square Feet

The number of units and total gross square feet shown on the most recent Master Plan, Site Plan, or subdivision approved by the DRO shall constitute the maximum number of units or square footage which can be constructed in the PDD and shall supersede the density or intensity approved by the BCC and the density or intensity shown on any previously approved Master Plan, Site Plan, or subdivision. In case of a conflict between plans, an approved Master Plan shall control to the extent of the conflict.

G. Sales Office and Models

1. General

A Real Estate Sales and Management Office is allowed as a Temporary Use in a PDD or TDD pursuant to Art. 4.B.11.C.5, Real Estate Sales and Management Office, PDD or TDD, and Art. 4.B.11.C.6, Real Estate Sales Model, PDD or TDD. A permanent Real Estate Sales Office is permitted in a Commercial Pod only, except where allowed otherwise within a Recreational Vehicle Park Development (RVPD). **[Ord. 2014-025] [Ord. 2019-005]**

2. Sales Models

See Art. 4.B.11.C.6, Real Estate Sales Model, PDD or TDD. **[Ord. 2019-005]**

H. Accessory Structures

1. Standards

Building Permits for gatehouses, entry features, and utilities may be issued prior to recording a Final Plat, but not before approval of a Final Site or Subdivision Plan by the DRO. The following accessory uses and structures in permanent or temporary structures shall comply with the following standards: **[Ord. 2019-005]**

a. Gatehouses

Gatehouses for security of the project may be permitted, subject to approval by the DRO.

b. Utilities

Public or private utilities, accessory buildings/structures, and related infrastructure shall be permitted, subject to compliance with all applicable rules and regulations governing such facilities.

c. Temporary Structures

Temporary structures, such as construction trailers, shall be permitted in accordance with Art. 5.B.1.C, Temporary Structures. **[Ord. 2019-005]**

d. Permits

Building Permits for temporary and accessory structures may be issued in accordance with Art. 4.B.11.C.6.b, Approval Process.

I. Unified Control

The Unified Control shall be demonstrated by the provision of a Unity of Control or a Property Owners' Association pursuant to Art. 5.F.1.F, Applicability and Document Requirements. **[Ord. 2021-006]**

J. Phasing and Platting

1. Phasing

PDDs shall be subject to the phasing, time limitations, and review requirements of Art. 2.E, Monitoring of Development Orders (DOs) and Conditions of Approval, any Conditions of Approval, and shall proceed in a reasonably continuous and timely manner. If a PDD other than a PUD has multiple phases, each of the first two phases shall contain a minimum of 20 percent of the land area unless otherwise approved in the Development Order approved by the BCC. **[Ord. 2005-002] [Ord. 2012-003]**

2. Platting

All land in a PDD shall be platted in accordance with Art. 11, Subdivision, Platting, and Required Improvements. **[Ord. 2005-002] [Ord. 2011-001] [Ord. 2012-003]**

a. Exemptions

The following shall be exempt from platting requirements: **[Ord. 2012-003]**

1) Right-of-way dedicated to a government agency when approved by the County Engineer; or **[Ord. 2012-003]**
2) A DOA to a prior approval which includes a rezoning to a current PDD, where the proposed amendments do not involve any subdivision or other modifications which would require platting or a replat. **[Ord. 2012-003]**

b. Timing

All land within the PDD, including private civic tracts, golf courses, and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential, commercial, or industrial tract. **[Ord. 2012-027]**

c. Dedications

Required landscape buffers within or around Residential Pods, for the development of Single Family, Zero Lot Line, Townhouse, or Cottage Home (Single Unit on a Single Lot) housing types, within a Planned Development, shall be platted and dedicated as separate tracts of land. **[Ord. 2018-002] [Ord. 2020-001]**

Section 2 Planned Unit Development (PUD)

A. General

1. Purpose and Intent

The purpose of a PUD district is to offer a residential development alternative, which provides a living environment consisting of a range of living opportunities, recreation and civic uses, and a limited amount of commercial uses. Residential PUDs shall correspond to a range of land uses in the Plan.

The intent of a PUD is to promote imaginative design approaches to the residential living environments. These approaches include but are not limited to:

a. the preservation of the natural environment;
b. the integration and connection of land uses with perimeter landscape areas which provide vegetation preservation, buffering, and circulation areas;
c. the creation of a continuous non-vehicular circulation system;
d. the establishment of private civic and/or public civic and recreation area to serve the PUD;
e. provide for a limited amount of commercial uses to serve the residents of the PUD;
f. provide for efficient use of land and public resources by co-locating harmonious uses to share civic uses and public facilities and services for the residents of PBC;
g. the reduction of land consumption by roads and other impervious surface areas; and,
h. the provision for flexible PDRs to promote innovative and quality site design.

2. Applicability

The requirements of this Section shall apply to all PUDs, modifications to previously approved PUDs, and modifications to previous approvals specified in Art. 3.A.3.B.2, Special Exceptions or Conditional Use Approvals for Previously Approved Planned Developments. **[Ord. 2009-040] [Ord. 2011-016]**

3. Conflicts

If a conflict exists between this Section and other Sections in this Code, the provisions of this Section shall apply to the extent of the conflict.

4. Exemplary

A rezoning to the PUD Zoning District or a Development Order Amendment (DOA) to a previously approved PUD shall only be granted to a project consistent with the Goals, Objectives, and Policies (GOPs) of the Plan, and exceeds the minimum requirements of this Code and the design objectives and performance standards in this Article which include, but are not limited to, sustainability, trip reduction, cross access, buffering, aesthetics, creative design, vegetation preservation, recreational opportunities, mix of uses, mix of unit types, safety, and affordable housing. A DOA to a previously approved PUD shall be reviewed pursuant to Art. 1.E.1.B, Prior Approvals. **[Ord. 2006-055] [Ord. 2022-002]**

B. Objectives and Standards

1. Design Objectives

A PUD shall comply with the following objectives:

a. Designed as a predominantly residential district;
b. Provide a continuous non-vehicular circulation system for pedestrians and non-motorized vehicles;
c. Provide perimeter landscape areas to buffer incompatible land uses, or where residential uses are adjacent to other incompatible design elements such as roadways, usable open space areas, where a more intense housing type is proposed, or where residential setbacks are less than adjacent residential development outside the perimeter of the PUD; **[Ord. 2006-055]**
d. May offer limited commercial uses for the population of the PUD;
e. Establish neighborhood character and identity;
f. Preserve the natural environment to the greatest extent possible; and,
g. Provide incentives for civic uses to reduce public capital improvements and expenditures by encouraging joint acquisition, development, and operation of publicly-owned and operated facilities to serve the residents of the PUD and PBC.

2. Required Performance Standards

A PUD shall comply with the following standards; a through d are required and a minimum of two standards listed in e through i are required: **[Ord. 2006-055] [Ord. 2022-002]**

a. Proximity to Other Uses

All Residential Pods with five or more units per acre shall be located within 1,320 feet of a neighborhood park, Recreation Pod, Private Civic Pod, Commercial Pod, or public recreational facility. **[Ord. 2006-055] [Ord. 2022-002]**

1) Measurement of Distance

For the purpose of this Section, distance shall be measured by drawing a straight line between the property lines of a Residential Pod to the property line of a neighborhood park, Recreation Pod, Private Civic Pod, Commercial Pod, or public recreational facility. **[Ord. 2022-002]**

b. Focal Points

A focal point shall be provided at the terminus of 15 percent of the streets in the project. The focal point may be in the form of a plaza, fountain, landscaping, or similar amenity deemed acceptable to the DRO. The focal point shall not be located on a private residential lot. **[Ord. 2006-055]**

c. Neighborhood Park

Neighborhood parks shall have a direct connection to the pedestrian system and include a tot lot, gazebo, fitness station, rest station, or similar recreation amenity. Neighborhood parks shall not be used towards the Parks and Recreation Department's minimum recreation requirements and shall not be located within areas designated for drainage, stormwater management, or other utility purposes. **[Ord. 2006-055]**

d. Decorative Street Lighting

Decorative street lights shall be provided along the development entrances. **[Ord. 2008-037]**

e. Decorative Paving

Decorative pavers shall be provided at the development entrances and incorporated into recreational areas. **[Ord. 2006-055]**

f. Fountains

A minimum of one fountain shall be located in the main or largest lake or water body. **[Ord. 2006-055]**

g. Benches or Play Structures

Benches or play structures shall be provided in usable open space areas and along pedestrian pathways. **[Ord. 2006-055]**

h. Interspersed Housing

WHP units shall be interspersed with market rate units within a pod. **[Ord. 2006-055] [Ord. 2022-002]**

i. Pedestrian Circulation System

An interconnected pedestrian sidewalk, path, or trail system shall be provided linking pods to recreation amenities within the development. **[Ord. 2008-037]**

C. Thresholds

1. Thresholds

Projects that meet or exceed the acreage threshold indicated in Table 3.E.2.C, PUD Minimum Thresholds (Acerage) may be submitted and reviewed as a PUD. **[Ord. 2006-004]**

Table 3.E.2.C – PUD Minimum Thresholds (Acreage)

	AGR	RR	AGE	LR-1	LR-2	LR-3	MR-5	HR-8	HR-12	HR-18
Min. Acreage	40 (80/20) 250 (60/40)	100	100 (Rural TZ) 3 (Suburban TZ)	5	5	5	5	3	3	3

2. Land Use Mix

Table 3.E.2.C, PUD Land Use Mix, indicates the minimum and maximum percentage of each land use allowed in a PUD.

Table 3.E.2.C – PUD Land Use Mix

	Residential	Civic (1)	Commercial	Recreation (2)	Open Space (3)	Preserve Area	Development Area
Min.	60%	2% (1)	-	0.006 ac. per du	40%	80/20 AGR – 80% 60//40 AGR – 60%	-
Max.	-	65%	1%	-	-	-	80/20 AGR – 25% (4) 60/40 AGR – 40%

[Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-001] [Ord. 2016-042]

Notes:

1.	Minimum Civic Pod requirement may be waived, subject to the following: **[Ord. 2011-001]** • Public civic may not be required where two percent of the gross acreage of a PDD is less than one and one-half acres in size, subject to FDO approval; and **[Ord. 2011-001]** • If located in a CCRT area, shall be labeled as private civic unless waived by the BCC. **[Ord. 2011-001]**
2.	Minimum recreation area required for a CLF may be reduced in accordance with Art. 5.D, Parks and Recreation – Rules and Recreation Standards, Table 5.D.2.B, Property Development Regulations. **[Ord. 2016-042] [Ord. 2020-001]**
3.	Calculation of open space may include Recreation Pods, Civic Pods, and open space areas within residential. **[Ord. 2006-004]**
4.	See 80/20 option exception.

3. Land Use Calculation

The calculation for the mix of land uses shall be based on the gross acreage of the PUD. Neighborhood parks, water management tracts, and local roads, which are internal to a Residential Pod rather than a separate pod or tract may be credited toward the minimum residential land area requirement in Table 3.E.2.C, PUD Land Use Mix.

a. AGR Exceptions

In the AGR FLU designations, the required land use mix shall be based on the gross acreage of the development portion of the PUD only. **[Ord. 2006-004]**

4. Other Land Uses

The acreage for open space tracts, water management tracts, and R-O-W, shall be provided on the Master Plan.

D. Property Development Regulations (PDRs)

The minimum lot dimensions, density, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.2.D, PUD Property Development Regulations, unless otherwise stated. **[Ord. 2019-005]**

1. Setbacks

For residential development, except MF and Type 3 CLF, building setbacks shall be measured from the inside edge of the perimeter landscape buffers. For MF, Type 3 CLF, and non-residential development, building setbacks shall be measured from the property line, provided the structures do not encroach the landscape buffer. Rear or side setbacks may be reduced pursuant to Art. 3.D.1.D,4, Setback Reductions. **[Ord. 2020-001]**

Table 3.E.2.D – PUD Property Development Regulations

Pod	Lot Dimensions			Density	FAR (2)	Building Coverage	Setbacks			
	Size	Width and Frontage	Depth				Front	Side	Side Street	Rear
Residential										
SF (4)	Apply the RS Zoning District regulations in Table 3.D.1.A, Property Development Regulations.									
Cottage Home	Refer to Table 3.D.2.D, Cottage Home Property Development Regulations.									
ZLL (4)	Refer to Art. 3.D.2.B, Zero Lot Line (ZLL).									
TH	Refer to Art. 3.D.2.A, Townhouse.									
MF	Apply the RM Zoning District regulations in Table 3.D.1.A, Property Development Regulations.									
Civic										
Private	0.5 ac.	100'	100'	-	-	30%	25'	20'	25'	20'
Public	1.5 ac.	100'	200'	-						
Commercial										
Commercial	Apply the CC Zoning District regulations in Table 3.D.1.A, Property Development Regulations.									
Recreation										
Recreation Pod (5)	(3)	(3)	(3)	-	-	30%	25'	15'	25'	15'
Neighborhood Park	0.1 ac.	45'	75'	-	-	15%	15'	15'	15'	15'
Preservation (1)										
Preservation	Apply the AGR Zoning District regulations in Table 3.D.1.A, Property Development Regulations.									

[Ord. 2005-002] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2016-042] [Ord. 2018-018] [Ord. 2019-005] [Ord. 2019-034] [Ord. 2020-001] [Ord. 2021-006] [Ord. 2021-023]

Notes:

1.	Preservation includes the Preservation Areas in a PUD allowed in the AGR FLU designations.
2	The maximum FAR shall be in accordance with FLUE Table 2.2-e.1 of the Plan, and other related provisions, unless otherwise noted. **[Ord. 2007-001] [Ord. 2021-023]**
3.	Recreation Pods required for Multifamily units, CLFs, or Cottage Homes in an MF Pod or lot may be exempt from the following: **[Ord. 2020-001]** a. Minimum lot frontage may be reduced or eliminated where the pod does not front on a street, and is located within the MF or CLF structures, surrounded by the MF, CLF, or Cottage Homes, or located on a shared driveway. A sidewalk shall be provided from the Recreation Tract to the internal pedestrian network; and **[Ord. 2016-042] [Ord. 2020-001]** b. Minimum PDRs may be reduced proportionate to or in accordance with Art. 5.D, Parks and Recreation – Rules and Recreation Standards, Table 5.D.2.B, Property Development Regulations. **[Ord. 2016-042] [Ord. 2020-001]**
4.	SF and ZLL residential units may be allowed to increase building coverage by ten percent subject to the following: **[Ord. 2020-001]** a. Maximum one story; and **[Ord. 2020-001]** b. Increase in building coverage cannot be in conjunction with other reductions, Waivers, or Variances for building coverage. **[Ord. 2020-001]**
5.	Setbacks for Outdoor Recreation Amenities shall be in accordance with Art. 5.B.1.A.10.b, Setbacks. **[Ord. 2021-006]**

E. Pods

1. Residential Pod

A Residential Pod shall be designated on the Master Plan as follows:

a. Range of Housing

A PUD in excess of 100 acres and 300 dwelling units shall provide a minimum of two residential use types. A minimum of ten percent of the residential dwellings in a PUD in excess of this threshold shall be of a second use type.

b. Side Loading Garage

A side loading garage is permitted in a SF Pod, subject to a minimum front setback of 15 feet.

2. Commercial Pod

A Commercial Pod is intended to provide personal services, retail opportunities, and professional or business offices for use primarily by the residents of the PUD, except as described in Art. 4.B.2.C.17, Hotel or Motel. A Commercial Pod shall be designated on the Master Plan as follows: **[Ord. 2021-039]**

a. Location

A Commercial Pod shall comply with the following location and design criteria:

1) Frontage

A Commercial Pod shall not have frontage on a public Arterial or Collector Street traversing or bordering the PUD. Access shall be limited to an Arterial or Collector Street internal to the PUD only.

a) Exception

A private Arterial or Collector Street traversing the PUD is exempt from this requirement.

2) Setback

a) A Commercial Pod shall be set back a minimum of 1,000 feet from the perimeter of the PUD.

b) A Commercial Pod shall be set back a minimum of 1,000 feet from a public Arterial or Collector Street traversing the PUD.

b. Design

1) Any single use exceeding 10,000 square feet of GFA shall obtain approval as a Conditional Use. **[Ord. 2018-002]**

2) A Type 3 Incompatibility Buffer, including a six-foot-high opaque concrete wall, shall be required adjacent to a Residential Pod.

3) In addition to the landscape requirements in Art. 7.C, Landscape Buffer and Interior Landscaping Requirements, R-O-W Buffers shall include a two to three-foot-high continuous or undulating berm.

4) Freestanding point of purchase signs shall be monument style only and shall be limited to a maximum of ten feet in height with a maximum sign face area of 80 square feet per side. A maximum of one freestanding point of purchase sign shall be allowed per frontage.

5) Outdoor lighting shall not exceed 30 feet in height, and shall be shielded, oriented, and directed away from residential uses.

6) Dumpsters, compactors, and loading areas shall be set back a minimum of 50 feet from the property line and oriented away from residential uses.

7) Outdoor storage of any merchandise, equipment, refuse, or similar material shall be prohibited.

8) A continuous non-vehicular circulation system shall provide access to commercial uses from adjacent Residential Pods.

c. Architecture

Proposed buildings shall be subject to Art. 5.C, Design Standards.

d. Property Development Regulations (PDRs)

The PDRs for a Commercial Pod are in Table 3.E.2.D, PUD Property Development Regulations.

1) Multiple Uses

A Commercial Pod meeting the requirements for an MUPD with a CL FLU designation may be developed in accordance with the PDRs in Table 3.E.3.D, MUPD Property Development Regulations.

2) Market Place

A Commercial Pod meeting the requirements for TMD or a TMD with a CL FLU designation may be developed in accordance with the PDRs in Table 3.D.1.A, Property Development Regulations. **[Ord. 2021-023]**

e. Accessory Commercial Areas

Ten percent of the floor area in a Recreation or Civic Pod may be utilized for commercial uses Permitted by Right in the CC Zoning District.

f. Non-Conforming Commercial Pods

In addition to the criteria in Art. 3.E.2.E.2.b, Design, above, the following standards shall apply to a Commercial Pod in a PUD approved prior to June 16, 1992, but which has not received Site Plan approval by the DRO:

1) A single use shall not exceed 15,000 square feet of GFA; and

2) Auto repair and gasoline sales shall be prohibited.

3. **Recreation Pod**
Recreation areas shall be designated on the Master Plan as Recreation Pods and shall comply with Art. 5.D, Parks and Recreation – Rules and Recreation Standards, in addition to the requirements of this Section. **[Ord. 2011-001] [Ord. 2013-001] [Ord. 2016-042] [Ord. 2020-001]**

4. **Civic Pod**
A Civic Pod is intended to promote a coordinated land planning approach for providing and encouraging publicly and privately-owned civic, institutional, educational, and additional recreational uses for the community.

a. Applicability

1) Public Civic
Where two percent of a PUD is less than one and one-half acres, Public Civic Pods may not be required subject to FDO approval. **[Ord. 2011-001]**

2) Private Civic
If a Public Civic Pod is not required in a CCRT area, a Private Civic Pod shall be provided unless waived by the BCC. For any other PUD, Private Civic Pods shall be optional. **[Ord. 2011-001]**

b. AGR-PUD Calculation
A PUD in AGR FLU areas shall use two percent of the developable portion of the PUD. **[Ord. 2011-001]**

c. Public and Private Civic
All Civic Pods so designated shall be identified as public or private. PBC may require all or a portion of a Civic Pod to be dedicated to PBC for public purposes. **[Ord. 2011-001]**

1) Public Civic

a) Public Civic Pods shall be located adjacent to publicly-owned, or anticipated to be owned, lands. The location of, and access to, a Public Civic Pod shall be acceptable to FDO prior to certification of the Master Plan by the DRO. **[Ord. 2019-005]**

(1) Where a Public Civic Pod is located adjacent to publicly-owned, or anticipated to be owned, lands outside the boundary of the PUD, the required landscape buffer along the common boundary may be reduced or eliminated on both properties subject to the following: **[Ord. 2019-005]**

(a) A minimum five-foot setback shall be required for all permanent structures, measured from the common interior boundary; and

(b) The remaining setbacks for the Public Civic Pod shall be applied pursuant to Table 3.E.2.D, PUD Property Development Regulations. **[Ord. 2005-002] [Ord. 2008-037] [Ord. 2019-005]**

b) Conveyance
Conveyance of a Civic Pod to PBC shall be in a form and manner acceptable to FDO as outlined in the FDO Property Acquisition Policy and Procedures, and by the County Attorney. Documentation, such as a deed, survey, environmental assessment, and evidence of a clear title shall be required to be provided by the Applicant prior to acceptance by PBC. Site shall also be conveyed with: **[Ord. 2005-002]**

(1) concurrency;
(2) drainage accommodated within and allowed to discharge into the stormwater management system of the PUD;
(3) filled and stabilized;
(4) sufficient sized water, sewer, and other associated utilities stubbed to the site; and,
(5) direct access to a utility easement for phone, electric, and cable.

c) Uses
Public civic parcels shall consist of civic uses and other typical uses provided by governmental agencies, which are required to provide services to meet concurrency requirements such as, but not limited to, regional parks, water treatment facilities, and fire stations, and services required to mitigate other impacts of the development to Service Providers such as, but not limited to, public schools, libraries, or other civic uses. **[Ord. 2005-002]**

d) Frontage
A Public Civic Pod shall have frontage on a Collector or Arterial Street unless waived by FDO. **[Ord. 2005-002] [Ord. 2011-001]**

e) **Alternative Civic Pod Designation**
A Public Civic Pod may have an alternative pod designation in addition to the Public Civic Pod designation on the Master Plan approved by the BCC. The alternative pod designation may only be utilized following preliminary approval by FDO and final approval by the BCC of a cash-out, off-site dedication agreement, or other proposal that satisfies a public civic obligation. A Public Civic Pod may be excluded from the Master Plan approved by the BCC or DRO provided that prior approval of a cash-out, off-site dedication agreement or other proposal that satisfies a public civic obligation has been rendered acceptable by FDO and granted by the BCC. **[Ord. 2011-001]**

2) **Private Civic**
Private civic parcels shall be labeled as "Private" on the Master Plan and may be underscored for a particular use as defined in this Section or as outlined in the Use Matrices contained in Art. 4, Use Regulations. Such pods may be located anywhere within the PUD but should remain as one singular parcel. **[Ord. 2005-002]**

a) **Use Limitations**
Private civic sites shall consist of civic uses which: provide services to PUD residents or fulfill recreational or educational needs for the residents of PBC; are customarily privately-owned and operated; such as but not limited to, private schools or libraries, day care centers, churches, temples, and Property Owners' Association meeting areas. Private civic uses may include parking if such use benefits the intended private civic site function. Private civic sites may not be used as PUD overflow parking areas or to fulfill any other non-civic site-related requirements. **[Ord. 2005-002]**

d. PDRs
The PDRs for a Civic Pod shall be in accordance with Table 3.E.2.D, PUD Property Development Regulations. Public Civic Pods may be exempt from Table 3.E.2.D, PUD Property Development Regulations, by the DRO if the PDRs hinder the proper functioning of the intended civic use. **[Ord. 2011-001]**

F. AGR-PUD

1. General
The following regulations have been created to fulfill Goals, Objectives, and Policies in the AGR FLU designations.

a. Purpose and Intent
In addition to provision in Art. 3.E.2.A.1, Purpose and Intent, a PUD is permitted in the AGR FLU designations in order to accommodate low-density residential development in conjunction with the preservation of agriculture, wetlands, or other significant open space areas. It is the intent of a PUD in this land use designation to provide for the residential development of land in a manner compatible with agriculture, wetlands, or other significant open space, which does not detract from the protection and perpetuation of such uses in the area.

b. Applicability
AGR-PUDs with AGR FLU designation, unless noted otherwise. **[Ord. 2017-002]**

2. Development Options

a. Options
The following two options are allowed with the AGR FLU designation: 80/20 and 60/40. **[Ord. 2017-002]**

1) **Minimum Land Area**
The minimum gross land area (GLA) for the 80/20 option is 40 acres and 250 acres for the 60/40 option.

2) **Areas**
Each PUD shall consist of two areas, the Preservation Area and the Development Area. Both areas shall be rezoned to the AGR-PUD district. **[Ord. 2017-002]**

b. Density
The maximum density for both options shall be based on the total GLA of the PUD calculated at one dwelling unit per acre. The residential density in the Development Area is not restricted, except as necessary to meet applicable development standards and to assure compatibility with adjacent land uses. **[Ord. 2017-002]**

c. Land Use Mix

The land area allocated for the Preservation Area and the Development Area shall be based on the ratio specified for each development option as described below.

1) 80/20 Option

A minimum of 80 percent of the GLA of the PUD shall be designated as Preservation Area on the Master Plan. The remaining land area (20 percent) may be designated on the Master Plan as residential, civic, commercial, recreation, or open space in accordance with Table 3.E.2.C, PUD Land Use Mix.

a) Exception

Up to an additional five percent of the GLA of the PUD may be allocated to the Development Area where the allocation can be accounted for as R-O-W for streets or water retention areas. In no event shall the Development Area, including R-O-W and water retention areas, exceed 25 percent of the GLA.

2) 60/40 Option

A minimum of 60 percent of the gross land area of the PUD shall be designated as a Preservation Area on the Master Plan. The remaining land area (40 percent) may be designated on the Master Plan as residential, civic, commercial, recreation, or open space in accordance with Table 3.E.2.C, PUD Land Use Mix.

3) Both Options

Credit shall not be given that would reduce the size of the Preservation Area for encroachment of R-O-W, water retention, open space, landscape buffers, or natural habitats preserved in the Development Area. Native vegetation required to be set aside in a Development Area by Art. 14.C, Vegetation Preservation and Protection, shall not be credited toward satisfying the minimum Preservation Area requirement.

3. Preserve Area

A Preserve Area is intended to support Bona Fide Agriculture uses, wetlands, or other significant open space. Adjacent residential development in the PUD should be designed to be compatible with a Preserve Area and shall not detract from its operation or function. **[Ord. 2015-047]**

a. Location and Access

A Preserve Area may be situated anywhere in the AGR Tier on a Legal Lot of Record with an AGR FLU designation, provided it is accessible by a street. **[Ord. 2015-047] [Ord. 2017-002]**

1) Exception

Lands owned by the Lake Worth Drainage District identified by FLUE Policies 1.5.1-i and 1.5.1-n and in Art. 3.E.2.F.3.c.1)a)(1)(c), below, are not required to be Legal Lots of Record. **[Ord. 2021-033]**

b. Uses

Uses allowed in a Preserve Area are indicated in the Use Matrices contained in Art. 4, Use Regulations, and where specified by the Preserve Management Plan as approved by ERM. **[Ord. 2006-004] [Ord. 2012-027] [Ord. 2015-047] [Ord. 2017-002] [Ord. 2017-007]**

c. Configuration

1) Property Development Regulations

A Preserve Area and any remaining portion of a lot used to create a Preserve Area shall meet the minimum PDRs for the AGR Zoning Dstrict, inclusive of Table 3.D.1.A, Property Development Regulations, with exception to the following: **[Ord. 2006-004] [Ord. 2017-002] [Ord. 2021-033]**

a) General Exceptions

(1) The minimum width of an AGR-PUD Preserve Area may be reduced as follows: **[Ord. 2017-002]**

(a) 100 feet for a Rural Parkway, as defined in the Plan; or **[Ord. 2006-004] [Ord. 2015-047] [Ord. 2017-002]**

(b) for an equestrian use that meanders through a 60/40 Development Area; or **[Ord. 2006-004] [Ord. 2015-047] [Ord. 2017-007]**

(c) for lands owned by the Lake Worth Drainage District identified by FLUE Policies 1.5.1-i and 1.5.1-n. **[Ord. 2021-033]**

(2) A Legal Lot of Record or land owned by the Lake Worth Drainage District identified by FLUE Policies 1.5.1-i and 1.5.1-n that does not meet the minimum acreage or dimensions of the AGR Zoning District may be used as a Preserve Area if in compliance with all other requirements of this Section; or **[Ord. 2006-004] [Ord. 2017-002] [Ord. 2021-033]**

b) Split Zoning

(1) In cases of split zoning, where a Legal Lot of Record is partially zoned AGR and AGR-PUD Preserve Area where permitted in accordance with FLUE Policy 1.5-j, the following shall apply: **[Ord. 2017-002]**

(a) Subdivision shall be prohibited unless each newly subdivided parcel meets the minimum PDRs for the AGR district; **[Ord. 2017-002]**

(b) The Preserve Area shall be configured in one reasonably compact contiguous location within the subject parcel; **[Ord. 2017-002]**

(c) That portion of the lot not designated as a Preserve Area, shall be configured as one reasonably compact and contiguous area; **[Ord. 2017-002]**

(d) Access to either zoning district may be through the designated Preserve Area on the subject parcel, or *vice versa*; **[Ord. 2017-002]**

(e) Where applicable, setbacks shall be measured from the perimeter of the subject parcel, unless stated otherwise herein; and, **[Ord. 2017-002]**

(f) A Farm Residence and all accessory structures accessory to the Farm Residence, excluding fences or walls, shall be set back a minimum of five feet from an AGR-PUD Preserve Area located on the same lot. **[Ord. 2017-002]**

(2) In cases of split zoning, where a Legal Lot of Record is partially zoned IPF and AGR-PUD Preserve Area where permitted in accordance with FLUE Policy 1.5-t, the following shall apply: **[Ord. 2020-019]**

(a) Subdivision shall be prohibited unless each newly subdivided parcel meets the minimum PDRs for the IPF or AGR district; **[Ord. 2020-019]**

(b) The Preserve Area shall be configured in one reasonably compact contiguous location within the subject parcel; **[Ord. 2020-019]**

(c) That portion of the lot not designated as a Preserve Area, shall be configured as one reasonably compact and contiguous area; **[Ord. 2020-019]**

(d) Access to either zoning district may be through the designated Preserve Area on the subject parcel, or *vice versa*; **[Ord. 2020-019]**

(e) Where applicable, setbacks shall be measured from the perimeter of the subject parcel, unless otherwise stated herein; and, **[Ord. 2020-019]**

(f) All structures and accessory structures within the IPF portion of the lot, excluding fences or walls, shall be set back a minimum of five feet from an AGR-PUD Preserve Area located on the same lot. **[Ord. 2020-019]**

2) General

Preserve Areas shall be arranged so as to maximize the purpose, function, and perpetuation of the preserve use. This shall be accomplished, in part, through the following: **[Ord. 2015-047]**

a) Agriculture

Agricultural areas shall have boundaries that allow for efficient agricultural operation, and shall not be encroached upon by a Development Area. **[Ord. 2006-004]**

b) Wetlands

The boundary of preserved wetlands shall be determined by the ecological function of the viable area, as determined by the BCC upon recommendations from ERM and/or the SFWMD. Wetland areas shall be preserved in the following order of priority: adjacent to off-site wetlands; open space; fallow land; or, agricultural land. Primary consideration shall be given to preserved wetland areas adjacent to off-site wetlands.

d. 80/20 Contiguity Requirement

The Preserve Area in the 80/20 option shall be located contiguous to the Development Area. **[Ord. 2015-047]**

e. Plans

Plans submitted to the DRO shall depict the Preservation Area as specified below.

1) Contiguous Area

When the Preservation Area is contiguous to the Development Area, the Preservation Area shall be shown and designated on the Master Plan and all applicable Subdivision Plans at the same scale and in the same detail as the Development Area.

2) Non-Contiguous Area

When the Preservation Area is not contiguous to the Development Area, the Preservation Area shall be referenced by a location sketch and notes on the Master Plan.

f. Perpetual Preservation

Prior to recording the first plat for a Development Area, the Preservation Area shall be established in perpetuity in a form acceptable to the County Attorney. The Preservation Area shall be established by fee simple dedication to and acceptance by the BCC, or by recordation of an agricultural conservation easement. **[Ord. 2008-037]**

4. Development Area

The Development Area shall contain the development-related pods, residential, commercial, civic, and recreational as described in Table 3.E.2.D, PUD Property Development Regulations, allowed in a Development Area are based on the pod designation indicated in the Use Matrices contained in Art. 4, Use Regulations. **[Ord. 2017-007]**

a. Location

The Development Area for the 60/40 option shall not be located west of SR 7 (U.S. Highway 441).

1) Frontage

All Development Areas shall have frontage on either SR 7, SR 806 (Atlantic Avenue), SR 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue, and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 Canal. **[Ord. 2012-027]**

2) Adjacency

Development Areas shall be located, to the greatest extent practical, adjacent to existing, planned, or projected Development Areas.

3) Connectivity

Development Areas adjacent to potential or existing TMD locations shall have at least one paved pedestrian and vehicular connection.

b. Configuration

1) General

The Development Area shall be a single, compact, contiguous area, which possesses the characteristics listed below. An equestrian community may deviate from these characteristics only to the extent that contiguous pasture land may meander throughout the Development Area:

a) at least two sides of the Development Area shall share a common border with the perimeter of the PUD;
b) the Development Area shall be designed as a single unified whole within a tightly compact area with continuous common boundaries with other pods in the PUD;
c) isolated Development Areas and Preservation Areas shall not be created within a contiguous PUD; and,
d) lakes, water retention areas, golf courses, and other similar amenities shall be located within the Development Area to provide a buffer from adjacent Preservation Areas or off-site agricultural uses.

c. Contiguity

A Development Area shall be situated in only one location and shall be contiguous within itself.

5. Special Provisions

a. Water and Sewer Service

All Development Areas shall utilize central water and wastewater service provided by WUD. The use of package treatment facilities shall not be permitted.

G. RR-PUD

1. Rural Residential

The following additional regulations apply to the PUDs in the RR FLU designation.

a. Purpose and Intent

A PUD is permitted in the RR FLU designations to accommodate low-density residential development in conjunction with the protection and maintenance of rural, equestrian, agricultural communities, or to address preservation of specific uses within the Lion Country Safari (LCS). It is the intent of a PUD in these land use designations to provide for the residential development of land in a manner compatible with agriculture, wetlands, or other significant open space and which does not detract from the protection and perpetuation of such uses in the area. The areas in which this development alternative is offered are characterized by agriculture, small farming operations, equestrian activities, and open spaces where residents are attracted to low-density lifestyles. **[Ord. 2011-016]**

b. Conflicts

If a conflict exists between this Section and other Sections of this Code, the provisions of this Section shall apply to the extent of the conflict.

c. Option 1 – Rural Cluster

1) Land Area

A minimum of 100 acres.

2) Open Space

A minimum of 60 percent of the land area shall be designated on the Master Plan as contiguous and compact open space, unless otherwise determined by the existing resources and site analysis. Open space satisfying this requirement shall have a minimum width of 150 feet and be designated as common area on the Master Plan or dedication in perpetuity as a preserve, in accordance with Art. 3.E.2.F.3.f, Perpetual Preservation.

a) Exception

(1) Existing environmental, geological, and historic resources identified in the site analysis required by Art. 3.E.2.G.4, Existing Resources and Site Analysis, and having a minimum area of five acres are not required to be contiguous.

(2) A PUD within the LCS may comply with minimum open space requirements through use of an Overall Master Plan which identifies Preserve Areas within the Lion Country Safari MUPD or RVPD, subject to the following: **[Ord. 2011-016]**

(a) Open space is limited to preservation, conservation, passive recreation, wetlands, Bona Fide Agriculture, regional water management projects, and equestrian trails; or **[Ord. 2011-016]**

(b) The Safari Park MUPD (excluding hotel site) and RVPD shall be permitted to count towards the 60 percent open space requirement provided that prior to issuance of the final Development Order, a deed restriction/conservation easement, subject to approval by the PZB Executive Director in consultation with the County Attorney, is recorded that limits the use of the site to those listed above, in the event commercial recreation uses were to cease. This shall not preclude any renovation or expansion of park facilities where permitted by this Code. **[Ord. 2011-016]**

b) Common Area

If designated as common area, maintenance of the open space shall be the perpetual responsibility of the HOA.

c) Separate Tract

All areas designated as open space on the Master Plan shall be platted and maintained as a separate tract of land. No area designated as open space on the Master Plan shall be platted with, nor made part of, a lot or land in the Development Area, excluding alternative LCS Open Space Preserve Areas. **[Ord. 2011-016]**

d) Plat

All open space shall be platted simultaneously with the first plat in the Development Area, excluding any previously platted areas identified on an LCS Overall Master Plan. **[Ord. 2011-016]**

3) Development Area

A maximum of 40 percent of the land area shall be designated on the Master Plan as the Development Area. All Residential, Civic, and Recreation Pods shall be limited to the Development Area. All improvements, including streets, water management tracts for on-site

and street drainage (including R-O-W), excavation, and accessory structures shall be limited to the Development Area.

a) Exception

Mitigation projects, excavation with jurisdictional wetlands, and excavation by public agencies, as defined as exempt in Art. 4.B.10, Excavation Uses, and regional water management facilities certified by the SFWMD, shall be permitted in open space areas. **[Ord. 2017-007]**

4) Design

The Development Area shall be designed to emphasize the open space areas identified in the site analysis in accordance with Art. 3.E.2.G.4, Existing Resources and Site Analysis. The Development Areas shall be designed so as to not interfere with the continued or future function of any designated open spaces, preserves, or areas, identified as environmentally, geologically, or historically significant in the site analysis required by Art. 3.E.2.G.4, Existing Resources and Site Analysis. Pods should be located and designed to ensure compatibility with open space and Preserve Areas. All streets shall terminate in a vista or focal point, such as a trail head, passive park, water view, open space, or an alternative acceptable to the BCC.

e. Option 2 – Variable Lot Size

1) Minimum Land Area

A minimum of 100 acres.

2) Open Space

No minimum percentage of open space shall be required in a PUD with an RR land use designation utilizing the variable lot size option (Option #2).

3) Development Areas

The Development Area shall be required to have an equestrian lifestyle. Development shall be designed so as to not interfere with the continued or future function of any area identified as environmentally, geologically, or historically significant in the site analysis required in Art. 3.E.2.G.4, Existing Resources and Site Analysis. Residential Pods should be located and designed to ensure compatibility with non-residential pods and open space areas. All streets shall terminate in a vista or focal point, such as a trail head, passive park, water view, agricultural structure, or an alternative acceptable to the BCC.

a) Exception

All drainage improvements, such as water management tracts, street drainage, and excavation for water management purposes, shall be developed as common areas and platted as separate tracts of land. Type 1 Excavation, for the purposes of building a Single Family residence, shall not be permitted on individual lots.

4) Design

A PUD with an RR land use designation utilizing the variable lot size option (Option #2) may subdivide parcels into a range of lot sizes as accepted by the BCC. The minimum lot size shall not be less than indicated in Table 3.E.2.G, RR-PUD Property Development Regulations. The gross density of the PUD shall not exceed the density assigned to the project by the Plan.

2. Pods

a. Residential Pod

Housing type and classification shall be limited to Single Family detached only, typical residential accessory uses/structures, and accessory agricultural or equestrian uses/structures.

1) Lion Country Safari Exception

Townhouses may be permitted within an LCS RR-PUD up to a maximum of 20 percent of all residential units, to the extent necessary to accommodate any density transferred from Open Space Preserve Areas, provided that the units are located within the center of the Development Area. **[Ord. 2011-016]**

b. Commercial Pod

A Commercial Pod is prohibited, with exception of allowances for a 3,500-square foot neighborhood store within the LCS. **[Ord. 2011-016]**

c. Civic Pod

Civic and institutional uses shall be limited to government services only. No private civic uses shall be permitted.

d. Recreation Pod

Active recreation uses, such as golf courses and common outdoor recreation areas shall be limited to the Development Area only. Equestrian uses shall be allowed in accordance with the AGR/P Pod provisions in the Use Matrices contained in Art. 4, Use Regulations. **[Ord. 2017-007]**

3. Property Development Regulations (PDRs)

The PDRs for residential lots are in Table 3.E.2.G, RR-PUD Property Development Regulations. Accessory residential uses/structures may use the setbacks in accordance with Art. 5.B.1.A.1.d.1), Residential Districts. **[Ord. 2023-009]**

Table 3.E.2.G – RR-PUD Property Development Regulations

Pod	Lot Dimensions			Density		FAR	Building Coverage	Setbacks			
	Size	Width and Frontage	Depth	Min.	Max.			Front	Side	Side Street	Rear
Residential Option 1 (1)	1.25 ac.	100'	125'	-	-	0.20	20%	50'	20'	25'	25'
Residential Option 2	2.5 ac.	200'	200'	-	-	0.20	20%	50'	40'	50'	50'
Public Civic	1%	Apply PUD Public Civic Pod PDRs.									
Recreation	Apply PUD Recreation Pod PDRs.										
[Ord. 2011-016]											
Notes:											
1.	The following PDRs shall be permitted within the Development Area of an LCS RR-PUD, to the extent necessary to accommodate density relocated from the Safari Park Open Space Preserve Areas within the MUPD or RVPD: **[Ord. 2011-016]** a. Where Townhouses are permitted, the PDRs of Art. 3.D.2.A, Townhouse; **[Ord. 2011-016]** b. SFD lots located within the center of the Development Area may apply the PDRs for the RS Zoning District, in accordance with Table 3.D.1.A., Property Development Regulations; and, **[Ord. 2011-016]** c. SFD lots located along the perimeter of the LCS adjacent to residential uses may apply the PDRs for the RT Zoning District (LR-1) in accordance with Table 3.D.1.A, Property Development Regulations. **[Ord. 2011-016]**										

a. Design Standards

The rural design standards in Art. 5.C, Design Standards, shall apply to all development not located on a Single Family lot (e.g., entry features, Recreation, Public Civic Pods, or when permitted within the LCS, a Commercial Pod). **[Ord. 2011-016]**

4. Existing Resources and Site Analysis

The application shall include an analysis and maps of existing environmental, geological, and historic conditions on the proposed site. At a minimum, the analysis shall contain the following information and be subject to review and approval by the DRO prior to certification of the project.

a. Natural Resources and Environmentally Sensitive Areas

Location and identification of environmentally sensitive lands, habitats of endangered species, significant areas of native vegetation, wetlands, canals, ditches, and natural drainage.

b. Historic Resources

Location and identification of all historically and archaeologically significant features, sites, and structures.

c. Preservation

Significant environmental, geological, and historic conditions identified in the site analysis shall be incorporated and preserved in open space areas on the Master Plan or as required by ERM and/or the SFWMD.

d. Open Space Management Plan

The Applicant shall submit an Open Space Management Plan for review and approval by the DRO, which ensures that all areas designated as open space on the Master Plan are maintained in perpetuity. The Open Space Management Plan shall include a bond, or the funding mechanism, in an amount necessary to ensure maintenance of the Preserve Area on a permanent basis. Bona Fide Agriculture land shall remain in agricultural production or returned to a natural state acceptable to ERM. Fallow land shall remain free of prohibited species and maintained to prevent the creation of a nuisance on adjacent properties. Wetlands shall remain viable and subject to the permitting and maintenance requirements of the SFWMD.

1) Lion Country Safari Exemption

The required bond or other funding mechanism shall not be required for any open space areas located within the LCS MUPD or RVPD that have been counted towards an LCS PUD, until such time as the Safari Park ceases operations. **[Ord. 2011-016]**

e. Plat

All open space shall be platted simultaneously with the first plat in the Development Area.

5. Landscape Buffer

A landscape buffer shall only be required around the Development Area, adjacent to the perimeter of the project. The buffer shall be a minimum of 150 feet in width and consist of 100 percent native vegetation. Landscape buffers providing continuity between open space areas to be preserved may be counted toward meeting the minimum open space requirement.

a. Landscape Requirements

Portions of the buffer which are not adjacent to a street shall comply with the compatibility landscape requirements in Art. 7, Landscaping. All landscape material shall be planted in groups and/or a naturalistic pattern.

b. Trails

A continuous equestrian trail, fitness trail, bike path, walking path, or similar trail system shall be incorporated into the internal street R-O-W sections, around lakes, and/or within the buffers in the Development Area. Trials and paths in open space areas shall only be paved with pervious materials.

6. Lion Country Safari Overlay (LCSO)

In addition to the standards for an RR-PUD, an application for an RR-PUD within the LCSO that includes the transfer of density from the Lion Country Safari MUPD or RVPD, shall be limited to Option 1, Rural Cluster, and the following: **[Ord. 2011-016] [Ord. 2016-042]**

a) Purpose and Intent

The purpose of the LCSO is to acknowledge the importance of the Lion Country Safari Park as a unique tourist attraction and recognize that the viability of the park is important for the County's tourism industry, pursuant to FLUE Objective 1.10, Lion Country Safari Overlay. The overlay establishes a mechanism to encourage the preservation of the Safari Park (MUPD), RV Park (RVPD), and related commercial recreation activities, while allowing for residential development at an overall density that is compatible with the surrounding area. This is accomplished by allowing the density of the Safari and RV Parks (excluding hotel approval) to be transferred to the Development Area of an RR-PUD within the boundaries of the overlay. **[Ord. 2011-016] [Ord. 2016-042]**

b) Applicability

The LCSO is approximately one square mile in size, generally located north of Southern Boulevard and west of Seminole Pratt Whitney Road in Section 23, Township 43, Range 40, as depicted on Map LU 3.1, Special Planning Areas, in the Map Series of the Plan. The provisions of the LCSO are optional, and shall only apply to projects that propose to relocate density from the Safari Park to a PUD within the boundaries of the overlay. **[Ord. 2011-016] [Ord. 2016-042]**

c) Application Requirements

Any application that proposes to relocate density from the Safari or RV Parks to an RR-PUD within the overlay shall comply with the following: **[Ord. 2011-016]**

1) Pre-Application Conference

Each application shall require a PAC in accordance with Art. 2.A.5.A, Pre-Application Conference (PAC). **[Ord. 2011-016]**

2) Master Plan

A Preliminary or Final Master Plan shall be required to depict the overall boundaries of the LCSO, include any Zoning approvals, identify Open Space Preserve Areas from which density will be relocated to the Development Area of an RR-PUD, location of access and interconnectivity, and related tabular data. **[Ord. 2011-016] [Ord. 2016-042]**

d) RR-PUD Development Area

In addition to the Development Area requirements for a Rural Cluster PUD, the following shall apply: **[Ord. 2011-016]**

1) Clustered residential units which provide a variety of lot sizes to allow for a range of housing choices; **[Ord. 2011-016]**
2) Smaller sized lots shall be located towards the center of the Development Area and should transition to larger lot sizes located at the edge, adjacent to the existing residential neighborhoods. **[Ord. 2011-016]**

e) Other Requirements

1) Existing native vegetation and other natural features located within the LCSO, including a minimum of 37 acres of upland native vegetation, shall be preserved. At the time a PUD is requested, higher quality upland native vegetation shall be preserved in accordance with Art. 14.C.7.B.3, Establishing Native Upland Preserves. This requirement shall not preclude the relocation of existing native upland preserves to other areas with higher quality upland native vegetation. **[Ord. 2011-016] [Ord. 2016-042]**
2) Interconnectivity shall be provided between uses within the LCSO. This shall not preclude the use of security gates within the RR-PUD. **[Ord. 2011-016] [Ord. 2016-042]**
3) A neighborhood-serving commercial store of up to 3,500 square feet shall be permitted within the RVPD to serve campers, or should the RVPD be abandoned, the neighborhood store may be incorporated into an RR-PUD. **[Ord. 2011-016]**
4) Golf courses are prohibited within the LCSO. **[Ord. 2011-016] [Ord. 2016-042]**

f) Additional Notification Requirements

Pursuant to the adoption of an LCSO Overall Master Plan, any subsequent applications for a Development Order Amendment within the boundaries of any designated Open Space Preserve Areas or associated RR-PUD shall provide for the following notification to all affected landowners and Property Owners' Associations, as follows: **[Ord. 2011-016] [Ord. 2016-042]**

1) The Notice shall describe the Applicant's request for a DOA; **[Ord. 2011-016]**
2) The list of landowners and Property Owners' Association(s) shall be pursuant to the latest PBC Property Appraisal list; **[Ord. 2011-016]**
3) The Notice shall be sent to the landowners and Property Owners' Association(s) by certified mail within ten days of filing its applications; and, **[Ord. 2011-016]**
4) The Applicant shall provide to the Zoning Division a copy of the Notice and written confirmation the Notice requirements have been satisfied. **[Ord. 2011-016]**

H. WCR PUD

1. Purpose and Intent

To enable the appropriate transition between rural, suburban, and other uses including existing and future conservation areas, specifically the J.W. Corbett Wildlife Management Area and Everglades restoration programs and projects. It achieves compatibility with the existing residential development pattern in the surrounding area while furthering remediation of the historic land use imbalance in that area through additional non-residential uses, and residential support for other non-residential projects. This is accomplished through use of the Planned Unit Development (PUD) Zoning District, a WCR Site Specific FLUA amendment Conceptual Plan, hereinafter referred to as "FLUA Conceptual Plan," and the following additional standards. **[Ord. 2017-011]**

2. Applicability

The provisions of the WCRO shall apply properties within a Planning Conceptual Plan for a WCR FLU designation. **[Ord. 2017-011]**

3. Development Review Procedures

Any application for a Development Order shall be consistent with the FLUA Conceptual Plan. **[Ord. 2017-011]**

a. Rezoning

All land areas included within the FLUA Conceptual Plan shall be rezoned to a single PUD. **[Ord. 2017-011]**

b. FLUA Conceptual Plan Interpretation

Any interpretation of the FLUA Conceptual Plan shall be made by the Planning Director, or by the Zoning Director in consultation with the Planning Director. **[Ord. 2017-011]**

c. Commercial Pod(s) – BCC Preliminary Site Plan Approval

The BCC shall approve a Preliminary Site Plan for each Commercial Pod within a WCR PUD, with Commercial Pods developed in accordance with the standards for a Traditional Marketplace Development (TMD). **[Ord. 2017-011]**

4. **Planned Unit Development (PUD) Exceptions**

a. **Contiguity**

For the purposes of contiguity, any land area included within the FLUA Conceptual Plan, shall be considered contiguous in accordance with FLUE Policy 1.12-d. **[Ord. 2017-011]**

b. **Minimum Acreage**

As indicated on the FLUA Conceptual Plan. **[Ord. 2017-011]**

c. **PUD Land Use Mix**

The following deviations shall be permitted from Table 3.E.2.C, PUD Land Use Mix, where specified otherwise on the FLUA Conceptual Plan. **[Ord. 2017-011]**

1) **Minimum Residential**

The minimum required residential may be reduced. **[Ord. 2017-011]**

2) **Maximum Commercial**

The maximum required commercial may be increased. **[Ord. 2017-011]**

3) **Open Space**

Minimum or maximum required open space area shall be in accordance with the FLUA Conceptual Plan. **[Ord. 2017-011]**

d. **TMD Requirements for Commercial Pods**

Commercial Pods shall be located in accordance with the FLUA Conceptual Plan, developed in accordance with the standards for a TMD as specified in Art. 3.F, Traditional Development Districts (TDDs), and exempt from the PUD Commercial Pod requirements for use regulations, location, design, and PDRs. **[Ord. 2017-011]**

e. **Standards for Open Space**

If designated on the FLUA Conceptual Plan, additional required open space set-aside areas not located within the Development Area of the WCR PUD shall be further limited to preservation, conservation, passive recreation, perimeter landscape buffers, Rural Parkways, pedestrian/equestrian pathways and greenways, wetlands, agricultural uses in accordance with Art. 3.E.2.H.4.f, Agricultural Uses below, regional water management, and fallow land uses. **[Ord. 2017-011]**

f. **Agricultural Uses**

Agricultural uses shall be permitted within a WCR PUD Development Area as an interim use, or where otherwise designated on the FLUA Conceptual Plan, provided that existing or new agricultural uses have or are eligible to be agriculturally classified by the Property Appraiser. Unless stated otherwise on the FLUA Conceptual Plan, agricultural uses shall be permitted in accordance with the standards for the AR or AP Zoning Districts, whichever is applicable based on the prior zoning for the subject area. **[Ord. 2017-011]**

g. **Landscape Buffer Exceptions**

The following exceptions to landscape buffer requirements may be allowed: **[Ord. 2017-011]**

1) **Rural Parkways**

Landscape buffers shall not be required adjacent to Rural Parkways approved as part of the FLUA Conceptual Plan. The Planning Division shall establish Conditions of Approval on the rezoning for all planting and pathway requirements. **[Ord. 2017-011]**

2) **Contiguous Open Space**

Landscape buffers shall not be required around the boundary of the required large contiguous open space land area (33.33 percent of the overall site) approved on the FLUA Conceptual Plan. **[Ord. 2017-011]**

3) **Optional Agriculture Use Compatibility Buffer**

Landscape buffers required between residential and agricultural uses located within a WCR PUD, shall only be required to be a minimum five-foot-wide Compatibility Buffer, provided the residential lots and agricultural use(s) are separated by a minimum of 50 feet of dedicated open space. **[Ord. 2017-011]**

4) **Section Line Easements within the WCRO**

Within the WCRO, WCR PUDs may be encumbered by ingress, egress, maintenance, drainage, and irrigation easements. Collectively, when specified in the Development Order for a WCR PUD rezoning, these easements are hereinafter referred to as "Section Line Easements." The following may apply to Section Line Easements, except where encumbered by any other easements, including those dedicated to Palm Beach County, the Indian Trail Improvement District, a POA, or other similar: **[Ord. 2017-011]**

a) When road right-of-way dedication to Palm Beach County is required, Palm Beach County will accept these rights-of-way encumbered with only ingress, egress, irrigation,

maintenance, and drainage easements, provided the dedicator/grantor, on behalf of itself and its successors and assigns, agrees to rectify to the reasonable satisfaction of the County Engineer any impacts resulting from later construction of improvements within such right-of-way which are made by easement beneficiaries done without the consent of the County that materially and adversely impact the use or functionality of then-existing or future County improvements within the right-of-way. Other types of easements shall be released prior to dedication of rights-of-way to Palm Beach County. The limit of the right-of-way conveyance shall establish the WCR PUD base building line; **[Ord. 2017-011]**

b) Overlap or encroachment of landscape buffer easements or tracts shall be prohibited in the Section Line Easements; **[Ord. 2017-011]**

c) A minimum five-foot-wide Compatibility Buffer may be allowed in lieu of a R-O-W Buffer, where adjacent to a Section Line Easement for ingress or egress, subject to the following: **[Ord. 2017-011]**

(1) The Section Line Easement is not used for ingress or egress purposes, and there are no proposed streets. **[Ord. 2017-011]**

(2) There is a minimum 50-foot-wide dedicated open space between the Development Area and adjacent uses. **[Ord. 2017-011]**

(3) Adjacent uses within the Development Area of the WCR PUD are designated for agriculture, water management, residential, or conservation uses, or external parcels support residential, agricultural, or conservation uses, or have a residential or conservation FLU designation. **[Ord. 2017-011]**

d) Required landscape buffer material may be relocated into the Section Line Easements;

e) Improvements such as, but not limited to landscaping, undulating berms, pedestrian pathways, equestrian trails, signage, drainage, utilities, and irrigation may be allowed within Section Line Easements; and, **[Ord. 2017-011]**

f) The WCR PUD property line shall establish the base building line. **[Ord. 2017-011]**

5. Traditional Marketplace Development (TMD) Exceptions

a. Minimum Square Footage

As designated on the FLUA Conceptual Plan. **[Ord. 2017-011]**

b. Permitted Locations

As designated on the FLUA Conceptual Plan. **[Ord. 2017-011]**

I. Supplemental Standards

1. HOA

Concurrent with the first recorded plat a POA shall be formed to manage the common areas and govern the operations of the HOA. The Preservation Area of an RR-PUD is not required to be governed by a POA.

2. Declaration of Covenants and Restrictions

All properties included in the legal description of a PUD shall be subject to a Declaration of Covenants and Restrictions acceptable to the County Attorney's Office which shall, among other things, provide for formation of a single “master” HOA, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas. The property shall not be subjected to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's Office prior to the recordation of the first plat for any portion of the planned development. This Declaration shall be amended if additional units or land area are added to the PUD.

3. Incompatible Uses

The petitioner shall include in the homeowner’s documents, as well as written sales brochures and sales contracts, a disclosure statement identifying and notifying of the existence of agricultural, equestrian, or cellular communication towers in the vicinity of the development.

J. Phasing and Platting

A PUD shall be subject to the time limitation and review requirements of Art. 2.E, Monitoring of Development Orders (DOs) and Conditions of Approval and Art. 3.E.1.J, Phasing and Platting, and shall proceed in a reasonably continuous and timely manner complying with these phasing requirements and the requirements listed below.

1. Plat Requirements

All land within the PUD, including golf courses, shall be platted. All golf courses and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential, commercial, or civic site plat.

Section 3 Multiple Use Planned Development (MUPD)

A. General

1. Purpose and Intent

The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning and site design by: **[Ord. 2014-025]**

a. allowing flexibility from standard PDRs;
b. applying PDRs to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping;
c. encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses;
d. allowing the use of vertical or horizontal integration with residential and non-residential uses; **[Ord. 2021-023]**
e. promoting the design of a Site Plan which provides for the integration of residential and non-residential uses; and, **[Ord. 2021-023]**
f. promoting the design of safe and efficient circulation systems for pedestrians, bicycles, and automobiles. **[Ord. 2021-023]**

2. Applicability

The requirements of this Section shall apply to all MUPDs, modifications to previously approved MUPDs, and modifications to previous approvals specified in Art. 3.E, Planned Development Districts (PDDs) unless otherwise stated. **[Ord. 2009-040] [Ord. 2011-016]**

3. Conflicts

If a conflict exists between this Section and other Sections of this Code, the provisions of this Section shall apply to the extent of the conflict.

B. Objectives and Standards

1. Design Objectives

An MUPD shall comply with the following objectives:

a. Allow for both residential and non-residential uses within a project that is designed to incorporate vertical or horizontal integration of residential uses, to foster compatibility within and adjacent to the project; **[Ord. 2019-005] [Ord. 2021-023]**
b. Provide innovative building location and orientation;
c. Protect adjacent residential uses from potential adverse impacts;
d. Provide a continuous, non-vehicular and pedestrian circulation system which connect uses, public entrances to buildings, recreation areas, amenities, usable open space, and other land improvements within and adjacent to the MUPD; **[Ord. 2021-023]**
e. Allow for landscape design that enhances the appearance of the project; and, **[Ord. 2014-025]**
f. An MUPD with an EDC FLU designation shall be primarily utilized by office and research parks, which may also include manufacturing and processing, research and development, wholesale distribution, and storage of products. **[Ord. 2014-025]**

2. Performance Standards

An MUPD shall comply with the following standards:

a. Non-Vehicular Circulation

An MUPD shall be designed to provide for a pedestrian and bicycle-oriented circulation system throughout the development. **[Ord. 2021-006]**

1) Sidewalks

Internal sidewalks shall connect to sidewalks located along adjacent streets. Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment. **[Ord. 2021-023]**

b. Landscape Buffers

A Type 3 Incompatibility Buffer shall be provided along the property lines of an MUPD, where mixed-use and non-residential uses are adjacent to a residential use type or undeveloped land with a residential FLU designation. The Applicant may request for an alternative buffer subject to a Type 2 Waiver process, unless exempted below. **[Ord. 2018-002] [Ord. 2019-005] [Ord. 2021-023]**

1) Mixed Use

No buffer shall be required between residential and non-residential uses within a mixed-use development. Internal vegetation shall be planted to promote integration of uses within the development. **[Ord. 2021-023]**

2) **Vertical Integration**
A Type 2 Incompatibility Buffer shall be permitted along the perimeter between a structure with vertical integration of residential and non-residential uses and adjacent properties with residential structures greater than 35 feet in height. **[Ord. 2021-023]**

c. Cross Access
Parking lots and vehicular circulation areas shall be designed to facilitate cross access directly to adjacent parcels. Cross access shall be provided between an MUPD and adjacent land with a non-residential FLU designation, if required by the DRO. The cross access shall be in a location and manner acceptable to the DRO.

d. Parking
On-site parking areas shall comply with Art. 6, Parking, Loading, and Circulation, Art. 7, Landscaping, and the following:

1) **Parking Areas**
a) Ground cover or small shrubs 18 to 24 inches in height at installation, and maintained to achieve a maximum of 30 inches in height shall be planted in all landscape islands and divider medians. **[Ord. 2018-002]**
b) Where pedestrian access ways cross landscape islands or are provided within divider medians, they shall consist of brick, decorative concrete, or similar paving treatment. **[Ord. 2018-002]**
c) 20 percent of the required parking shall be located at the side or rear of non-residential uses, unless all spaces are provided within a parking structure per Art. 6.B.2.E, Parking Structures. **[Ord. 2021-023]**
d) All required on-site parking shall be located within 400 feet of a public entrance to any non-residential or individual access points of a residential building within the development. **[Ord. 2021-023]**

2) **Loading Area Screening**
Internally oriented loading areas, or loading areas between a building and an adjacent residential use, shall provide an opaque wall of a height necessary to screen vehicles from view. Foundation planting shall be provided on the exterior side of the wall. **[Ord. 2021-023]**

e. Residential
An MUPD with residential uses shall comply with the following additional performance standards: **[Ord. 2019-005]**

1) **Proximity of Uses**
All dwelling units shall be located within 1,320 linear feet of a recreation use or usable open space. **[Ord. 2019-005]**

2) **Pedestrian Circulation**
Internal sidewalks shall connect residential to both the non-residential use(s), and the usable open space(s). Elements of human scale shall be incorporated along these systems including but not limited to light fixtures, seating, gathering spaces, water features, statuary, and landscaping. **[Ord. 2019-005]**

3) **Compatibility**
The MUPD shall be designed to create an integration of non-residential and residential land uses within the project. The uses within the MUPD shall be designed to transition to less intensive residential housing located on abutting property to the MUPD. These transitional areas may vary in width based on the adjacent housing type or residential land use designations. The elements of transition between the use types may include but is not limited to changes in housing types, variations in buildings heights, increases in building setbacks and separations, orientation of buildings, and placement of open spaces. **[Ord. 2019-005] [Ord. 2021-023]**

a) **Architectural**
Within an MUPD, buildings that face a residential use(s), within or adjacent to the development, shall comply with Art. 5.C.1.B.2, Mixed Use. **[Ord. 2021-023]**

4) **Usable Open Space**
In addition to the requirements of Art. 5.D, Parks and Recreation – Rules and Recreation Standards for the residential use, a minimum of five percent of the total Development Area shall be usable, open space. This open space is encouraged to be located between, or in the common area of, the non-residential and residential uses as a central gathering area in order to integrate the two uses. Trees shall be installed within this area at one tree for each 1,000 square feet of usable open space. **[Ord. 2019-005] [Ord. 2021-023]**

3. **Civic Dedication**
The BCC may require that a portion of the gross acreage of the development be dedicated to PBC for public purposes, when insufficient facilities are available to allow for the provision of government services required for the proposed development. The dedication of such property shall be in accordance with Art. 3.E.2.E.4.c.1), Public Civic. The PDRs for the PO district shall apply to the civic parcel. **[Ord. 2006-004]**

4. **EDC FLU – Use Limitations**
All permitted commercial, public and civic, agricultural, utility, or industrial uses shall comply with the following: **[Ord. 2014-025]**
   a. Shall be clustered within the overall project so as to minimize any adverse impacts, including heavy truck traffic, on office and research portions of the project; and **[Ord. 2014-025]**
   b. Outdoor storage or activity areas shall be buffered and screened from view of office or research areas, or operate completely in enclosed buildings. **[Ord. 2014-025]**

C. Thresholds
Projects that meet or exceed the requirements of Table 3.E.3.D, MUPD Property Development Regulations, in addition to all other minimum MUPD requirements, may be submitted and reviewed as an MUPD. **[Ord. 2006-004] [Ord. 2007-013] [Ord. 2015-031] [Ord. 2019-005]**

D. Property Development Regulations
The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in the MUPD district are indicated in Table 3.E.3.D, MUPD Property Development Regulations, unless otherwise stated.

Table 3.E.3.D – MUPD Property Development Regulations

FLU Designations	Min. Lot Dimensions			Max. FAR (2)	Max. Building Coverage	Min. Setbacks (1)			
	Size (4)	Width and Frontage	Depth			Front	Side	Side Street	Rear
CL	3 ac.	200’	200’	-	25%	25’	C – 15’ R – 30’	25’	C – 20’ R – 30’
CH	5 ac.	300’	300’	-	40% (3)	30’	C – 15’ R – 30’	30’	C – 20’ R – 30’
CL-O	3 ac.	200’	250’	-	25%	25’	C – 15’ R – 30’	25’	C – 20’ R – 30’
CH-O	5 ac.	200’	200’	-	40% (3)	30’	C – 15’ R – 30’	30’	C – 20’ R – 30’
CMR	3 ac.	200’	200’	-	45%	30’	C – 15’ R – 40’	30’	C – 20’ R – 40’
IND	5 ac.	300’	300’	-	45%	30’	C – 15’ R – 40’	30’	C – 20’ R – 40’
EDC	5 ac.	300’	300’	-	45%	30’	C – 15’ R – 40’	30’	C – 20’ R – 40’
CR	5 ac.	300’	300’	-	30%	30’	C – 15’ R – 40’	30’	C – 20’ R – 40’
INST	5 ac.	300’	300’	-	30%	30’	C – 15’ R – 30’	30’	C – 20’ R – 30’
Residential Uses and Recreation									
ZLL	Refer to Art. 3.D.2.B, Zero Lot Line (ZLL).								
TH	Refer to Art. 3.D.2.A, Townhouse.								
MF	Apply the RM Zoning District regulations in Table 3.D.1.A, Property Development Regulations.								
Recreation Pod	Apply PUD Recreation Pod regulations.								
Neighborhood Park	Apply PUD neighborhood park regulations.								

[Ord. 2007-001] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2019-005] [Ord. 2021-023] [Ord. 2023-011]

Notes:

C	Indicates the building setback if the lot abuts a parcel with a non-residential zoning district or FLU designation, that does not support a residential use. **[Ord. 2015-031]**
R	Indicates the setback from an adjacent parcel with residential zoning. **[Ord. 2015-031]**
1.	Setbacks are measured in linear feet from the boundary of the MUPD.
2.	The maximum FAR shall be in accordance with FLUE Table 2.2-e.1 of the Plan, and other related provisions, unless otherwise noted, and shall include all residential and non-residential buildings. **[Ord. 2019-005] [Ord. 2021-023]**
3.	The maximum building coverage for CH and CH-O FLU designations may be increased to 60 percent for developments with both residential and non-residential uses. **[Ord. 2021-023]**
4.	An MUPD with split or multiple FLU designations shall apply the minimum acreage of the more restrictive FLU designation. **[Ord. 2021-023]**

1. **Setbacks, Commercial Districts**
   The front and side street setbacks in Table 3.E.3.D, MUPD Property Development Regulations, may be reduced to zero in a mixed-use development which provides vertically integrated live/work or residential uses in the structure. At least 50 percent of the square feet in the structure shall be provided on the second or higher floors as live/work or Multifamily dwelling units. The required landscape buffer may be relocated subject to approval of an ALP in accordance with Art. 7.B.4, Type 1 Waiver for Landscaping. **[Ord. 2021-023]**
2. **Integration**
   Vertically and horizontally integrated residential uses shall comply with Table 3.E.3.D, MUPD Property Development Regulations, for the applicable non-residential designation, Art. 4, Use Regulations and Art. 3.B, Overlays, or as otherwise allowed within this Code. **[Ord. 2021-023]**

E. Use Regulations

1. **MUPDs with Non-Residential and Residential Uses**
   a. **Hours of Operation**
      Hours of operation described in Art. 5.E.5, Hours of Operation, shall only apply to non-residential uses that meet the proximity to residential requirements to an abutting property. The hours of operation proximity to residential requirements do not apply to the residential within the same MUPD. **[Ord. 2019-005]**
   b. **Open Storage**
      No open storage or placement of any material, refuse equipment, or debris shall be permitted in the rear of any structure. **[Ord. 2019-005]**
   c. **Outdoor Speakers**
      No outdoor loudspeaker systems shall be permitted. **[Ord. 2019-005]**

F. AGR-MUPD

The following standards shall apply to MUPDs in the AGR Tier. **[Ord. 2017-002]**

1. **Conflict with Other Applicable Regulations**
   If a conflict exists between provisions for an AGR-MUPD and other Articles of this Code, the AGR-MUPD provisions shall prevail except where superseded by State or Federal laws. **[Ord. 2017-002]**
2. **60/40 Preserve/Development Requirements**
   New applications for an MUPD in the AGR Tier greater than 16 acres in size as of January 1, 2016, as determined by FLUE Policy 1.5.1-q of the Plan, shall consist of two areas, the Preservation Area and the Development Area. Both areas shall be rezoned to the MUPD district and comply with the following: **[Ord. 2017-002]**
   a) **Preserve Area**
      1) **Minimum Land Area**
         A minimum of 60 percent of the gross acreage, less roadways identified on the Thoroughfare Identification Map, shall be designated as an AGR Preserve Area. **[Ord. 2017-002]**
      2) **Standards and Requirements**
         a) **Use Regulations**
            Permitted uses shall be the same as those permitted in the Preserve Area of an AGR-TMD. **[Ord. 2017-002]**
         b) **Requirements**
            The Preserve Area shall comply with the requirements of Art. 3.E.2.F.3, Preserve Area, with exception to the following: **[Ord. 2017-002]**
            (1) References to residential development or PUD shall be considered synonymous with residential or non-residential development or MUPD, respectively; **[Ord. 2017-002]**
            (2) Art. 3.E.2.F.3.b, Uses; and, **[Ord. 2017-002]**
            (3) Art. 3.E.2.F.3.d, 80/20 Contiguity Requirement. **[Ord. 2017-002]**
   b. **Development Area**
      The remaining land area, not to exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map, may be developed as an MUPD, subject to the following: **[Ord. 2017-002]**
      1) **Agricultural Reserve Design Elements**
         The Development Area shall comply with FLUE Policy 1.5.1-r, Ag Reserve Design Elements. **[Ord. 2017-002]**
      2) **Residential Mixed Use**
         Residential uses shall be permitted in accordance with the standards for residential uses in an AGR-TMD. **[Ord. 2017-002] [Ord. 2021-023]**

Section 4 Planned Industrial Park Development (PIPD)

A. General

1. Purpose and Intent

The purpose of the PIPD district is to create an industrial development alternative, which provides employment opportunities for industries, manufacturing, research and development, and encourages internal trip capture by offering support uses. The intent of a PIPD is to promote creative design approaches to community planning and site design for planned industrial developments. Support uses, such as hotels, offices, commercial, institutional, residential, and recreation are intended to serve the PIPD workforce and residential populations, with exception to regional-serving recreation uses permitted within the Regional Recreation Pod. **[Ord. 2004-040] [Ord. 2014-025] [Ord. 2017-032]**

2. Applicability

The requirements of this Section shall apply to all PIPDs, modifications to previously approved PIPDs, and modifications to previous approvals specified in Art. 3.A.3.B.2, Special Exceptions or Conditional Use Approvals for Previously Approved Planned Developments, unless otherwise stated. **[Ord. 2009-040] [Ord. 2011-016]**

3. Conflicts

If a conflict exists between this Section and other Sections in this Code, the provisions of this Section shall apply to the extent of the conflict. **[Ord. 2010-022] [Ord. 2016-042]**

B. Objectives and Standards

1. Design Objectives

A PIPD shall comply with the following objectives: **[Ord. 2014-025]**

a. Provide a balanced mix of land uses to provide for the needs of the residential population (if proposed) and the projected workforce;

b. Be designed as a predominantly industrial development, with exception to: **[Ord. 2016-042]**

1) the EDC FLU designation, which shall be primarily utilized by office and research parks, but may also include manufacturing and processing, research and development, wholesale distribution, and storage of products. **[Ord. 2014-025]**

c. Preserve natural features, scenic areas, and native vegetation to the extent possible;

d. Encourage the co-location of industrial processes, products, and services;

e. Provide for support uses intended to serve the PIPD workforce and residential populations, or on-site essential services for industries, employees, and clients; **[Ord. 2017-032]**

f. Protect nearby existing and future non-industrial land uses and activities;

g. Arrange buildings and land use intensities to minimize and mitigate negative impacts;

h. Be located near convenient access to transportation facilities such as interstate highways, major trucking routes, shipping, and/or railroad lines; and,

i. Encourage the expansion to PBC's economic base through new industrial investment or regional-serving recreation uses. **[Ord. 2017-032]**

2. Performance Standards

A PIPD shall comply with the following standards:

a. Perimeter Buffers

Industrial Pods adjacent to the boundary of a PIPD shall provide a minimum 25-foot-wide Type 3 Incompatibility Buffer along the perimeter.

b. Residential – Proximity to Other Uses

All pods with residential units in a PIPD shall be located within 1,320 feet of commercial and personal service uses. A pedestrian accessible route shall be provided. For the purpose of this Section, distance shall be measured by drawing a straight line between the property line of a Residential Pod to the property line of the pod where the commercial/personal services are located. **[Ord. 2004-040] [Ord. 2008-003]**

c. Internal Trip Capture

A PIPD with Commercial or Residential Pod shall demonstrate the ability to achieve a ten percent internal trip capture concurrent with the build-out of the PIPD.

C. Thresholds

1. General

A PIPD shall comply with Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA), and with the following thresholds: **[Ord. 2006-004]**

a. Lot Size

The minimum gross land area required for a PIPD shall be as follows: **[Ord. 2006-004] [Ord. 2014-025]**

1) IND FLU designation: 40 contiguous acres; or **[Ord. 2014-025]**
2) EDC FLU designation: 20 acres, except for parcels approved with a lower acreage as part of a FLUA amendment. **[Ord. 2014-025]**

b. Land Use Mix

Land uses shall be grouped into pods which limit and define the types of uses within a specific area of a PIPD. Table 3.E.4.C, PIPD Land Use Mix, indicates the range of each pod within a PIPD. **[Ord. 2014-025]**

Table 3.E.4.C – PIPD Land Use Mix

Pods	Min.	Max.
Industrial	60%	100%
Light Industrial	20%	100%
General Industrial (1)	-	50%
Commercial	-	20% (Max. – 15 ac.) (2)
Residential	-	20%
Recreation	-	20%
Neighborhood Recreation	0.006 ac. (3)	20%
Regional Recreation	-	5%

[Ord. 2014-025] [Ord. 2017-032]

Notes:

1.	A General Industrial Pod shall only be permitted with an IND FLU designation. General Industrial Pods shall be prohibited with an EDC FLU designation. **[Ord. 2014-025]**
2.	The maximum commercial acreage shall not apply to an Economic Development Center (EDC).
3.	Minimum Recreation Pod requirement only applies to Residential Pods. Other residential uses such as live/work located in other than a Residential Pod shall still comply with Art. 5.D, Parks and Recreation – Rules and Recreational Standards. **[Ord. 2014-025] [Ord. 2017-032]**

c. Land Use Calculation

The calculation for the mix of land uses shall be based on the gross acreage of the PIPD, excluding Preserve Areas. Neighborhood parks, water management tracts, and local roads which are internal to a pod rather than a separate pod or tract shall be credited toward the maximum land area requirement in Table 3.E.4.C, PIPD Land Use Mix.

D. Property Development Regulations

The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.4.D, PIPD Property Development Regulations: **[Ord. 2004-040]**

Table 3.E.4.D – PIPD Property Development Regulations

Pods	Lot Dimensions			Max. FAR (1)	Max. Building Coverage	Setbacks			
	Size	Width and Frontage	Depth			Front	Side (2)	Street	Rear (2)
Light Industrial	1 ac.	100’	200’	(1)	45%	25’	C – 15’ R – 40’	25’	C – 15’ R – 40’
General Industrial	2 ac.	200’	200’	(1)	45%	25	C – 20’ R – 40’	25’	C – 20’ R – 40’
Commercial	Apply MUPD or TMD regulations.								
Residential	Apply PUD regulations.								
Neighborhood Recreation	Apply PUD Recreation Pod and neighborhood park regulations.								
Regional Recreation	1 ac.	100’	200’	(1)	30%	25’	C – 20’ R – 40’	25’	C – 20’ R – 40’
Civic	Apply PUD civic regulations.								

[Ord. 2004-040] [Ord. 2014-001] [Ord. 2017-032] [Ord. 2021-023]

Notes:

C	Indicates the required building setback for land uses abutting a non-residential zoning district, a Civic, Mixed-Use Commercial, or Industrial Pod, or a recreation area.
R	Indicates the required building setback for land uses abutting a residential zoning district or a Residential Pod.
1.	The maximum FAR shall be in accordance with FLUE Table 2.2-e.1 of the Plan, and other related provisions, unless otherwise noted. **[Ord. 2007-001] [Ord. 2021-023]**
2.	Land uses, which abut open space 40 feet in width or greater, may substitute a 20-foot side or rear setback if a 40-foot setback is required. **[Ord. 2004-040] [Ord. 2017-032]**

E. Pods

1. Industrial Pods

An Industrial Pod is intended to provide areas for light and general industrial uses, and accessory uses. **[Ord. 2004-040]**

a. EDC Future Land Use Designation

1) Industrial Pods

General Industrial Pods are prohibited. **[Ord. 2014-025]**

2) Use Limitations

All commercial, public and civic, agricultural, utility, or industrial uses permitted within a Light Industrial Pod shall comply with the following: **[Ord. 2014-025]**

a) Shall be clustered within the overall project so as to minimize any adverse impacts, including heavy truck traffic, on office and research portions of the project; and **[Ord. 2014-025]**

b) Outdoor storage or activity areas shall be buffered and screened from view of office and research areas, or operate completely in enclosed buildings. **[Ord. 2014-025]**

2. Commercial Pod

A Commercial Pod is intended to provide commercial service, retail, and professional office uses to serve the needs of the population and workforce within a PIPD. Commercial uses within a PIPD shall comply with the following additional use regulations:

a. Additional Requirements

Commercial uses within a PIPD shall comply with the following additional use regulations: **[Ord. 2004-040] [Ord. 2008-003] [Ord. 2017-007]**

1) Outdoor Storage

Outdoor storage of any merchandise, equipment, or refuse or similar material shall be prohibited.

2) Outdoor Speakers

No outdoor loudspeaker systems shall be permitted.

b. Mixed Use

Mixed-use development is intended to provide residential and commercial land uses integrated vertically into one building or horizontally into groups of buildings. A PIPD with a BCC approval for a Commercial Pod may apply to the DRO to re-designate the pod as a Mixed-Use Pod on the Master Plan. A mixed-use development in a PIPD shall comply with the following:

1) Thresholds

A mixed-use development shall have a minimum land area equal to or larger than five acres or a minimum GFA of 50,000 square feet.

2) Development Regulations

A Mixed-Use Pod shall comply with the requirements for an MUPD or TMD. **[Ord. 2021-023]**

3. Residential Pod

A Residential Pod is intended to provide areas for residential housing, including units to aid in accommodating the workforce of a PIPD. **[Ord. 2004-040]**

a. Use Regulations

Uses shall be permitted in accordance with the provisions for a PUD Residential Pod. **[Ord. 2004-040] [Ord. 2008-003] [Ord. 2010-022] [Ord. 2016-042] [Ord. 2017-007]**

b. Transitional Land Uses

Housing or recreational land uses shall be located between the PIPD and adjacent residential uses outside of the PIPD, as determined by PZB to provide a transitional area between on-site non-residential uses and adjacent residential uses.

4. Recreation Pods

a. Neighborhood Recreation Pod

A PIPD with a Residential Pod shall provide recreation uses based on the number of units provided. Site improvements shall be provided in accordance with Art. 5.D, Parks and Recreation – Rules and Recreation Standards.

1. Use Regulations

Uses shall be permitted in accordance with the provisions for a PUD Recreation Pod. **[Ord. 2004-040] [Ord. 2008-003] [Ord. 2017-007]**

2. Location

A Recreation Pod shall not have vehicular access from an Arterial or Collector that is not part of the interior circulation system of the PIPD. No recreation facility shall maintain direct physical access to any Arterial or Collector bordering or traversing the PIPD.

3. **Recreation Area**
In Residential Pods, recreation areas shall be provided in accordance with Art. 5.D, Parks and Recreation – Rules and Regulations Standards, for use by the residents of the pod and their guests. **[Ord. 2017-007]**
4. **Neighborhood Park**
Neighborhood parks shall be provided in Residential Pods developed in accordance with Table 3.E.2.D, PUD Property Development Regulations.

b. Regional Recreation Pod
A Regional Recreation Pod is intended to accommodate regional-serving recreation uses that further the intended economic activity center and value-added activities envisioned for and allowed within a PIPD. **[Ord. 2017-032]**
1. **Use Regulations**
Uses shall be limited to Outdoor Entertainment in accordance with the Supplementary Standards of Art. 4.B.3.C.4, Entertainment, Outdoor. **[Ord. 2017-032]**
2. **Location**
A Regional Recreation Pod shall have frontage on an Arterial or Collector. **[Ord. 2017-032]**

5. **Civic Pod**
A Civic Pod is intended to provide areas for the provision of civic needs for residents and the workforce of a PIPD. **[Ord. 2004-040]**

a. Use Regulations
Uses shall be permitted in accordance with the provisions for a PUD Civic Pod. **[Ord. 2008-003] [Ord. 2017-007]**

Section 5 Mobile Home Planned Development District (MHPD)

A. General

1. **Purpose and Intent**
The purpose of the MHPD district is to offer a Mobile Home residential development alternative which allows a limited amount of commercial uses and corresponds to a range of residential FLU designations in the Plan. The intent of the MHPD is to promote the efficient design of Mobile Home communities, provide imaginative design approaches to community planning and, accommodate the housing needs of those residents who prefer Mobile Home living and those who desire an economic alternative to conventional dwellings.
2. **Applicability**
The requirements of this Section shall apply to all MHPDs, modifications to previously approved MHPDs, and modifications to previous approvals specified in Art. 3.A.3.B.2, Special Exceptions or Conditional Use Approvals for Previously Approved Planned Developments, unless otherwise stated. **[Ord. 2009-040] [Ord. 2011-016]**
3. **Conflicts**
If a conflict exists between this Section and other Sections in this Code, the provisions in this Section shall apply to the extent of the conflict.

B. Objectives and Standards

1. **Design Objectives**
An MHPD shall comply with the following objectives:
a. Provide sufficient separation between units to ensure privacy;
b. Provide creative and safe circulation systems;
c. Provide sufficient parking and storage areas;
d. Provide accessible recreation and civic opportunities; and,
e. Offer limited commercial opportunities.
2. **Performance Standards**
An MHPD shall comply with the following additional standards.

a. Separation
The minimum separation between units shall be ten feet.

b. Traffic Calming
Streets shall be designed to include traffic calming measures, such as chicanes, landscaped medians, speed humps, roundabouts, etc., if required by the County Engineer.

c. Parking
A minimum of one visitor space shall be provided for every five Mobile Homes.

d. Storage
The Site Plan shall contain an area for outdoor storage of boats, trailers, RVs, etc., if required by the DRO.

e. Proximity to Other Uses
Each residential lot shall be located within 600 feet of a neighborhood park or Civic, Commercial, or Recreation Pod.

C. Thresholds
An MHPD shall comply with Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA), and the following: **[Ord. 2006-004]**

1. Thresholds
The minimum gross land area required for an MHPD is ten contiguous acres. **[Ord. 2006-004]**

2. Density
The density in an MHPD shall be in accordance with the Plan. **[Ord. 2006-004]**

3. Land Use Mix
A mix of land uses shall be provided in an MHPD by designating pods on the Master Plan as residential, civic, commercial, or recreation. The mix of uses shall be calculated based on the gross acreage of the MHPD and Table 3.E.5.C, MHPD Land Use Mix.

Table 3.E.5.C – MHPD Land Use Mix

Pod	Min.	Max.
Residential	60%	100%
Civic	2%	-
Commercial	-	1%
Recreation	Apply PUD Recreation Pod regulations.	

a. Neighborhood parks internal to a Residential Pod may be credited toward the minimum residential land area requirement.

D. Property Development Regulations (PDRs)
The minimum lot dimensions, density, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.5.D, MHPD Property Development Regulations, unless otherwise stated. **[Ord. 2019-005]**

Table 3.E.5.D – MHPD Property Development Regulations

Pods	Min. Lot, Lease Lot, or Condo Unit Dimensions				FAR	Max. Building Coverage	Min. Building Setbacks or Separations			
	Size	Width and Frontage	Depth	Corner			Front	Side Street	Side (1)	Rear (1)
Mobile Home	4,200 sq. ft.	40’	70’	55’	-	50%	20’	20’	5’	10’
Recreational	-	65’	75’	-	0.35	30%	25’	25’	C – 20’ R – 40’	C – 20’ R – 40’
Private Civic	0.5 ac.	100’	100’	-	0.35	30%	25’	25’	C – 20’ R – 40’	C – 20’ R – 40’
Public Civic	1 ac.		200’							
Commercial	1 ac.	100’	200’	25’	0.25	20%	25’	25’	C – 20’ R – 40’	C – 20’ R – 40’

[Ord. 2005-002] [Ord. 2007-013] [Ord. 2020-001]

Notes:

C	Indicates the required building setback for land uses abutting a non-residential zoning district, a Civic, Mixed-Use Commercial, or Industrial Pod. **[Ord. 2005-002]**
R	Indicates the required setback for land uses abutting a residential zoning district or a Residential Pod.
1.	Pods that abut a lake, canal, or preserve area that is greater than or equal to 40 feet in width along the boundary of the land use, may reduce the required 40-foot setback by 50 percent. Setbacks shall be measured from the inside edge of perimeter landscape buffer and internal road R-O-Ws for recreation, civic, and commercial uses. Setbacks shall be measured from individual lot lines, rental lines, and from condominium lines. **[Ord. 2005-002] [Ord. 2020-001]**

E. Pods

1. General

The MHPD allows a limited amount of flexibility in establishing the proper amounts of pods. Land uses shall be grouped into pods which define the types of uses within a specific area of an MHPD (see Art. 3.E.5.C.3, Land Use Mix). Percentages of pods may vary as outlined in Table 3.E.5.C, MHPD Land Use Mix, and the requirements listed below.

a. An MHPD shall comply with the required site improvements for a Single Family subdivision in Art. 11, Subdivision, Platting, and Required Improvements.
b. The County Engineer shall approve a site improvement implementation schedule and all construction plans prior to construction.
c. The construction plans shall coincide with the approved Site Plans/Subdivision Plans.
d. The following improvements shall be provided, as required by Art. 11, Subdivision, Platting, and Required Improvements: bridges, grading, drainage, fire hydrants, monuments, potable water system, sanitary sewer system, streets, street markers, street lighting, and traffic controls.

2. Residential Pod

The site design and layout for each Residential Pod shall be indicated on a Site Plan and/or Subdivision Plan approved by the DRO. The site design shall include the fee simple, rental, lease, or condominium lot configuration and circulation systems. The layout shall indicate compliance with Table 3.E.5.D, MHPD Property Development Regulations, and the setbacks for accessory structures such as storage buildings, covered parking areas, screen enclosures, and pools. **[Ord. 2006-004]**

3. Civic Pod

The Civic Pod is intended to promote a coordinated land planning approach for providing and encouraging publicly and privately-owned land uses to serve the community.

a. Threshold

An MHPD with a gross land area equal to or larger than 50 acres shall designate a minimum of two percent of the gross area of the MHPD as civic.

b. Public/Private Dedication

A Civic Pod in an MHPD shall comply with the standards for a Civic Pod in a PUD.

4. Commercial Pod

A limited amount of neighborhood-oriented commercial development may be provided in an MHPD for the convenience of the residents.

a. Location

A Commercial Pod in an MHPD shall comply with the standards for a Commercial Pod in a PUD.

b. Architecture

A Commercial Pod shall be subject to Art. 5.C, Design Standards.

c. Building Permits

Building Permits for commercial structures shall not be issued until tie-down permits have been finalized for a minimum of 20 percent of the total number of units.

5. Recreation Pod

a. Parking

Parking is not required for neighborhood parks or Recreation Pods less than one acre.

F. Supplementary Standards

1. Emergency Shelter

A permanent hurricane evacuation and emergency shelter shall be provided prior to the issuance of tie-down permits for 20 percent of the total number of units. The shelter shall be designed to accommodate the population of the MHPD based on a minimum of 40 square feet per person.

2. Temporary Structures

Temporary structures, such as construction trailers and security quarters, may be allowed, subject to Art. 5.B, Accessory Uses and Structures. A Mobile Home may be used as a rental office.

G. Rezoning or Other Application for Redevelopment of Mobile Home Parks

Any rezoning, or other application for a DO, for property having an existing Mobile Home Park shall comply with the requirements of F.S. § 723.083, Governmental Action Affecting Removal of Mobile Home Owners. **[Ord. 2011-001] [Ord. 2017-025]**

Section 6 Recreational Vehicle Planned Development District (RVPD)

A. General

1. Purpose and Intent

The purpose of the RVPD district is to promote the design of recreation-oriented development for land which has a Commercial, Industrial, Commercial Recreation, or Rural Residential FLU designation. The intent of an RVPD is to provide tourist-oriented uses in a park-like environment for temporary residents.

2. Applicability

The requirements of this Section shall apply to all RVPDs, modifications to previously approved RVPDs, and previous approvals specified in Art. 3.A.3.B.2, Special Exceptions or Conditional Use Approvals for Previously Approved Planned Developments, unless a rezoning is required pursuant to Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA). **[Ord. 2011-016]**

3. Conflicts

If a conflict exists between this Section and other Sections in this Code, the provisions in this Section shall apply to the extent of the conflict.

B. Thresholds

1. Acreage

The minimum gross land area required for an RVPD is ten contiguous acres. **[Ord. 2006-004]**

2. Sites

The number of RV and campsites allowed shall be as specified in Table 4.B.3.C, Campground Intensity. **[Ord. 2017-007]**

3. Land Use Mix

A mix of land uses shall be provided by designating pods on the Master Plan as recreation or commercial. The mix of uses shall be calculated based on the gross acreage of the RVPD and Table 3.E.6.B, RVPD Land Use Mix.

Table 3.E.6.B – RVPD Land Use Mix

Pod	Min.	Max.
Recreation	98%	100%
Commercial	-	2%

C. Pods

1. Recreation

A minimum of ten percent of the land area in a Recreation Pod shall be devoted exclusively to recreation uses.

2. Commercial

No commercial use, building, or structure shall front or have direct legal access on any Arterial or Collector Street bordering or traversing the RVPD. Commercial uses shall be intended for the use of temporary residents in the RVPD only, with exception to a permanent Real Estate Sales Office for the sale of RV sites located within the RVPD. **[Ord. 2014-025]**

D. Time Limitations

RV sites, campsites, and Camping Cabins shall comply with standards in Art. 4.B.3.C.2.f, Duration of Stay. **[Ord. 2017-007]**

E. Property Development Regulations (PDRs)

The PDRs for an RVPD are indicated in Table 3.E.6.E, RVPD Property Development Regulations.

Table 3.E.6.E – RVPD Property Development Regulations

Pod	Min. Lot Dimensions			Max. FAR	Max. Height	Min. Setbacks			
	Size	Width and Frontage	Depth			Front	Side	Side Street	Rear
Recreation – RV Space	1,000 sq. ft.	20’	40’	-	25’	25’			
Recreation – All Other	-	100’	100’	0.35	35’	50’			
Commercial	1 ac. max.	100’	100’	0.25	35’	100’			
Notes:									
1.	Setbacks shall be measured from the inside edge of the landscape buffers. **[Ord. 2020-001]**								
2.	All other recreation buildings include the clubhouse and accessory structures.								
3.	Lot dimensions are the minimum, except where noted.								

F. Landscape Buffer

Perimeter landscape areas shall comply with the following:

1. R-O-W Buffer

The R-O-W Buffer shall include a minimum six-foot-high opaque landscape barrier in the form of a berm, wall, fence, hedge, or combination.

2. Perimeter Buffer

A Type 3 Incompatibility Buffer shall be provided around the perimeter of an RVPD. This requirement may be modified by an ALP, pursuant to Art. 7.B.4, Type 1 Waiver for Landscaping.

G. Supplemental Standards

1. Permanent Structures or Additions

a. Permanent structures or additions attached to an RV, such as screen rooms, carports, or utility sheds, shall be prohibited except as provided for under Art. 3.E.6.G.1.b below. **[Ord. 2014-001]**

b. Detached accessory structures used for storage, utilities, or entertainment are permitted on individual RV sites subject to the following: **[Ord. 2014-001]**

1) Maximum of 200 square feet in size; **[Ord. 2014-001]**
2) Minimum ten-foot separation between buildings; **[Ord. 2014-001]**
3) Sleeping accommodations are prohibited; **[Ord. 2014-001]**
4) Full kitchens or cooking facilities shall be prohibited. Sinks, refrigerators, and cabinets/counters shall be allowed; and, **[Ord. 2014-001]**
5) HVAC and bathroom facilities may be permitted. **[Ord. 2014-001]**
6) Minimum RV site size shall be 3,000 square feet; **[Ord. 2014-001]**
7) Accessory structures shall be exempt from the requirements of Art. 5.C.1.H.1.g.4), Porches and Entryways; and, **[Ord. 2014-001]**
8) Accessory structures shall be exempt from the foundation planting requirements of Art. 7.C.3.B, Foundation Plantings, provided that a minimum of 40 percent of the perimeter façade shall have a foundation planting a minimum of two feet in width. **[Ord. 2014-001]**

2. Parking

Parking or storage of vehicles in areas not designed or designated for parking or storage is prohibited.

3. Temporary Structures

Temporary structures, such as construction trailers, RV site Real Estate Sales Office, and security quarters, may be allowed, subject to Art. 5.B.1.C, Temporary Structures. A Mobile Home may be used as a Caretaker Quarters, security quarters, Watchman Trailer, or temporary structure. **[Ord. 2014-025] [Ord. 2019-005]**

4. Storage

The Site Plan shall contain an area for outdoor storage of boats, trailers, RVs, etc. if required by the DRO.

5. Real Estate RV Site Sales

A permanent Real Estate Sales Office for RV sites may be collocated with an accessory management office in a Recreation Pod. **[Ord. 2014-025]**

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

A. Purpose and Intent

The purpose and intent of TDDs is to implement the Traditional Town Development (TTD), the Traditional Marketplace Development (TMD), and the Traditional Neighborhood Development (TND) provisions of the Plan and to:

1. Encourage mixed-use, compact development that is pedestrian in scale and sensitive to environmental characteristics of the land, and facilitates the efficient use of services within PBC;
2. Have residences, shopping, employment, and recreational uses located within close proximity with each other and efficiently organized to provide for the daily needs of the residents;
3. Provide for a range of housing types within pedestrian-oriented, human-scale neighborhoods;
4. Provide efficient circulation systems for pedestrians, non-motorized vehicles, and motorists that serve to functionally and physically integrate the various land use activities; and,
5. Allow for a cohesive neighborhood identity and focus.

B. Applicability and Definitions

1. Applicability

The requirements of this Chapter shall apply to all TDDs, whether new or amended, within unincorporated PBC, in accordance with Art. 1, General Provisions and Art. 1.E, Prior Approvals. To the extent this Section conflicts with other Sections of this Code, the provisions of this Section shall apply.

2. Definitions

See Art. 1.H, Definitions and Acronyms.

C. Review and Approval Process

All development within TDDs are subject to the review and approval procedures that apply to planned developments; see Art. 3.E, Planned Development Districts (PDDs).

1. Traditional Town Development (TTD) Required Plan Options

The BCC may approve a Preliminary Master Plan for a TTD, including TMD, MUPD, TND, and PUD Pods, and Conditional Uses, without concurrent submittal of Preliminary Site Plans or Subdivision Plans. The BCC shall approve a Preliminary Site Plan for a TMD, MUPD, and any Requested Uses prior to Final Site Plan approval. Preliminary Site Plan or Subdivision Plan approval shall not be required for a TND or PUD Pod, unless the Applicant is requesting Waivers or other standards requiring BCC approval. **[Ord. 2014-031] [Ord. 2018-002]**

D. Types of TDDs

TDDs include the following:

1. Traditional Neighborhood Development (TND)

TNDs are primarily residential areas with neighborhood-scale commercial, civic, and open space uses.

2. Traditional Marketplace Development (TMD)

TMDs are mixed-use commercial, residential, and office areas that function as town activity centers serving residents in the vicinity. The Lifestyle Commercial Center (LCC) is a type of TMD in the Urban/Suburban Tier limited only to sites required by Condition of Approval by Ordinance No. 2008-048 and Ordinance No. 2009-028. **[Ord. 2017-025]**

3. Traditional Town Development (TTD)

TTDs are intended for the coordinated development of larger sites that include a combination of Traditional Development Districts. Standards focus on connections between these districts.

E. FLUA Consistency, FAR, and Density

1. Land Use Categories

Any application for a Rezoning to a TDD shall be in accordance with Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA). **[Ord. 2005-002] [Ord. 2011-016]**

2. TDDs Split by Land Use

a. TMD Exception

A TMD with more than one underlying non-residential FLU designation may utilize either land use, or combination, to satisfy the minimum required land use mix for a TMD. **[Ord. 2005-002]**

3. Density

The allowable density shall be in accordance with FLUE Table 2.2.1-g.1 and other related Policies of the Plan and related Policies. **[Ord. 2019-005]**

F. Use Regulations

Uses permitted in a TDD shall be according to the land use zone designation on the Master Plan approved by the DRO, or the land use designation of the TDD, whichever is applicable, and Art. 4, Use Regulations. Uses may be further limited by the Development Order, Concurrency Reservation, or other applicable requirement. **[Ord. 2005-002] [Ord. 2017-007]**

1. Conditional Use

The location, or alternative locations for each Conditional Use must be approved by the BCC, and the Conditional Use must be located in only one of the locations approved by the BCC. All prior approvals for a Requested Use shall correspond to a Conditional Use. **[Ord. 2005-002] [Ord. 2005-041] [Ord. 2017-007]**

G. Design Objectives

TDDs shall comply with the following design guidelines:

1. Neighborhoods

a. A mix of residential uses shall be required in a TND, to provide a variety of housing opportunities. **[Ord. 2005-002] [Ord. 2021-022]**

Figure 3.F.1.G – TDD Mixed Housing Types

Residential neighborhoods include a mixture of housing types from Multifamily buildings integrated with commercial and office uses, to Single Family detached houses.

b. Centrally located community focal points for the formal and informal interaction of neighborhood residents, such as a neighborhood square, community meeting hall, or neighborhood commercial center. These uses are within walking distance (within 1,320 feet) of all neighborhood residents. **[Ord. 2005-002]**

c. A variety of open spaces and recreation areas to allow for both passive and active recreation. Small neighborhood parks and playgrounds should be located throughout the neighborhood, so all residents are closely located (within 1,320 feet) to a neighborhood park. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than in central locations. **[Ord. 2005-002]**

Figure 3.F.1.G – TDD Focal Points

d. An interconnected network of streets, bike lanes, and sidewalks throughout the neighborhood, providing multiple routes for vehicle, bicycle, and pedestrian travel, diffusing traffic, and shortening walking distances. Streets are designed for slower speeds to encourage pedestrian safety. Alleys shall provide vehicular access to garages and open spaces in the rear of buildings. **[Ord. 2005-002]**

Figure 3.F.1.G – TDD Interconnected Street Grid

e. A safe and attractive pedestrian environment enhanced by the design of buildings which provide windows and entrances to reduce the amount of blank walls. Sidewalks include pedestrian amenities such as shade trees and street furniture.

2. Commercial Districts

a. Public spaces, such as plazas and squares, integrated within commercial development providing places for people to gather or rest. Walkways provide pedestrian connections throughout the development. Lighting and landscaping accent public spaces and provide for security and shading.

b. Parking is provided on street, behind buildings, and in shared parking lots. Parking lots in front of buildings create barriers between pedestrians and storefronts and shall be discouraged. **[Ord. 2005-002]**

c. Buildings are human-scaled in design with a range of architectural features, which create an attractive and varied streetscape. Building frontages shall be set near the sidewalk and building sizes are generally consistent, providing a sense of enclosure for the street, except where separations are permitted. Architectural detailing and applied decoration enliven façades and add texture. Building entrances and windows shall be located along street frontages to break up blank walls and enhance the pedestrian environment. **[Ord. 2005-002]**

H. Phasing and Platting

1. Phasing

TDDs shall be subject to the phasing, time limitations, and review requirements of Art. 2.E, Monitoring of Development Orders (DOs) and Conditions of Approval. **[Ord. 2005-002]**

2. Platting

All land in a TDD shall be platted in accordance with Art. 11, Subdivision, Platting, and Required Improvements. All land within the TDD, including private civic tracts and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential or commercial tract. **[Ord. 2005-002]**

I. Development Phasing

Phasing of TDD developments in the U/S Tier shall be limited to a maximum of four phases of up to three years each. The first phase of the project shall include a minimum of 25 percent of the total project, unless otherwise approved by the BCC. **[Ord. 2005-041]**

Section 2 General Standards

A. Applicability

The following standards shall apply to all TDDs:

1. Streets, Sidewalks, and Alleys

The circulation system within a traditional development shall allow for different modes of travel within the TDD and between adjacent uses, based upon a hierarchy of transportation methods. The street and sidewalk network shall be designed around a series of blocks which provide visual and functional links within and between residential, commercial, office, civic, and open space areas, and shall be connected to existing and proposed external development.

a. TDD Definition for Street

For the purposes of this Section, the term "streets" shall include private access ways. **[Ord. 2005-002]**

b. Block Structure

To ensure compact, contiguous development and to facilitate connectivity and pedestrian accessibility, the layout of streets and alleys shall conform to the following standards.

Table 3.F.2.A – Block Dimension Requirements

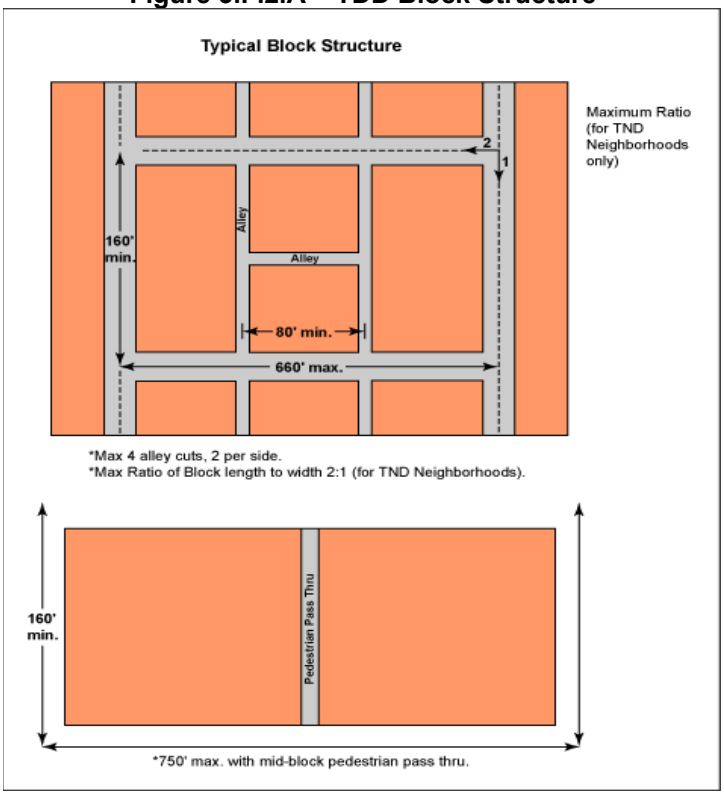
	Max. Length of Block		
No Pedestrian Pass-Through	660'		
With Pedestrian Pass-Through	750' (1)		
	Max. Block Perimeter (2)		
	Min.	**Average**	**Max.**
Traditional Marketplace Development (TMD)	500'	1,200-1,500'	2,500'
Traditional Neighborhood Development (TND)		1,500-1,800'	

[Ord. 2014-031]

Notes:

1.	The maximum block face within a TND district or pod may be increased to up to 1,000 feet subject to the following: • Pedestrian pass-through shall be a minimum of 50 feet in width, and comply with the TND requirements for neighborhood parks; • Pedestrian pass-through shall interconnect with other pedestrian pass-through or streets to provide enhanced interconnectivity between the outer edges of each TND and a required Neighborhood Center; and,
2.	Parcels located along the perimeter of a TDD may be exempt from the block perimeter requirements where a TMD or TND district or pod abuts open space, roads external to the development or pod, or where DEPW requirements preclude vehicular access points necessary to complete the block structure.

Figure 3.F.2.A – TDD Block Structure



[Ord. 2005-002]

1) Maximum Number of Alley Curb Cuts

Four per block and two per side.

2) Minimum Spacing between Alley Curb Cuts

80 feet.

c. Streets

1) Street Design

Public streets shall conform to the standards in Table 3.F.2.A, TDD Street Design Standards by Tier.

Table 3.F.2.A – TDD Street Design Standards by Tier (1)

Type of Street	Street R-O-W Width	Travel Lanes		Curb and Gutter	Parking Lane (2)	Bicycle Lane	Utility Corridor	Sidewalk Pathway	Private Utility Easement (3)
		Number	Width						
All Tiers									
Commercial Street	42-72' (4)	2	11'	2'	8' (both sides)	No	27'	15' (4)	No
U/S Tier									
Collector: Without On-Street Parking	64'	2	11'	2'	No	5' (both sides)	24'	6'	10'
Collector: With On-Street Parking	74'	2	11'	2'	8' (both sides)	5' (both sides)	27'	6'	10'
Local Residential Street	62-66'	2	10'	2'	8'	No	25'	5' (multi-purpose pathway)	10'
Exurban/Rural/Agricultural Reserve Tiers									
Plan Roadway Collector	104'	2	11'	4' shoulder. No curb and gutter.	No	No	27'	8' (multi-purpose pathway)	10'
Non-Plan Roadway Collector	100'	2	11'	2' shoulder. No curb and gutter.	No	No	27'	8' (multi-purpose pathway)	10'

[Ord. 2005-002] [Ord. 2008-003] [Ord. 2014-031]

Notes:

1.	Unless otherwise stated herein, exceptions to dimensions shall only be permitted to accommodate turn lanes at the perimeter of a TMD, TND, or TTD for turn lanes required by the PBC Engineering Department, or for roundabouts or other traffic calming measures typically associated with a TDD. This exception shall not be permitted for divider medians. **[Ord. 2008-003]**
2.	Parking lane dimensions include the curb and gutter dimensions. **[Ord. 2008-003]**
3.	Easements may be collocated with alleys. **[Ord. 2008-003]**
4.	Includes a minimum ten-foot-wide pedestrian sidewalk that may be reduced for arcades, and a minimum five-foot-wide strip for street trees and street lights. This dimension may be increased by up to ten feet in width (for a total of 20 feet) to accommodate outdoor dining areas, or larger street tree and street light areas. **[Ord. 2008-003]**

Figure 3.F.2.A – TDD Commercial Street

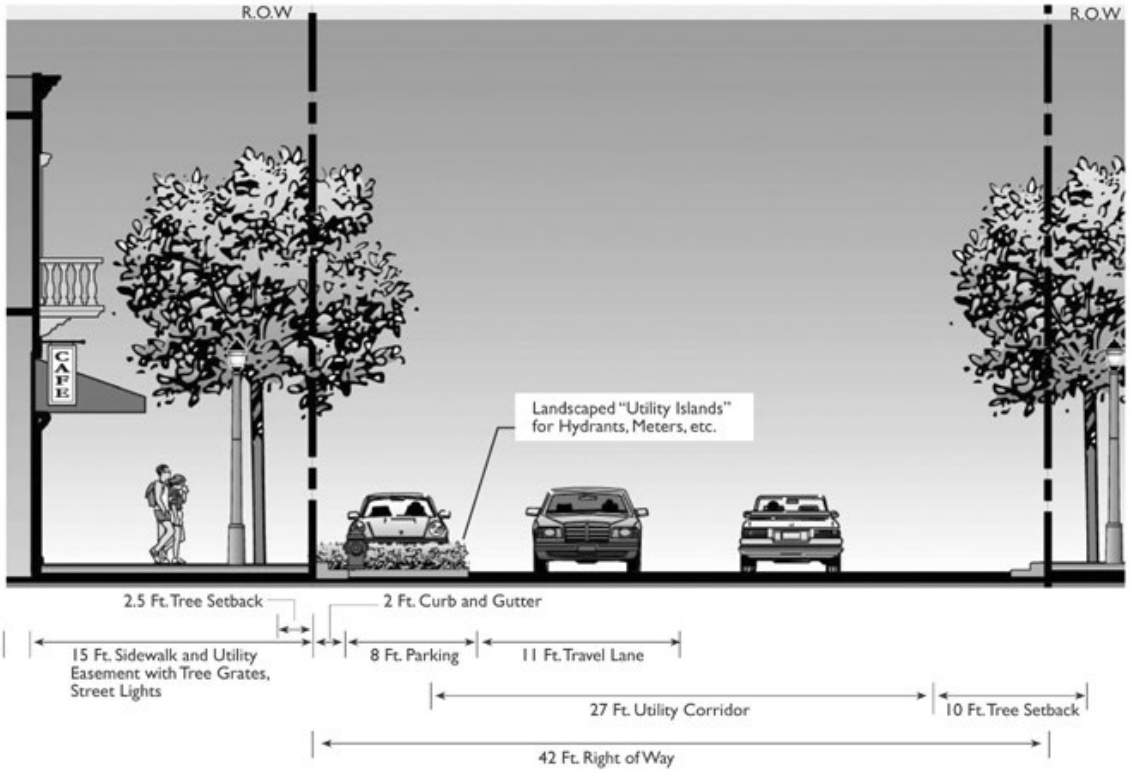


Figure 3.F.2.A – TDD U/S (Local Residential Street)

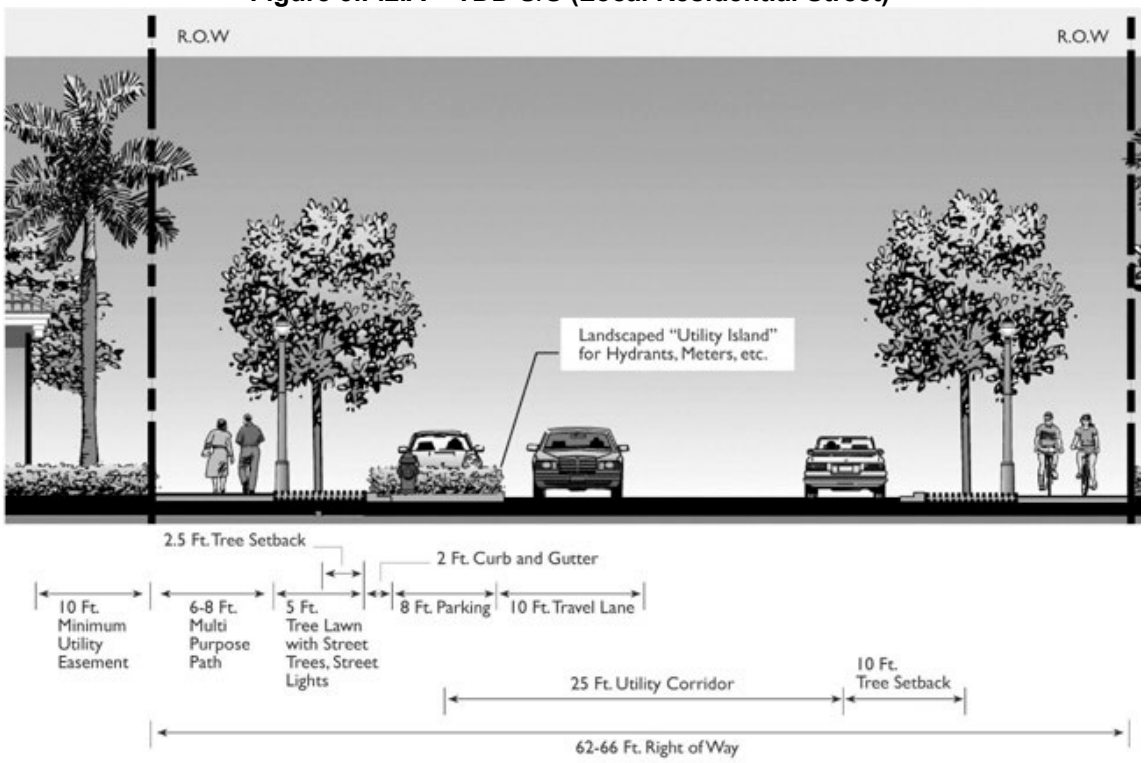


Figure 3.F.2.A – TDD U/S (Collector: With On-Street Parking)

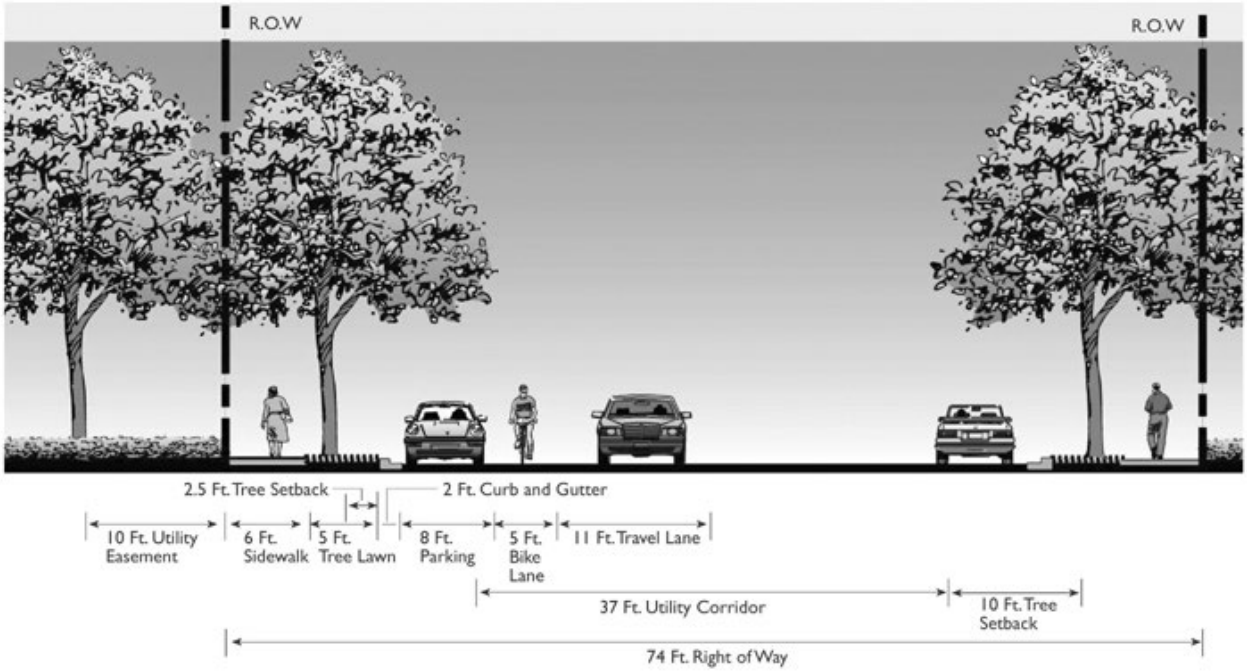


Figure 3.F.2.A – TDD U/S (Collector: Without On-Street Parking)

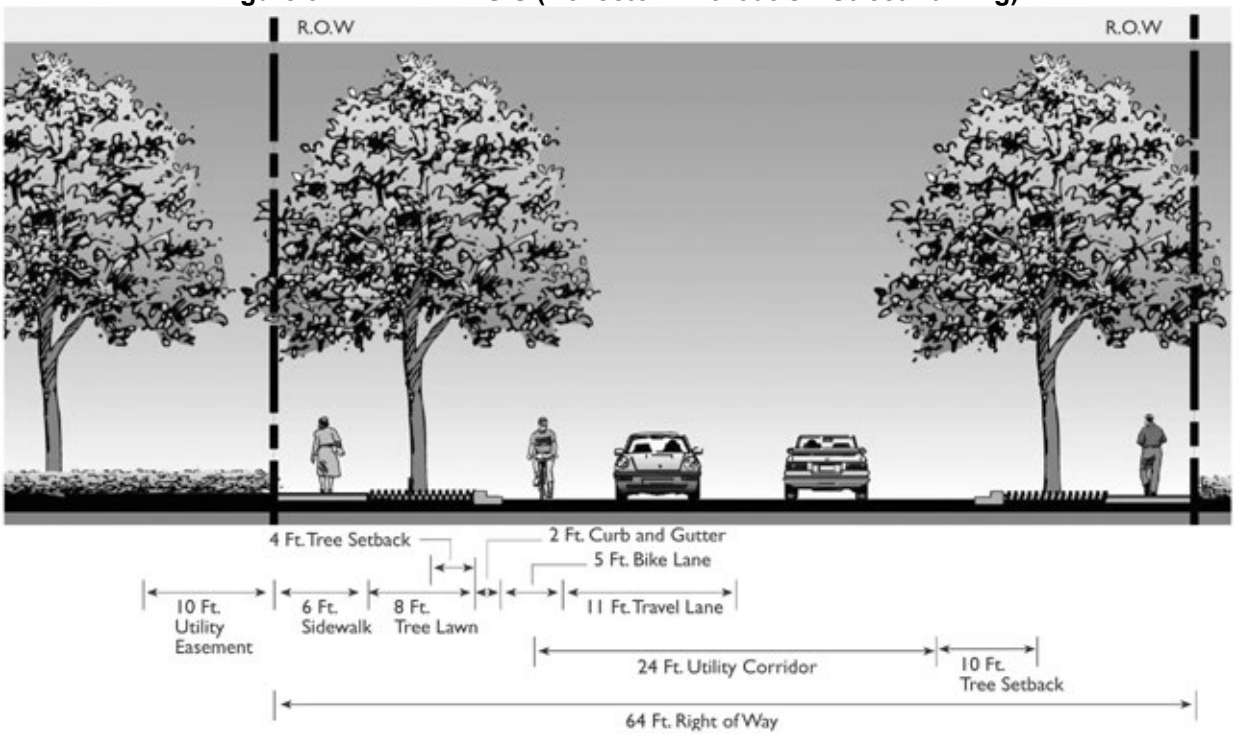


Figure 3.F.2.A – TDD Exurban/Rural/AGR (Non-Plan Roadway – Collector)

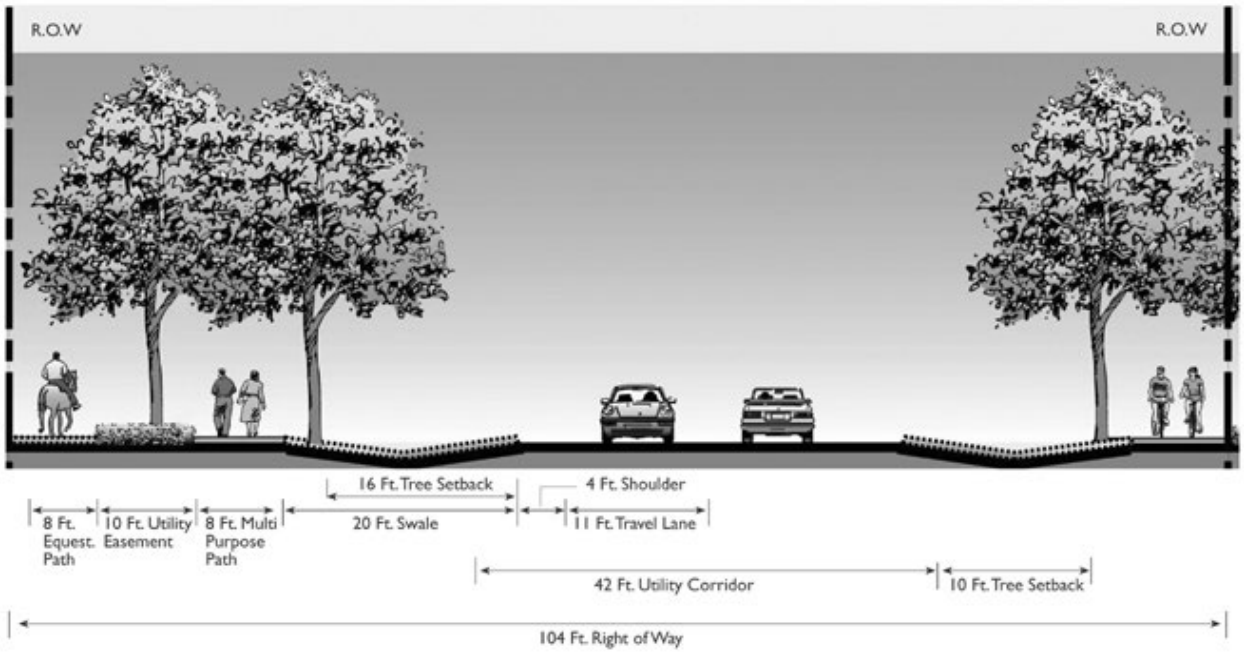
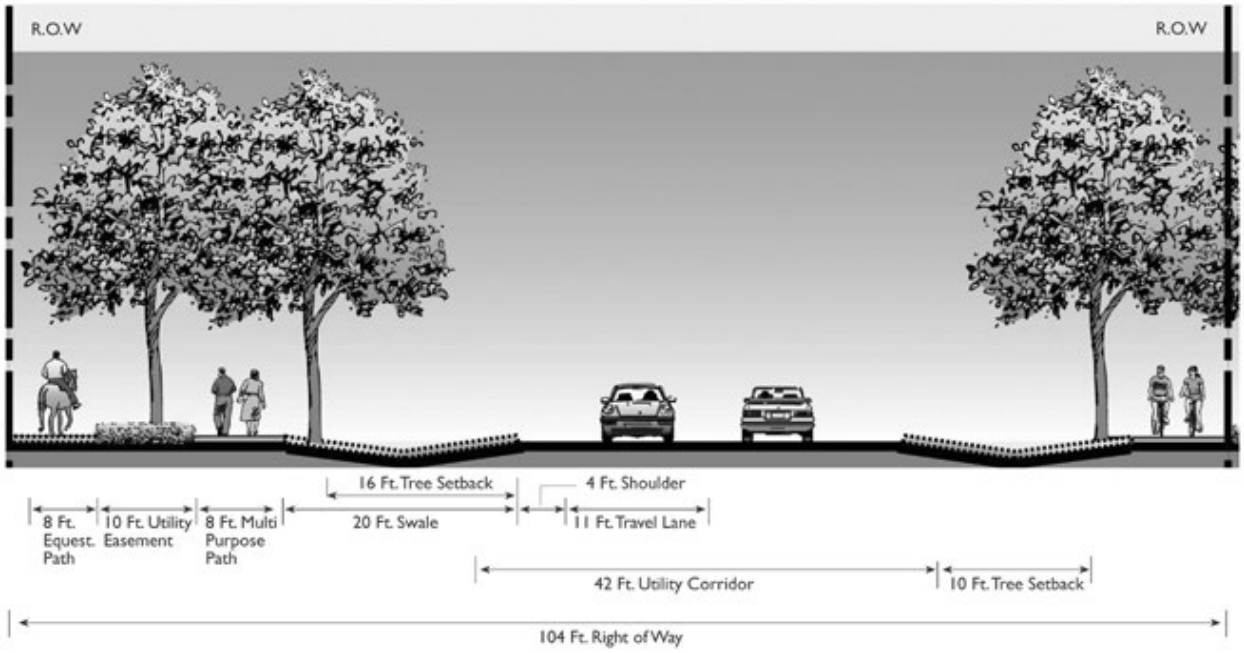


Figure 3.F.2.A – TDD Exurban/Rural/AGR (Plan Roadway – Collector)



2) Connectivity

All streets and alleys shall connect to other streets and alleys to form a continuous vehicular and pedestrian network within the district. Streets shall connect to streets in adjacent development or vacant parcels, except for AGR-TMDs. The use of gates or other preventative barriers shall not be permitted on Collector Streets. **[Ord. 2005-041]**

a) Dead-End Streets

No more than 20 percent of all streets may be dead-end streets, such as cul-de-sacs and T-turnarounds. The maximum length for dead-end streets shall be 660 feet and up to 750 feet, with a mid-block pedestrian pass-through. The maximum length for dead-end streets shall be: **[Ord. 2005-002]**

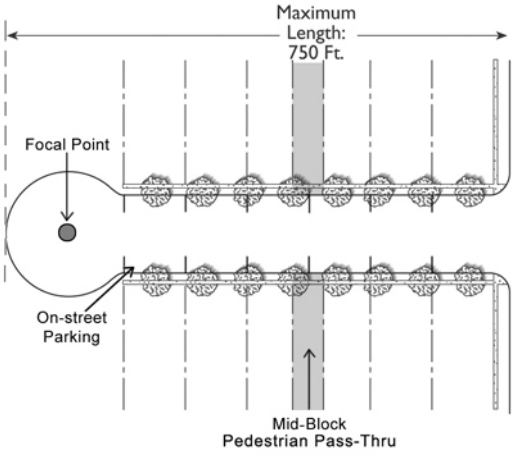
(1) Single Family Residential

660 feet. Up to 750 feet with a mid-block pedestrian pass-through.

(2) All Others

500 feet.

Figure 3.F.2.A – TDD Dead-End Streets



d. Sidewalks and Pathways

Sidewalks and/or pedestrian pathways shall connect to one another to form a continuous pedestrian network within the TDD and between all adjacent uses to a TDD. Unless otherwise indicated, sidewalks shall be provided along both sides of the street and shall conform to the standards in Table 3.F.2.A, Sidewalk/Pathway Design Standards.

1) Master Pedestrian Circulation Plan

A Master Pedestrian Circulation Plan, prepared in accordance with the requirements of Art. 11.E.2, Access and Circulation Systems shall be submitted with the Regulating Plan.

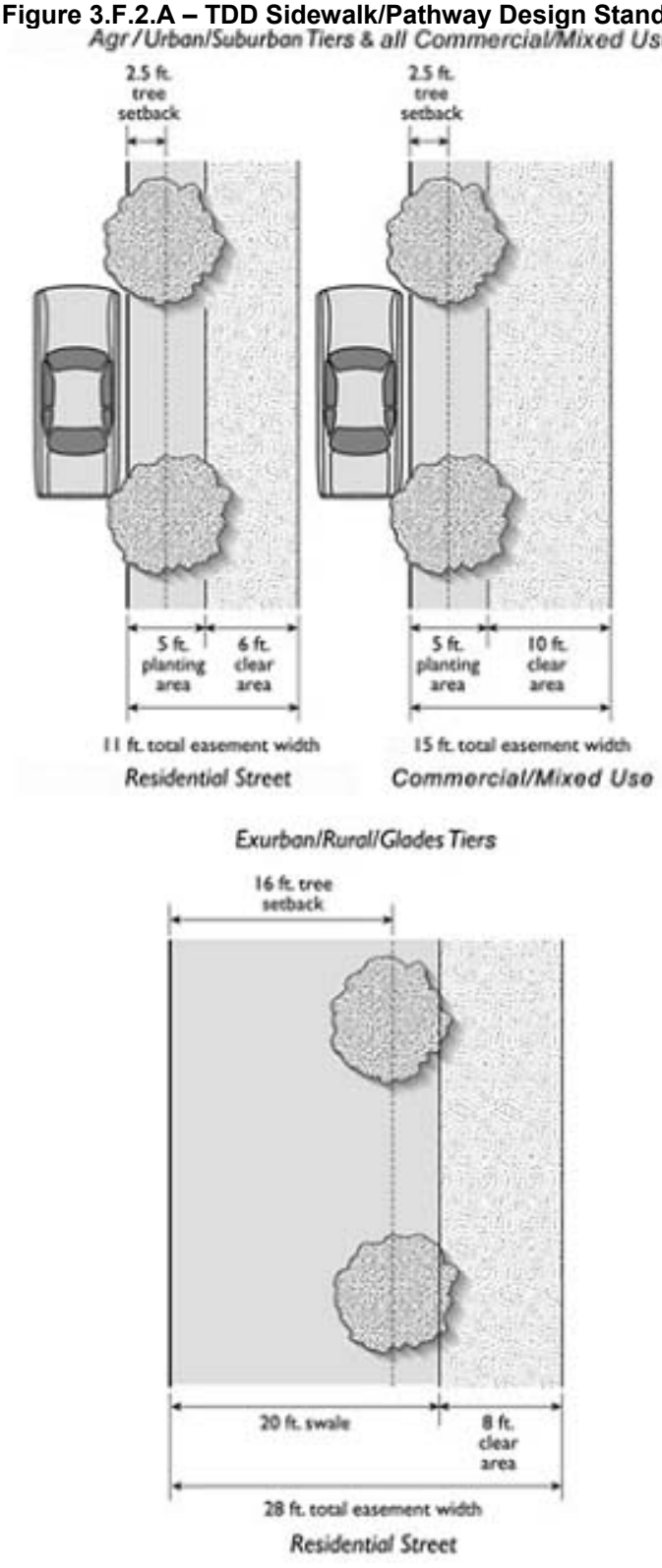
2) Accessibility

Sidewalks at street intersections and pedestrian crossings shall be grade accessible, with the use of curb cuts and/or ramps.

Table 3.F.2.A – Sidewalk/Pathway Design Standards

	Min. Clear Area for Pedestrian Travel	Min. Planting Area (Including Lighting Fixtures and Furniture) or Swale	Min. Required Tree Setback from Curb or Edge of Roadway	Min. Total Easement Width
AGR and Urban/Suburban Tiers				
Residential Street	6’	5’	2.5’	11’
Commercial Mixed Use	10’	5’	2.5’	15’
Exurban/Rural Tiers				
Residential Street	8’	20’	16’	28’
Commercial Mixed Use	10’	5’	2.5’	15’

Figure 3.F.2.A – TDD Sidewalk/Pathway Design Standards



e. Alleys

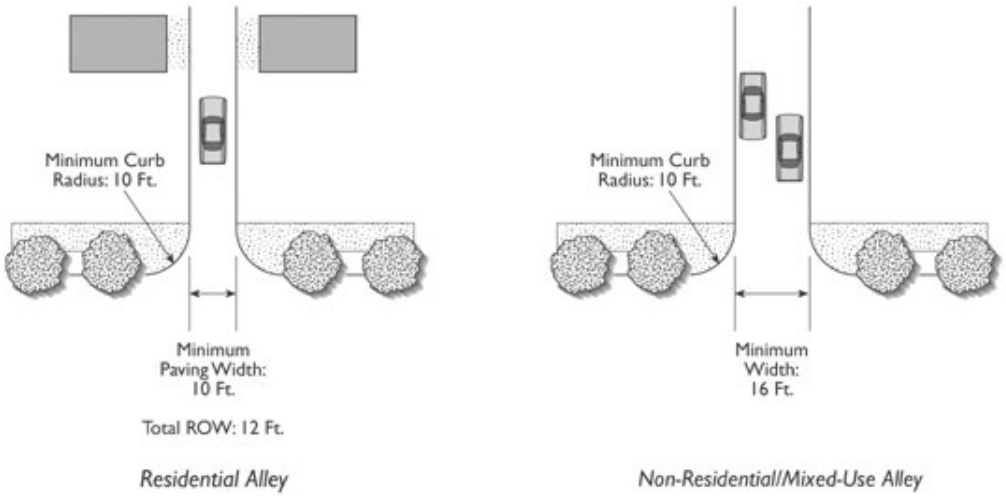
A minimum of one alley shall be required in all blocks, except blocks of Single Family and ZLL residential uses and AGR-TMDs. Alleys shall conform to the standards in Art. 11, Subdivision, Platting, and Required Improvements, and the following: **[Ord. 2005-041]**

1) Alleys shall conform to the design standards in Table 3.F.2.A, TDD Alley Design Standards. Alleys providing access to residential buildings shall be built to residential alley standards. Alleys providing access to commercial or office buildings shall be built to commercial alley standards. Where an alley provides access to a block with both residential and commercial uses, the alley shall be built to the commercial alley standards.

Table 3.F.2.A – TDD Alley Design Standards

Alley Type	Min. R-O-W	Min. Paving Width	Min. Curb Radius
One-Way	12’	10’	10’
Two-Way	16’	16’	10’

Figure 3.F.2.A – TDD Alley Design Standards



f. Utilities and Lighting

1) Utilities

Public utilities and lighting shall be installed in accordance with the standards of Art. 11.E.7, Utilities.

2) Lighting

a) Street Lighting

Street lighting shall be provided along all streets and alleys, subject to Art. 5.E.4.E, Outdoor Lighting, and the standards in Table 3.F.2.A, TDD Street Lighting Standards. A minimum of one light fixture shall be located at every crosswalk.

(1) Exurban/Rural Tiers

(a) Lights are optional for Residential Streets.

(b) All lights must be fully shielded utilizing full-cutoff luminaires per the Illuminating Engineer Society of North America (IESNA) definition for full cutoff which allows for zero percent of lumens above 90 degrees from nadir. **[Ord. 2014-031]**

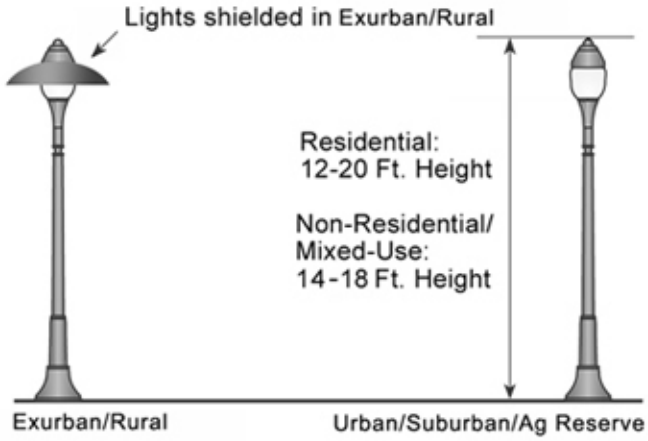
(2) AGEO

All lights must be fully shielded in accordance with the standards for the Exurban and Rural Tiers. **[Ord. 2014-031]**

Table 3.F.2.A – TDD Street Lighting Standards

Fixture Height	Residential	Non-Residential/Mixed Use
Max.	20'	22'
Min.	12'	14'
[Ord. 2005-041]		

Figure 3.F.2.A – TDD Street Lighting Standards



b) Parking Lot Lighting

All parking lot lighting shall be fully shielded. All lighting fixtures shall be a maximum of 35 feet in height.

2. Parking and Access

a. Number of Spaces

Parking shall be provided as follows. On-street spaces may be used to meet these parking requirements.

1) Residential

Parking shall be provided in accordance with Art. 6, Parking, Loading, and Circulation.

2) Non-Residential

a) Minimum Number of Parking Spaces

One parking space per 400 square feet of GFA (2.5/1,000). **[Ord. 2005-002]**

b) Maximum Number of Parking Spaces

(1) Exurban and Rural Tiers

One space per 250 square feet of GFA (4/1,000). **[Ord. 2005-002]**

(2) AGR Tier

One space per 200 square feet of GFA (5/1,000). **[Ord. 2005-002]**

b. Reduction in Requirement

The number of required spaces may be reduced by either of the following methods:

1) The shared parking requirements of Art. 6, Parking, Loading, and Circulation; or
2) A parking demand study prepared by a traffic engineer licensed by the State of Florida demonstrating that the parking demand for the project will be less than the requirements of this Section.

c. Location of Parking

On-site parking is prohibited in required front or side street setbacks. No parking space shall be located farther than 750 feet from a building entrance. Parking shall be equitably distributed throughout the project. **[Ord. 2005-002]**

d. Parking Structures

1) U/S and AGR Tiers

Structured parking is required for any spaces in excess of one space per 250 gross square feet of non-residential floor area.

a) Type 2 Waiver

The requirement for structured parking in the AGR Tier may be waived by the BCC upon approval of a Type 2 Waiver. **[Ord. 2005-002] [Ord. 2012-027]**

2) Exurban and Rural Tiers

Structured parking is prohibited. **[Ord. 2005-002]**

e. Bicycle Parking

One parking area shall be provided for every five units in Multifamily housing and for every 20 vehicle parking spaces serving non-residential uses. Bicycle parking spaces shall be indicated on the Site Plan in visible, well-illuminated areas. For each bicycle parking space required, a stationary object shall be provided to which a user can secure the bicycle. The stationary object may either be a freestanding bicycle rack or a DRO-approved alternative. **[Ord. 2005-002]**

3. Minimum Pervious Surface

a. U/S and AGR Tiers

20 percent of the gross Development Area. **[Ord. 2005-002] [Ord. 2005-041]**

b. Exurban and Rural Tiers

30 percent of the project site. **[Ord. 2005-002] [Ord. 2005-041]**

4. Landscaping and Buffering

In addition to the requirements in Art. 7, Landscaping, the following standards apply: **[Ord. 2005-002]**

a. Buffer around Districts

1) No buffers are required where one TDD abuts another TDD. **[Ord. 2005-002]**

2) AGR-TMD Perimeter Buffer

a) Incompatibility Buffer

A Type 3 Incompatibility Buffer shall be required between the Development Area and all abutting properties zoned AGR that support agricultural uses, or are vacant (unless deed restricted to non-agricultural or residential uses). The minimum buffer width shall be 25 feet. **[Ord. 2005-002]**

b) R-O-W Buffer

(1) The R-O-W Buffer width reduction permitted under Art. 7.C.2.A, R-O-W Buffer, shall only be permitted for any property line which abuts a 100-foot-wide Rural Parkway. In the AGR Tier, a R-O-W Buffer abutting open space a minimum of 100 feet in width and designated as a Rural Parkway may be deleted subject to DRO approval of a Regulating Plan that demonstrates that the landscaping in the Rural Parkway exceeds required R-O-W planting and buffering requirements. Required landscaping must be located within or adjacent to the Rural Parkway. **[Ord. 2005-041]**

(2) A minimum four-foot-high hedge, fence, or wall visual screen shall be required in a R-O-W Buffer adjacent to any surface parking area having more than two rows of parking. **[Ord. 2005-041]**

b. Internal Compatibility and Incompatibility Buffers

Buffers are not required within TDDs, except that a solid six-foot-high wall or five-foot-wide landscape planting area providing a visual screen at least six feet in height is required along an interior property line where a non-residential use abuts a residential use. The height of the wall or landscape screen shall not exceed three feet within required front setback areas. The internal buffer requirement for Multifamily and Townhouse units may be waived when the units are constructed on a Main Street; are attached to a commercial structure; are separated from a commercial structure by streets or an alley, pedestrian walkway, or plaza; or, when adjacent to open space,

plazas, or private recreational uses associated with units requiring a buffer. **[Ord. 2005-002] [Ord. 2005-041]**

c. On-Site Parking Areas

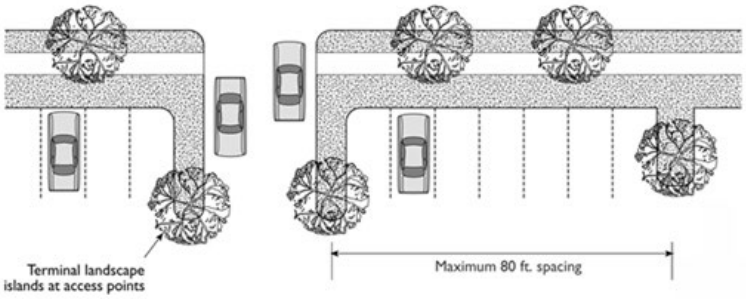
1) Trees

One Canopy tree shall be planted for every eight parking spaces. In a Neighborhood Center, one Canopy tree shall be planted for every six parking spaces. Trees shall not be spaced more than 80 feet apart.

2) Terminal Islands

Terminal landscape islands, subject to the requirements of Art. 7.C.4, Landscape Requirements for On-Site Parking. Terminal and interior landscape islands shall be provided on both sides of all vehicular access points.

Figure 3.F.2.A – TDD On-Site Parking Landscaping Standards



d. Street Trees

Street trees shall be provided along sidewalks, subject to the following standards:

1) Number

A minimum of one Canopy tree shall be required for every 40 lineal feet of street frontage. Palm trees may be substituted for a Canopy tree on a four-to-three basis along a frontage with a covered walkway. **[Ord. 2014-031]**

2) Minimum Height

14 feet.

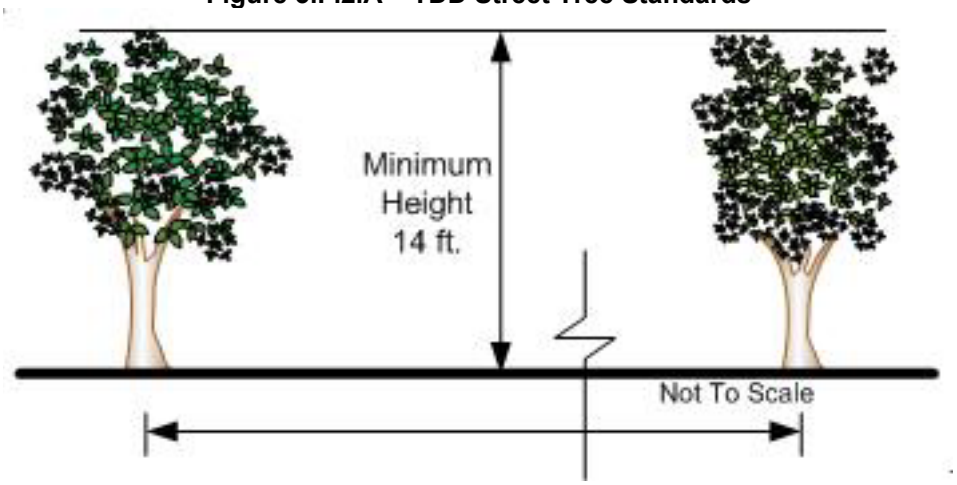
3) Minimum Diameter

Two and one-half inches, measured four and one-half feet above grade.

4) Spacing

Trees shall be spaced between a maximum of 40 feet on center. **[Ord. 2014-031]**

Figure 3.F.2.A – TDD Street Tree Standards



5. **Fencing and Walls**
   Fences and walls shall be subject to the standards of Art. 5.B.1.A.2, Fences and Walls. Fences shall be made of wood, wrought iron, reinforced concrete with stucco, brick, vinyl-covered chain link, plastic composite, or a combination of these materials. Fences in the Exurban, Rural, and AGR Tiers shall be made of wood or other materials consistent with the rural design standards that demonstrate a vernacular or rural character.
6. **Signage**
   All signs shall be located on site in a manner that ensures consistency within the development; with Site, Architectural, and Landscape Plans; site layout; ultimate maturity of vegetation; and, Final Architectural Elevation. When preparing a Sign Plan the Applicant shall consider and give attention to the placement of the sign to provide clear visibility for the tenants. In addition to the regulations in Art. 8, Signage, the following shall apply: **[Ord. 2009-040]**
   a. **Building-Mounted Signs**
      Building-mounted signs, including wall signs, awning and canopy signs, and projecting signs shall be permitted, subject to the following additional requirements: **[Ord. 2009-040]**
      1) **Size**
         Three-fourths square foot of signage for every linear foot of tenant frontage shall be permitted, up to a maximum of 64 square feet. **[Ord. 2009-040]**
      2) **Sign Placement**
         a) Signs shall be located between the first and second story of the building. If the second story is non-residential, the signage shall comply with the minimum vertical separation requirements in Table 8.G.1.A, Wall Sign Standards. **[Ord. 2009-040]**
         b) All significant decorative elements on the building shall be considered when locating wall signs to ensure they are in harmony with each other. In addition, the architecture features, elements, or building lines shall not be modified to accommodate the location of the signs. **[Ord. 2009-040]**
      3) **Projection**
         Sign projection shall not exceed a maximum of 30 inches from any building face. **[Ord. 2009-040]**
   b. **Freestanding Signs**
      Unless otherwise provided herein, all freestanding signs shall be prohibited.
      1) **AGR-TMD Exceptions**
         Freestanding signs shall be permitted in an AGR-TMD pursuant to the following requirements: **[Ord. 2009-040]**
         a) **Maximum Size and Height**
            Signs shall not exceed 150 square feet of sign face area, and shall be limited to 15 feet in height. **[Ord. 2009-040]**
         b) **Maximum Number Allowed**
            One freestanding sign shall be permitted per right-of-way frontage. **[Ord. 2009-040]**
      2) **A-Frame Signs**
         Temporary freestanding A-frame signs shall be allowed in front of arcades and covered walkways for commercial or mixed-use buildings, provided they do not conflict with pedestrian walkways. **[Ord. 2009-040]**
   c. **Entrance Wall Signs**
      Entrance wall signs are permitted for the purpose of identification, subject to the standards in Art. 8, Signage. Sign copy and graphics shall identify only the name of the development and the address.
7. **Recreation Clubhouse Emergency Generators**
   A permanent emergency generator shall be required for all TDD clubhouses 20,000 square feet or greater, and shall meet the standards of Art. 5.B.1.A.19, Permanent Generators. **[Ord. 2006-004] [Ord. 2011-016]**

Section 3 Traditional Neighborhood Development (TND)

A. Specific Purposes

The purpose of the TND district is to:

1. Establish a specific neighborhood identity and focus with a pedestrian-oriented design consistent with the tier in which the development is located;
2. Provide a range of residential, commercial, civic, and open space land uses in close proximity to one another within the neighborhood;
3. Encourage a variety of non-vehicular modes of transportation, such as walking, bicycling, Segways, equestrian, golf carts where permitted by the F.S., and water-oriented uses such as kayaks, canoes, or stand-up paddle boards, to reduce the need for local automobile trips; **[Ord. 2014-031]**
4. Offer a range of housing opportunities;
5. Preserve natural features and scenic areas; and,
6. Provide a safe and efficient circulation system for pedestrians, non-motorized vehicles, and automobiles, and emphasize connectivity within and to adjacent uses.

B. Thresholds

A TND shall comply with Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA), and the following: **[Ord. 2006-004]**

1. Minimum Size

The minimum gross land area required for a TND is 40 contiguous acres. Within the U/S Tier, the minimum size may be reduced to 25 acres for infill projects that are adjacent to existing residential, civic, or commercial development on at least two sides. **[Ord. 2006-004]**

2. Land Use Mix

TNDs shall provide residential, recreational, civic, and neighborhood commercial land uses, as provided in Table 3.F.3.B, TND Land Use. A TND developed as part of a TTD is subject to the minimum land use allocations provided in Table 3.F.5.C, Traditional Town Development Land Use Allocations. **[Ord. 2006-004]**

Table 3.F.3.B – TND Land Use

Land Use Mixes	Percent of Total Gross Area	
	Min.	Max.
Residential	-	-
Single Family	25	70
Zero Lot Line (ZLL)	-	50
Multifamily/Townhouse	20	50
Neighborhood Centers	2	10
Civic (1)	2	25
Open Space/Recreation	5	-
[Ord. 2006-004] [Ord. 2010-022]		
Notes:		
1.	Civic uses may be collocated with the Neighborhood Centers.	

3. Minimum Development Threshold

Any TND or single project of TNDs with more than 320 acres shall be developed as a TTD. **[Ord. 2006-004] [Ord. 2010-022] [Ord. 2014-031]**

C. General Standards

The following standards apply to all TND development:

1. Neighborhoods

The basic component of a TND is the neighborhood, organized in blocks around a Neighborhood Center. Each neighborhood within a TND shall not exceed 80 acres. No TND shall include more than four neighborhoods unless the TND is included within a TTD. Refer to Art. 3.F.5, Traditional Town Development (TTD).

2. Connections

All uses in a TND shall be connected by sidewalks or pedestrian paths, bicycle paths or bicycle lanes, and vehicular streets. A minimum of 80 percent of all streets shall connect at both ends to other streets at an intersection. All paths or trails, including bicycle paths or lanes, shall interconnect to form a continuous network throughout the TND and to paths or trails linking adjacent neighborhoods. Vehicular gates are prohibited on all streets, except alleys serving residential uses. Vehicular gates are not allowed on alleys serving commercial uses. **[Ord. 2006-004]**

D. Land Use Zones

1. Neighborhood Center

A Neighborhood Center is intended to accommodate neighborhood-oriented non-residential uses and services. It may include professional offices, community facilities, and civic uses to serve the population of the TND and adjacent neighborhoods. Multifamily is encouraged when located above non-residential uses. **[Ord. 2012-027] [Ord. 2017-025]**

a. General Standards

1) Location

Each Neighborhood Center shall be centrally located in its neighborhood and shall be adjacent to a minimum of one side of a neighborhood square. A non-central location is permitted on an infill site, provided it is within 1,320 linear feet of 100 percent of the units in the TND and also can serve the local shopping needs of an adjacent neighborhood.

2) Maximum and Minimum Site Area

Each individual Neighborhood Center shall be a minimum one-half acre and a maximum of two and one-half acres in size.

3) Parking

Parking shall be provided in accordance with Art. 3.F.2.A.2, Parking and Access.

4) Maximum Floor Area Ratio (FAR)

1.0, FAR for residential uses counted as density shall not be calculated as square footage subject to the maximum FAR. **[Ord. 2012-027]**

5) Maximum Building Coverage

50 percent.

6) Maximum Total Floor Area

40,000 square feet of GFA, excluding Multifamily units. **[Ord. 2012-027] [Ord. 2017-025]**

b. Building Standards

1) Maximum Floor Area per Tenant

8,000 square feet.

a) Exception

Up to 30,000 square feet is allowed for a food store. If a TND is developed as part of a TTD, the maximum allowed for a food store in a Neighborhood Center shall be 20,000 square feet.

2) Setbacks

Minimum and maximum building setbacks shall conform to the standards in Table 3.F.3.D, TND Non-Residential Setback Regulations.

Table 3.F.3.D – TND Non-Residential Setback Regulations

Regulation	Neighborhood Center and Civic	Open Space/Recreation
Front Setback	0' min. 10' max.	20'
Side Setback	0' – Attached buildings 5' min. – Detached buildings 10' – Adjacent to residential	20'
Rear Setback	10' min.	20'

3) Multifamily

Multifamily units shall only be permitted subject to the following: **[Ord. 2012-027] [Ord. 2017-025]**

a) Permitted residential uses are located above non-residential uses; and **[Ord. 2012-027]**

b) The FAR of residential uses shall not exceed 30 percent of the combined FAR of non-residential and residential uses. The calculation of residential FAR in determining compliance herein does not alter that residential uses are calculated as density, unless otherwise stated within the ULDC. **[Ord. 2012-027]**

c. Maximum Building Height

45 feet – U/S Tier, 25 feet – Rural/Exurban Tiers.

d. Building Orientation

Buildings shall front a street. All principal buildings shall have their entrance facing the street or an intersection.

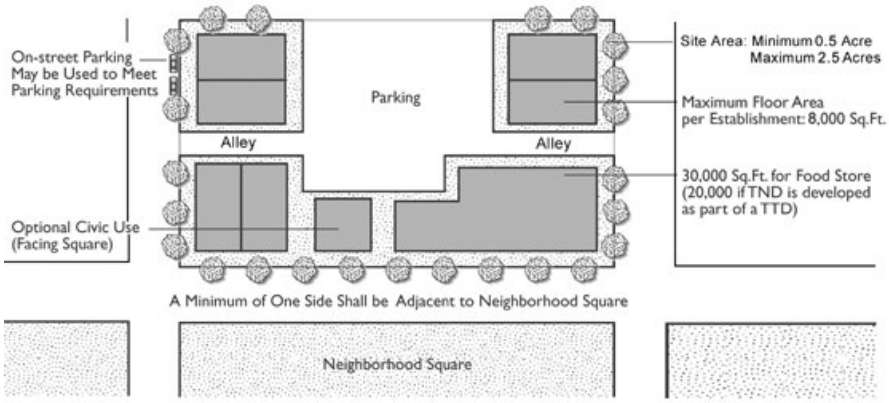
e. Build-to-Lines

A minimum of 50 percent of a commercial building shall have a zero setback. The remaining 50 percent may be set back a maximum of ten feet.

f. Covered Walkways

A minimum of 50 percent of all first floor building frontages shall be constructed as storefronts and be adjacent to a covered sidewalk, with features such as awnings, colonnades, or arcades. Colonnades and arcades shall be a minimum of ten feet in width, including any support column intrusions. All covered walkways shall have a minimum interior height clearance of 12 feet from ground to ceiling.

Figure 3.F.3.D – TND Neighborhood Center Standards



2. Civic

The civic designation is intended to accommodate publicly and privately-owned institutional land uses intended to serve the neighborhood.

a. Location

Civic parcels used for community buildings shall be located adjacent to a neighborhood square or park, or on a lot terminating in a street vista.

b. Public Land Dedication

Based on the proportional impacts of development on the demand for public services and facilities, a portion of a TND may be required to be conveyed or voluntarily committed in simple fee title to PBC for civic purposes. These conveyances shall be in a form approved by the County Attorney or in the form of a Development Agreement.

3. Open Space/Recreation

Areas designated for open space/recreation include neighborhood parks, neighborhood squares, and active or passive recreation uses.

4. Neighborhood Square

a. Each neighborhood within a TND shall include a centrally located neighborhood square or "commons." The square and abutting neighborhood commercial and civic uses should serve as a focal point for the surrounding residential neighborhoods.

1) Size

The square shall have a minimum lot size of 20,000 to 140,000 square feet, see Figure 3.F.3.D, TND Neighborhood Park and Square.

2) Street Access

A minimum of 75 percent of a square perimeter shall abut a street.

3) Minimum Pervious Area

The minimum required area of a neighborhood park that must be pervious surface is:

a) U/S Tier

25 percent.

b) Exurban and Rural Tiers

50 percent.

b. Neighborhood Parks

1) Minimum Area

A minimum of 25 percent of the open space/recreation area required by Table 3.F.3.B, TND Land Use, must be common open space or parks accessible to the public. Each neighborhood park shall have a minimum area of 20,000 square feet.

2) Location

Neighborhood parks shall be located within each neighborhood of a TND and shall be distributed so that 100 percent of all dwelling units are located within 1,320 linear feet from a park or other recreation area.

3) Minimum Pervious Area

The minimum required area of a neighborhood park that must be pervious surface is:

a) U/S Tier

50 percent.

b) Exurban and Rural Tiers

66 percent.

4) Pedestrian Access

A minimum of 50 percent of a neighborhood park perimeter shall abut a street.

5) Active Recreation Areas

Common active recreation uses, such as playing fields and swimming pools, shall be buffered by a perimeter landscape area that complies with the Compatibility Buffers in Art. 7, Landscaping. The neighborhood square shall be exempt from this requirement.

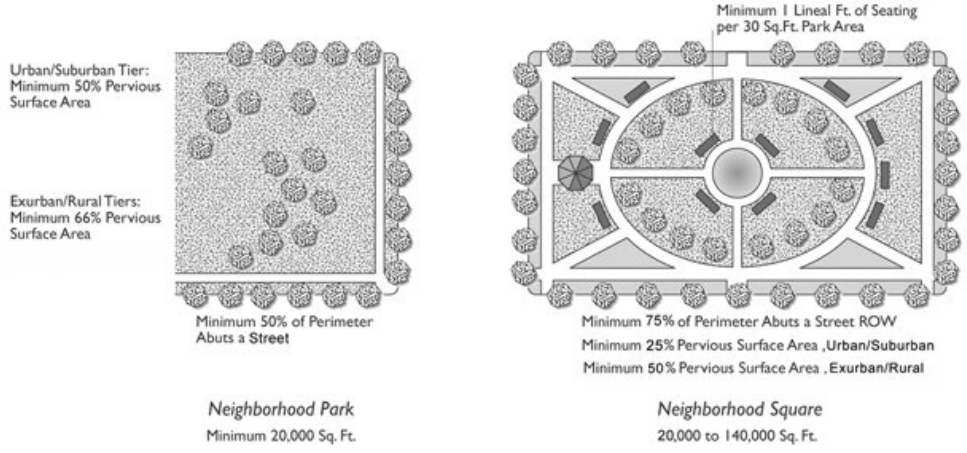
a) Active Recreation Areas in Residential Buildings

Penthouse and rooftop active and passive recreation shall not be counted towards the minimum open space/recreation area requirement.

6) Required Amenities

Neighborhood squares shall include street furniture for outdoor seating and other amenities such as gazebos, fountains, statuary, flagpoles, kiosks, and benches. At least one lineal foot of seating area shall be provided for each 100 square feet of park area. Seating area may include wooden benches, seating walls, and retaining walls where the seating area is between 16 inches and 30 inches above grade. **[Ord. 2014-031]**

Figure 3.F.3.D – TND Neighborhood Park and Square



5. Residential Uses

a. Lot Size and Setbacks

Minimum and maximum lot sizes and building setbacks shall conform to the standards in Table 3.F.3.D, TND Residential Lot Size and Setback Regulations, with exception to Multifamily units located in a Neighborhood Center. **[Ord. 2012-027]**

b. Maximum Building Height

35 feet.

1) U/S Tier

One foot of additional height may be allowed for Multifamily residential buildings for each additional foot of front and side setback, or upper story setback, provided beyond the minimum required setback, up to a total building height of 45 feet.

c. Building Orientation

Residential buildings shall front a street, neighborhood square, or neighborhood park and be directly accessible from a street.

d. Accessory Buildings

Accessory buildings shall not exceed 25 feet in height and may be used as a garage or Accessory Quarters. **[Ord. 2017-007]**

1) Calculation of Density

Accessory Quarters are not considered "dwelling units" for the purposes of calculating the maximum allowable density in a TND. **[Ord. 2017-007]**

2) Maximum Number

Up to one Accessory Quarters unit per principal dwelling unit is permitted. **[Ord. 2017-007]**

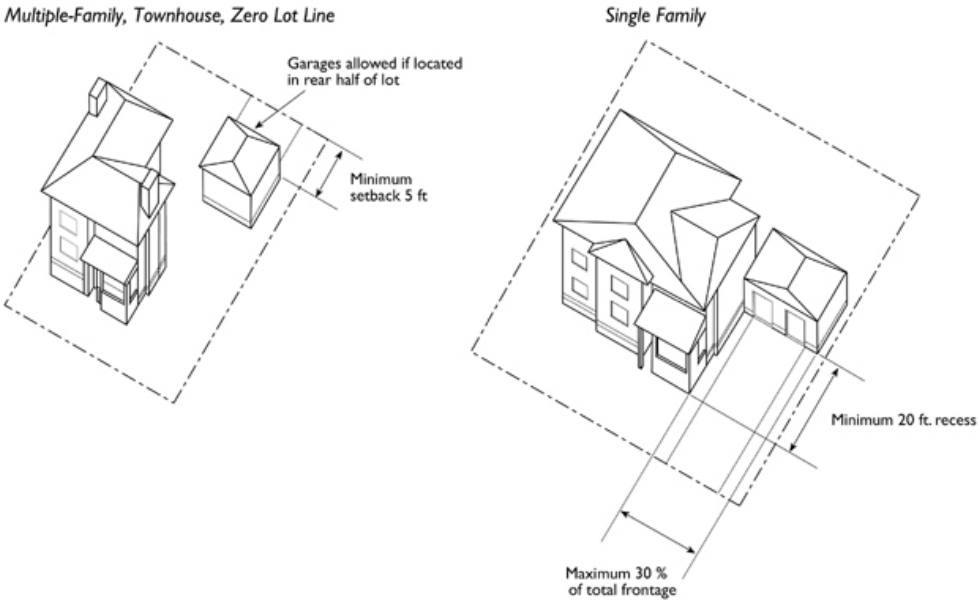
3) Required Parking

One additional parking space per Accessory Quarters is required. **[Ord. 2017-007]**

e. Garages

Garages are permitted in the rear half of the lot only. Garages accessible from an alley shall be set back a minimum of five feet from the rear property lot line.

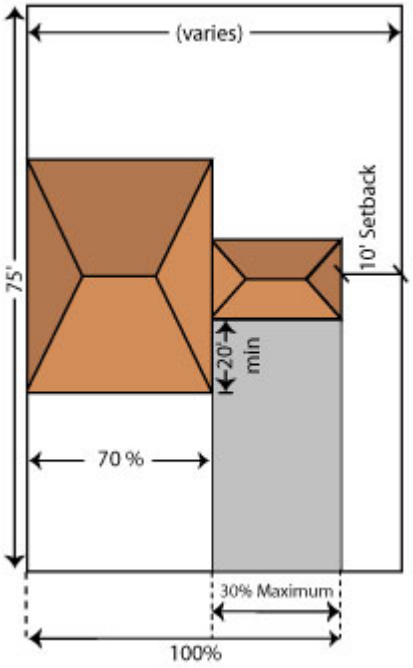
Figure 3.F.3.D – TND Garages



1) Exception for Single Family or ZLL

Garages may be attached to a Single Family house or ZLL if recessed a minimum of 20 feet from the front façade of the house. Attached garages shall occupy a maximum of 30 percent of the total frontage of the house, as determined by the total length between the two main exterior walls nearest to the interior property lines, including the garage but excluding any attached structures, such as a porch, deck, or patio. Attached garages may be increased to a maximum of 40 percent of the total frontage of the house, when a porte-cochère is connected to the dwelling and located in front of the garage, and the driveway is limited to a maximum of 16 feet in width. **[Ord. 2014-031]**

Figure 3.F.3.D – ZLL Garages



f. Main Entrances

All residential structures shall have their main entrance fronting a street or an intersection. Corner entries at street intersections are preferred for Multifamily structures.

g. Porches

All Single Family and ZLL dwellings shall have a front porch, raised a minimum of 18 inches from the finished grade, or from the sidewalk located in the front yard within the R-O-W. **[Ord. 2014-031]**

1) Size

Porches shall have a minimum depth of six feet and a minimum width of 12 feet.

2) Enclosure

Porches shall comply with the definition of TND, Porch in Art. 1.H, Definitions and Acronyms.

3) Setback Encroachment

A porch, and attached porte-cochère where applicable, may encroach a maximum of 25 percent into a front or side street setback, provided there is no utility easement overlap. **[Ord. 2014-031]**

h. Balconies and Patios

A minimum of 20 percent of the total number of dwelling units on each floor in a Multifamily structure shall have individual balconies and/or patios.

1) Setback Encroachment

A Single Family or ZLL patio may encroach a maximum of 25 percent into a front or side street setback, provided there is no utility easement overlap. A balcony may encroach a maximum of six feet into a front or side street setback, provided there is no utility easement overlap. **[Ord. 2014-031]**

Table 3.F.3.D – TND Residential Lot Size and Setback Regulations

Regulation	Single Family	ZLL	Townhouse	Multifamily (1)
Min. Lot Size	5,000 sq. ft.	3,000 sq. ft.	1,000 sq. ft.	-
Max. Lot Size	40,000 sq. ft.	15,000 sq. ft.	8,000 sq. ft.	-
Min. Lot Width	50’	40’	16’	50’
Min. Lot Depth	75’	75’	75’	75’
Front Setback	10’ min.	10’ min.	5’ min.	No min.
	20’ max.	20’ max.	10’ max.	30’ max.
Side Setback	5’ min.	0’ on ZLL side and 10’ on other	No min. 15’ separation	5’ min. 15’ separation
			10’ adjacent to Single Family or ZLL houses	20’ adjacent to Single Family or ZLL houses
Side Street Setback	10’ min.	10’ min.	10’ min.	10’ min.
Rear Setback	10’	10’ min.	15’ min.	15’ min.
	5’ min. for accessory structure	5’ min. for accessory structure or alley	5’ min. for accessory structure or alley	-
	5’ min. for a garage accessible from an alley	5’ min. for a garage accessible from an alley	5’ min. for a garage accessible from an alley	
[Ord. 2012-027] [Ord. 2014-031]				
Notes:				
1.	Multifamily units located in a Neighborhood Center shall be subject to the lot sizes of that use zone.			

Section 4 Traditional Marketplace Development (TMD)

A. Purpose

The purpose of the TMD district is to: **[Ord. 2005-041]**

1. Provide a concentrated area for shopping, entertainment, business, services, and cultural opportunities by allowing a mix of commercial and institutional uses and establishing physical development and design standards that create pedestrian-oriented development; **[Ord. 2005-002]**
2. Provide housing opportunities through integrated residential uses; **[Ord. 2005-002] [Ord. 2014-031]**
3. Promote a mix of uses in a manner that creates a stronger pedestrian orientation through design, placement, and organization of buildings, plazas, common public space, and dispersed parking; and, **[Ord. 2005-002]**
4. Ensure traditional marketplaces are compatible with the overall design objectives of the Plan and the MGTS. **[Ord. 2005-041]**

B. Purpose of the TMD District in the AGR Tier (AGR-TMD)

In addition to the above, the purpose of the AGR-TMD is to: **[Ord. 2005-041]**

1. Promote the preservation of agriculture by providing for compact commercial areas and preserved agricultural land; **[Ord. 2005-002]**
2. Provide for commercial uses serving AGR residents at accessible locations on major Arterials; **[Ord. 2005-002]**
3. Encourage design that is compatible with the surrounding agricultural or rural area; **[Ord. 2005-002]**
4. Implement the conceptual designs that were submitted to the BCC on April 6, 2005; and, **[Ord. 2005-041]**
5. Implement the requirements of FLUE Policies 1.5-m, 1.5.1-m, 1.5.1-n, and 2.4-c of the Plan, as amended, and FLUE Policy 1.5.1-r, Ag Reserve Design Elements, adopted in 2016. **[Ord. 2005-041] [Ord. 2017-002]**

C. Development Standards for all TMDs

The following standards apply to TMDs located in all tiers: **[Ord. 2005-002]**

1. General Standards

The following standards apply to all TMDs; however, additional standards or provisions shall apply to the AGR Tier, per Art. 3.F.4.D, Standards Applicable to AGR Tier, and Urban/Suburban Tier, per Art. 3.F.4.E, Urban/Suburban Tier – Lifestyle Commercial Center (LCC). **[Ord. 2005-002] [Ord. 2005-041] [Ord. 2017-025]**

a. Thresholds

A TMD shall comply with Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA), and the following: **[Ord. 2006-004]**

1) Minimum Site Area

The minimum gross land area required for a TMD is ten contiguous acres. **[Ord. 2005-002] [Ord. 2006-004]**

2) Minimum Total Floor Area

The following MGTS thresholds shall apply to all non-residential development within a TMD, unless stated otherwise herein: **[Ord. 2010-022]**

a) U/S Tier

In the U/S Tier, 200,000 square feet is required, with a minimum of 125,000 square feet in the first phase. **[Ord. 2010-022]**

b) Exurban/Rural Tiers

In the Exurban and Rural Tiers, 125,000 square feet is required. Additional development may be phased but shall not exceed a total of 200,000 square feet for the Exurban and Rural Tiers. **[Ord. 2010-022]**

(1) Agricultural Enclave (AGE) Exception

The minimum square footage for TMDs within an AGE shall be in accordance with an AGE Site Specific FLUA Conceptual Plan. **[Ord. 2010-022]**

c) AGR Tier

See Art. 3.F.4.D, Standards Applicable to AGR Tier, for AGR standards. **[Ord. 2010-022]**

d) Civic and Institutional Exception

Civic and institutional uses are not subject to these floor area limitations. **[Ord. 2005-002] [Ord. 2006-004] [Ord. 2010-022]**

3) Minimum FAR

0.4 in the U/S Tier. **[Ord. 2005-002] [Ord. 2006-004]**

b. Permitted Locations

1) Within the CL designations in Exurban, Rural, and AGR Tiers. **[Ord. 2005-002]**
2) Within the CL/CH designations in the U/S Tier. **[Ord. 2005-002]**
3) Within an area designated as a TMD Pod within a TTD. **[Ord. 2010-022] [Ord. 2014-031]**
4) A TMD must have at least 200 feet of frontage along an Arterial or Collector Street. **[Ord. 2005-002]**

c. Maximum Floor Area per Single Tenant

1) U/S Tier

Variance from these requirements shall be prohibited. No single tenant may occupy more than 50,000 square feet, except as follows: **[Ord. 2017-025]**

a) CL FLU

A maximum of 65,000 square feet may be permitted subject to Class A Conditional Use approval. **[Ord. 2017-025]**

b) CH FLU

A maximum of 100,000 square feet may be permitted subject to Class A Conditional Use approval. **[Ord. 2005-002] [Ord. 2017-025]**

2) Exurban/Rural and AGR Tiers

No single tenant may occupy more than 25,000 square feet unless approved as a Conditional Use. Single tenants occupying 65,000 square feet or more are prohibited. **[Ord. 2005-002] [Ord. 2017-025]**

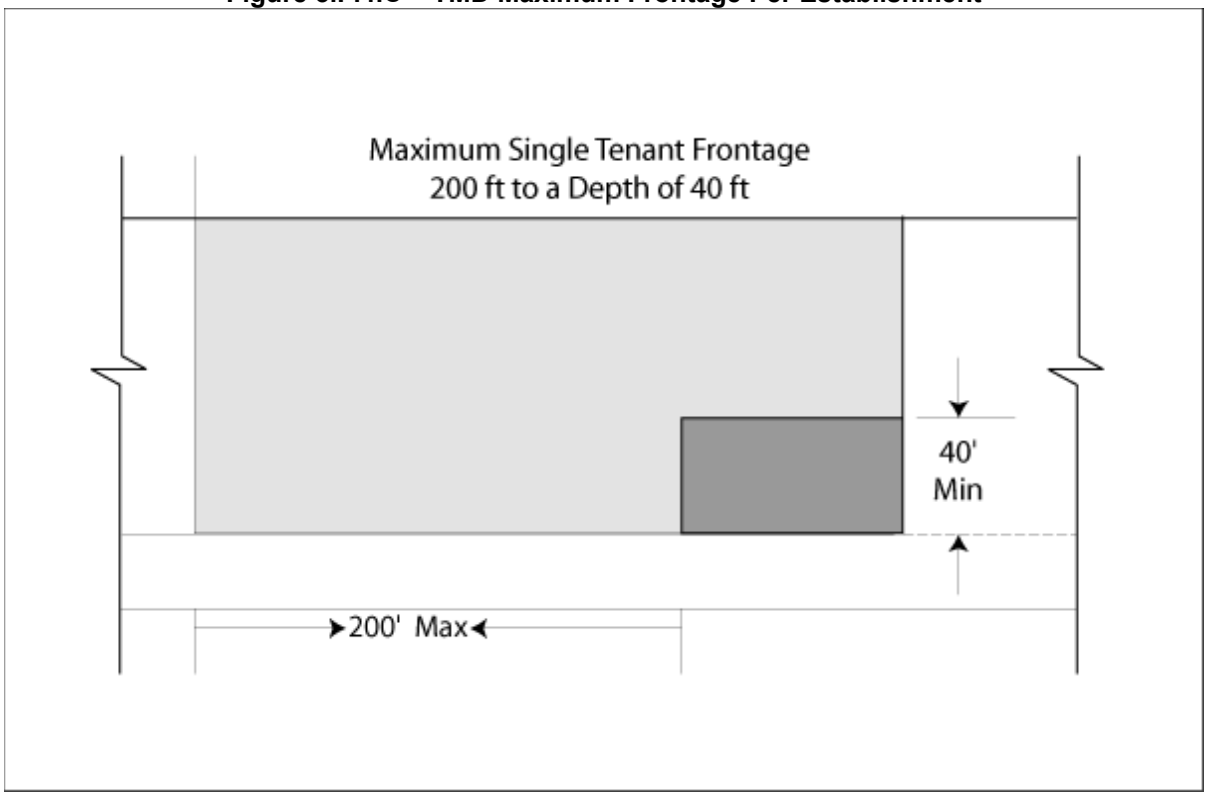
3) Maximum Ground Floor Area per Establishment

No single tenant may occupy more than 40 percent of the total ground floor area of a TMD. **[Ord. 2005-002]**

4) Maximum Frontage per Single Tenant

No single tenant may occupy more than 200 feet of frontage. An increase of up to 240 feet of frontage per single tenant is permitted in the AGR Tier, provided that any increase over 200 feet incorporates the appearance of a separate storefront on the subject façade, to include the following: a distinct architectural style a minimum of 40 feet in length, a similar percentage of transparency, and an additional building entrance, or appearance of an entrance. **[Ord. 2005-002] [Ord. 2005-041] [Ord. 2019-005]**

Figure 3.F.4.C – TMD Maximum Frontage Per Establishment



[Ord. 2005-002]

2. Street Designations and Configurations

All streets and alleys in a TMD dedicated to the public or meeting the definition of a private street shall conform to the standards of Art. 11, Subdivision, Platting, and Required Improvements. All Neighborhood Centers and the central plaza of a TMD shall be directly connected by a non-gated street network. **[Ord. 2005-002]**

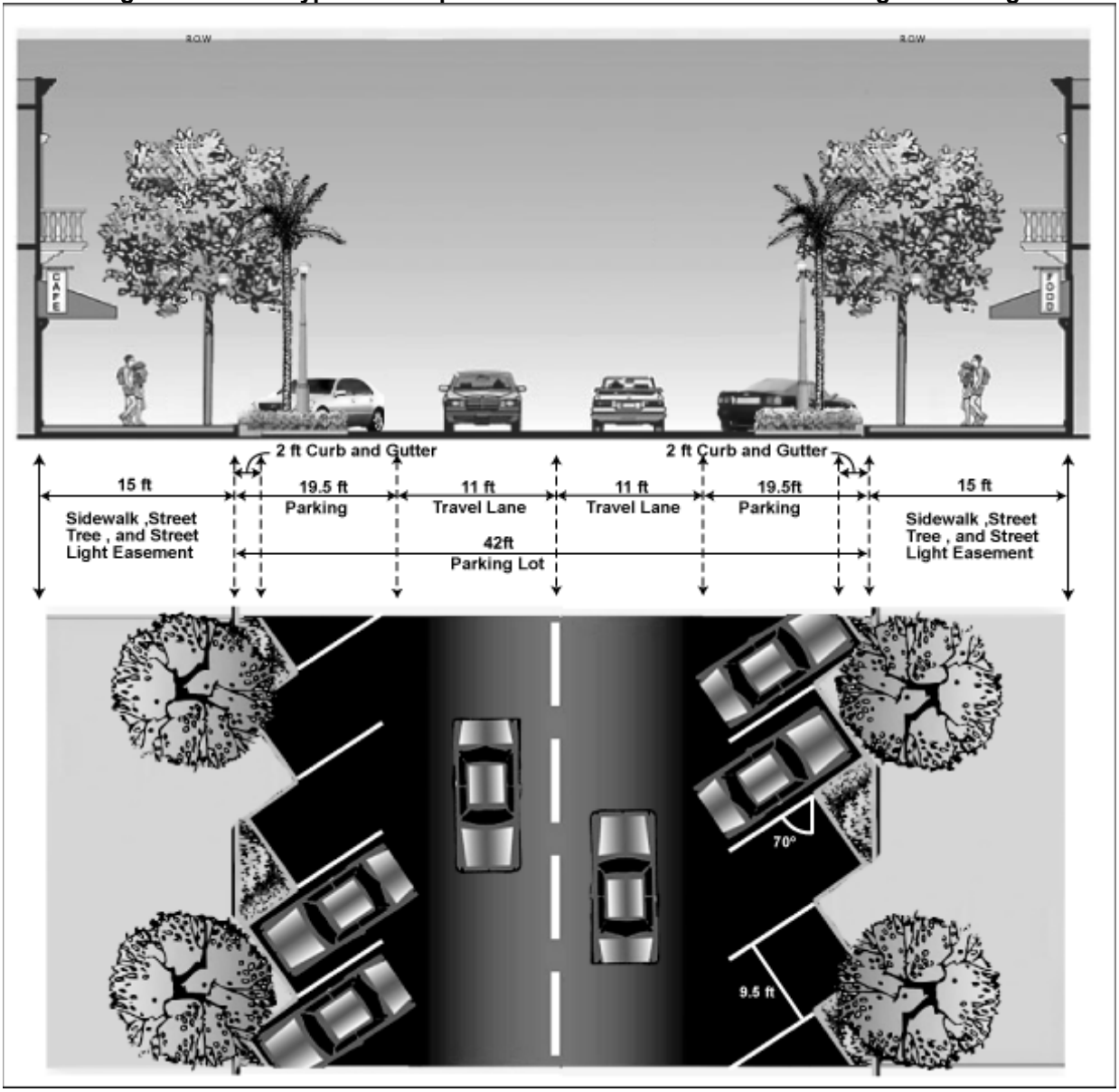
a. Main Street

At least two two-way streets forming an intersection shall be designated as Main Streets. A minimum of one Main Street shall cross through the entire length or width of a TMD, unless waived by the BCC. Main Streets shall be designed to be consistent with Figure 3.F.2.A, TDD Commercial Street. **[Ord. 2005-002]**

1) Design Exception

Main Streets designed as an access way or non-residential parking lot may increase the overall width to provide for angled parking, not to exceed a 70-degree angle, as indicated in Figure 3.F.4.C, Typical Example of TMD Commercial Street with Angled Parking. The required width of travel lanes shall be as approved by the County Engineer based upon such factors as anticipated Average Daily Traffic and overlap of back-out maneuvers. Parking stall dimensions shall be in accordance with Table 6.B.3.A, Minimum Parking Dimensions for Non-Residential Uses and Residential Uses with Shared Parking Lots. **[Ord. 2005-002] [Ord. 2007-013]**

Figure 3.F.4.C – Typical Example of TMD Commercial Street with Angled Parking



[Ord. 2005-002]

b. Sidewalks

Sidewalks are required on both sides of all streets and shall be designed to be consistent with Figure 3.F.2.A, TDD Commercial Street, except for: alleys; drive aisles between rows of parking or providing access to a surface parking lot; service streets; the side of a street abutting a Preserve Area of an AGR-TMD; and, where one side of a street abuts a surface parking lot or open space. All sidewalks shall conform to the requirements of Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys. **[Ord. 2005-002] [Ord. 2005-041]**

c. Alley Access

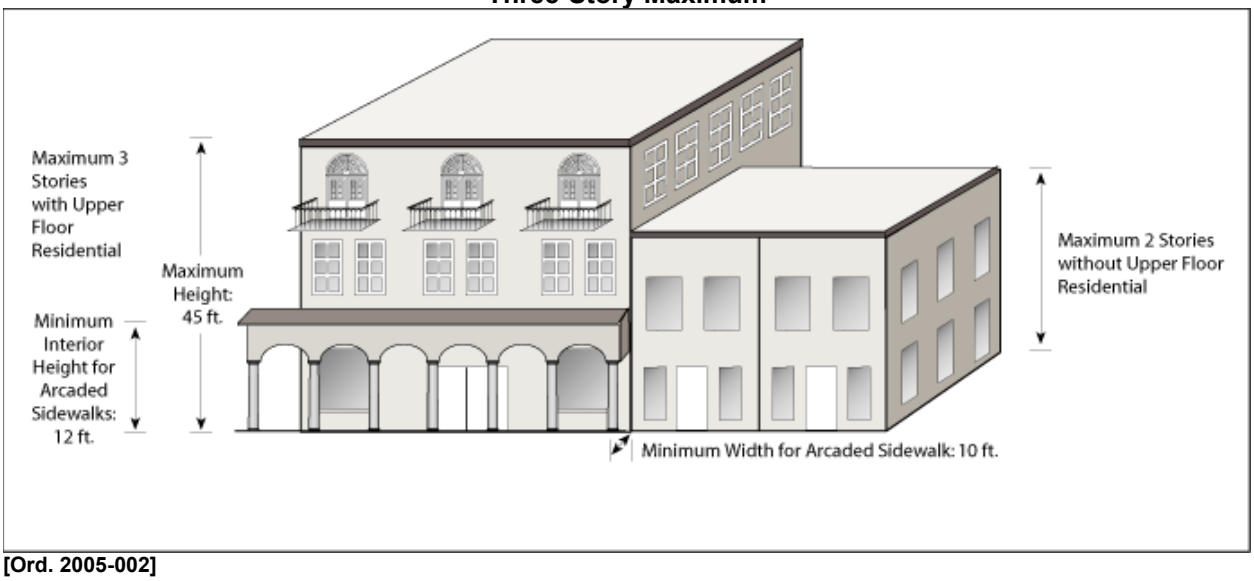
Alley access is not allowed from a Main Street. **[Ord. 2005-002]**

d. Prohibition of Vehicular Gates

Vehicular gates are not allowed in a TMD. **[Ord. 2005-002]**

3. **Building Form**
   a. **Maximum Building Height**
      1) **U/S Tier**
         a) 45 feet and two stories unless waived through a Type 2 Waiver. A third story is allowed if the top floor is dedicated to residential uses. **[Ord. 2005-002] [Ord. 2017-025]**
         b) The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height Exceptions. **[Ord. 2005-002]**
      2) **Exurban, Rural, and Agricultural Reserve Tiers**
         35 feet and two stories. **[Ord. 2005-002]**
         a) AGR Tier Exception
            (1) A third story is allowed if limited to residential uses where a garage is provided on the ground floor for each residential unit. **[Ord. 2005-002]**
            (2) The height limit shall be 45 feet for those exceptions listed in Art. 3.D.1.E.4, Height Exceptions. **[Ord. 2005-002]**

Figure 3.F.4.C – TMD Building Form U/S Tier
Three-Story Maximum

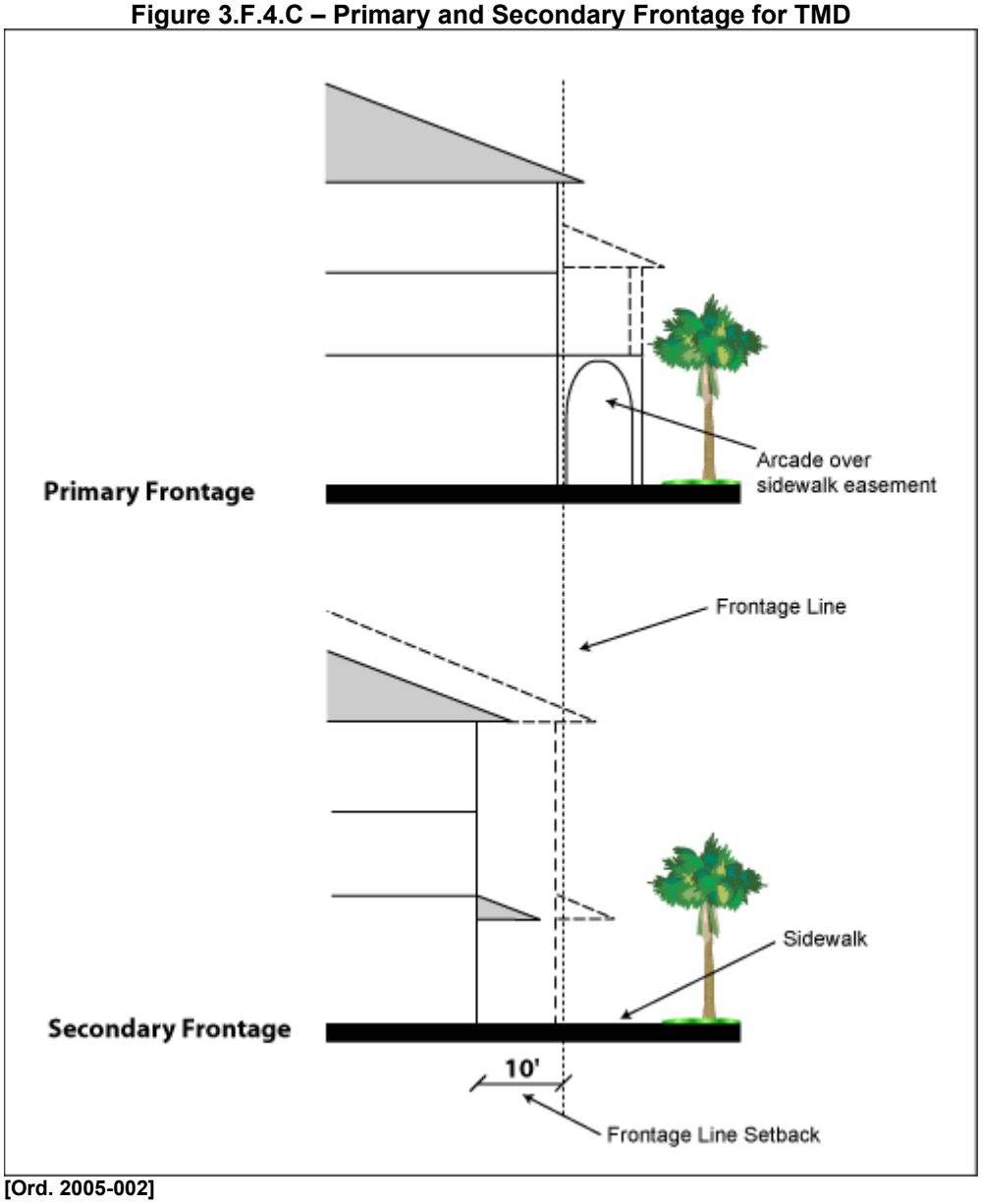


[Ord. 2005-002]

4. Frontages and Residential PDRs

All buildings shall be designated on the Site Plan as either Primary or Secondary Frontage and shall conform to the following requirements: **[Ord. 2005-002] [Ord. 2005-041]**

Figure 3.F.4.C – Primary and Secondary Frontage for TMD

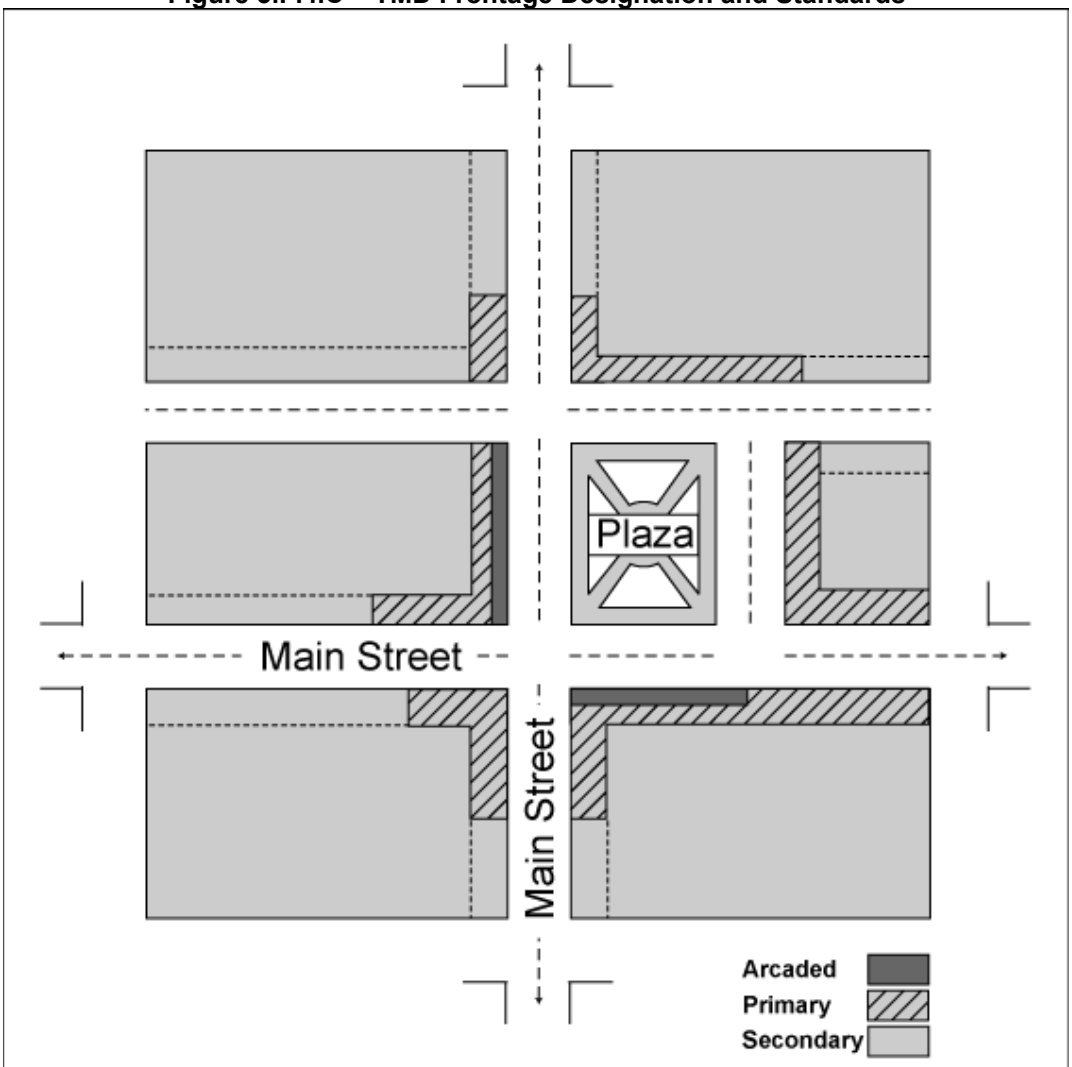


[Ord. 2005-002]

a. Standards for Primary Frontage

1) A minimum of 60 percent of the length of a Main Street shall be designated as a Primary Frontage. **[Ord. 2005-002]**

Figure 3.F.4.C – TMD Frontage Designation and Standards



* A minimum of 60 percent of the contiguous lenght of a Main Street shall be designated as a Primary Frontage.

* Whenever a plaza or square is bounded by buildings, the building frontages shall conform to Standards for a Primary Frontage, including requirements for arcaded walkways and buildings.

* At least 50 percent of contiguous Primary Frontages shall have arcaded sidewalks. Arcades shall be at least 10 feet in width, including any support column intrusions, and have a minimum height clearance of 12 feet from ground to ceiling. Building floor area is allowed above an arcade.

[Ord. 2005-002]

2) Continuity and Separations

Primary Frontage shall be continuous, except as follows: **[Ord. 2005-002]**

a) A central plaza or square may be located at the end of a block. **[Ord. 2005-002]**

b) One separation between buildings is allowed for each 120 linear feet of frontage, provided it is located a minimum of 120 feet from the end of a block. **[Ord. 2005-002]**

(1) The width of this separation shall not exceed: **[Ord. 2005-002]**

(a) 20 feet for pedestrian access to internal parking areas, on-site loading, refuse collection, or recessed building entrances. **[Ord. 2005-002]**

(b) 30 feet for outdoor dining areas or pedestrian shade and rest areas. **[Ord. 2005-002]**

(c) 60 feet for a mid-block plaza, other than the central plaza. **[Ord. 2005-002]**

3) Build-to-Lines

All buildings and structures along a Primary Frontage shall abut the required sidewalk. **[Ord. 2005-002]**

a) Exception

A maximum of ten percent of Primary Frontage structures may be set back a maximum of 20 feet from the build-to-line to provide for outdoor dining areas and/or usable open space, subject to the following: **[Ord. 2005-002]**

(1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and **[Ord. 2005-002]**

(2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above. **[Ord. 2005-002]**

4) Arcaded Sidewalk

At least 50 percent of the Primary Frontages shall have arcaded sidewalks. Arcades shall be a minimum of ten feet in width, including any support column intrusions, and have a minimum height clearance of 12 feet from ground to ceiling. Building floor area is allowed above an arcade. The arcade shall provide for a pedestrian walkway a minimum of eight feet in width with no encumbrances such as support columns, but may be reduced to six feet in width to provide for outdoor dining areas, as illustrated in Figure 3.B.14.G, WCRAO Arcade and Gallery Standards. **[Ord. 2005-002] [Ord. 2008-003]**

b. Standards for Secondary Frontage

1) Secondary Frontage

A maximum of 40 percent of the length of a Main Street may be designated as Secondary Frontage. **[Ord. 2005-002]**

2) Separations

Secondary Frontage may include physical separations between buildings, as follows:

a) One separation between buildings for each 80 linear feet of frontage, provided it is located a minimum of 80 feet from the end of a block or from the edge of a plaza. **[Ord. 2005-002]**

b) The width of this physical separation shall not exceed:

(1) 20 feet for pedestrian access to internal parking areas or recessed building entrances; **[Ord. 2005-002]**

(2) 30 feet for an alley or vehicular access to internal parking, outdoor dining areas, or pedestrian shade and rest areas; or, **[Ord. 2005-002]**

(3) 60 feet for a mid-block plaza. **[Ord. 2005-002]**

3) Build-to-Lines

All building structures along a Secondary Frontage shall be located within ten feet of the required sidewalk. **[Ord. 2005-002]**

a) Exception

A maximum of ten percent of Secondary Frontage structures may be set back a maximum of 20 feet from the build-to-line to provide for outdoor dining areas and/or usable open space, subject to the following: **[Ord. 2005-002]**

(1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and **[Ord. 2005-002]**

(2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above. **[Ord. 2005-002]**

c. Standards for Buildings Abutting Perimeter Frontages

Exterior façades of buildings that abut Arterial or Collector Streets shall be designed to provide views of building entrances or display windows. **[Ord. 2005-002] [Ord. 2010-022]**

d. Optional Standards for Residential PDRs

Residential buildings may use the TND Residential Lot Size and Setback Regulations, or the following: **[Ord. 2005-041]**

1) Multifamily Alley Frontage Design Alternative

Multifamily dwellings may be permitted to have frontage from a street built to alley standards, subject to the following: **[Ord. 2005-041]**

a) Build-to-Lines and Setbacks

Setbacks or build-to-lines must be measured from the inside alley edge, or sidewalk if provided. **[Ord. 2005-041]**

(1) Front setbacks must be a minimum of five feet, and a maximum of ten feet. Garages fronting the alley shall be set back at least 20 feet. **[Ord. 2005-041]**

(2) Side street setbacks must be a minimum of five feet, and a maximum of ten feet. An exception may be made for one side of a block which fronts on open space or a recreation use. **[Ord. 2005-041]**

(3) The rear of each unit shall have access to and be within 20 feet of a street, open space, or plaza a minimum of 40 feet in width, with sidewalks that connect to the project's pedestrian circulation system. **[Ord. 2005-041]**

b) Continuity and Separations

One separation between buildings is allowed for each 80 feet of frontage, provided it is located a minimum of 80 feet from the end of a block. The width of this separation shall not exceed 25 feet for pedestrian access, or 40 feet for a mid-block plaza. One mid-block plaza may be permitted to have a separation of up to 120 feet in the AGR Tier only. **[Ord. 2005-041]**

5. Pedestrian Circulation

In addition to the sidewalk requirements of Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys, all internal sidewalks shall provide a minimum clear width of six feet. **[Ord. 2005-002]**

6. Foundation Planting

Notwithstanding the requirements of Art. 7.C.3.B, Foundation Plantings, foundation plantings shall not be required for primary and secondary building frontages, buildings along an alley or access way to a parking area, where the alley or access way is located in between non-residential buildings, or where buildings front on a plaza or square. **[Ord. 2005-002] [Ord. 2005-041]**

7. Parking

On-street parking is required on both sides of all two-way streets and on at least one side of one-way streets, except within 25 feet of a street intersection or alley, or ten feet of a fire hydrant, or along Arterials, Plan Collector Streets, alleys, or a vehicular access way to internal parking. **[Ord. 2005-002] [Ord. 2005-041]**

8. Plazas

Plazas are required to provide a focal point for pedestrians, and must meet the minimum standards of Table 3.F.4.C, Minimum Dimensions for Required Plazas, and the following: **[Ord. 2005-002] [Ord. 2005-041]**

Table 3.F.4.C – Minimum Dimensions for Required Plazas

	Min. Size	Min. Length	Min. Width
Central Plaza	10,000 sq. ft.	120'	80'
Other Plazas	5,000 sq. ft.	60'	40'

a. Minimum Total Area

20,000 square feet or five percent of the gross Development Area within a TMD, whichever is greater, shall be used for public plazas or squares. **[Ord. 2005-002]**

b. Required Location

The central plaza shall front on a Main Street; other plazas shall be bounded by a street on at least one side. **[Ord. 2005-002] [Ord. 2005-041]**

c. Required Landscaping and Pedestrian Amenities

1) A minimum of 15 percent of each plaza shall be shaded by landscaping or shade structures, at time of installation. Landscaping shall provide a minimum of 50 percent of required shade. **[Ord. 2005-002] [Ord. 2005-041]**

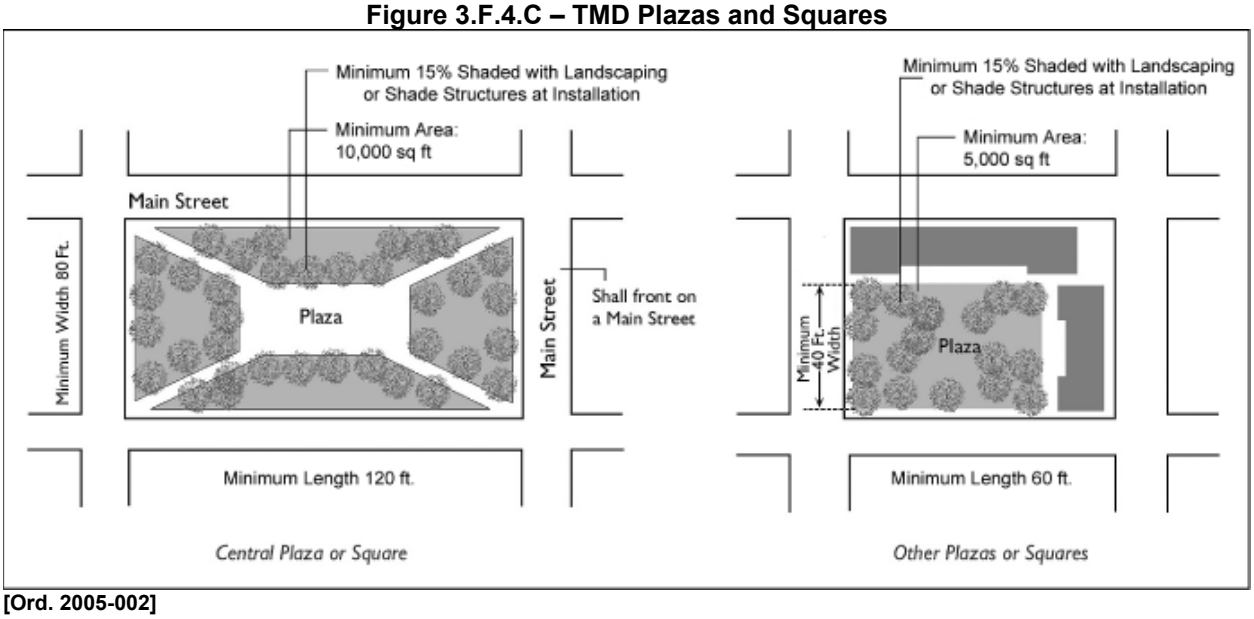
2) A minimum of 40 percent of the overall plaza areas shall be pervious. **[Ord. 2005-002] [Ord. 2005-041]**

3) Each plaza must provide a minimum of one linear foot of seating for each 200 square feet of overall area. **[Ord. 2005-002] [Ord. 2005-041]**

d. Corner and Mid-Block Plaza Abutting Buildings

Wherever a plaza is bounded by buildings, the building frontages must conform to the standards for a Primary Frontage, including requirements for arcaded walkways and buildings. See Art. 3.F.4.C.4, Frontages and Residential PDRs. **[Ord. 2005-002] [Ord. 2005-041]**

Figure 3.F.4.C – TMD Plazas and Squares



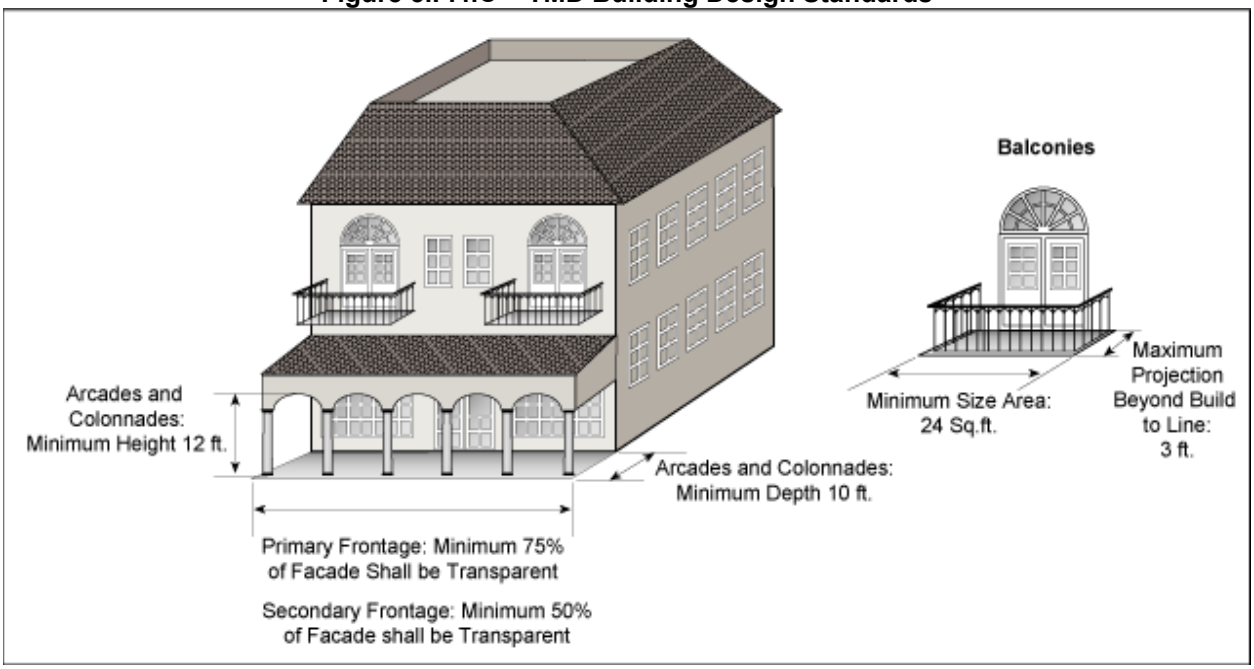
[Ord. 2005-002]

9. Building Design

a. Transparency

All commercial first story façades shall consist of transparent glass that provides views into a commercial use or window display. Calculation of transparency shall be pursuant to Art. 1.C.4.K, Building Transparency. **[Ord. 2005-002] [Ord. 2010-022]**

Figure 3.F.4.C – TMD Building Design Standards



[Ord. 2005-002]

1) **Percentage**
   a) Primary Frontage – 60 percent. **[Ord. 2010-022]**
   b) Secondary Frontage – 50 percent. **[Ord. 2010-022]**
   c) Perimeter Frontage – 25 percent. **[Ord. 2005-002] [Ord. 2010-022]**
2) **Exemption**
   Indoor movie or any type of theater shall be exempt from the Secondary and Perimeter Frontage transparency requirements. The minimum transparency requirement may be reduced by up to 75 percent for medical offices and other similar uses that require privacy as determined by the Zoning Director, subject to the following: **[Ord. 2010-022] [Ord. 2014-031]**
   a) Documentation that there is no interior layout options to maximize use of lobby, reception, or other similar areas to attain required transparency; and **[Ord. 2014-031]**
   b) Use of architectural embellishment that provides the appearance of glazing commensurate with the reduction in required transparency. **[Ord. 2010-022] [Ord. 2014-031]**

b. Balconies
Balconies may project beyond build-to-lines, subject to the following standards: **[Ord. 2005-002]**
1) **Maximum Projection**
   Three feet. **[Ord. 2005-002]**
2) **Maximum Size**
   24 square feet. **[Ord. 2005-002]**

10. Phasing

a. Phasing
TMDs shall be subject to the phasing and time limitations in Art. 3.F.1.H, Phasing and Platting, as well as Art. 2.E, Monitoring of Development Orders (DOs) and Conditions of Approval. **[Ord. 2005-002]**

b. First Phase
The following elements shall be constructed before the issuance of the first CO: **[Ord. 2005-002]**
1) All plazas and squares located on required Main Streets, including required landscaping. **[Ord. 2005-002]**
2) 50 percent of required Primary Frontage buildings located on required Main Streets. **[Ord. 2005-002]**
3) All Main Streets, including all sidewalks, landscaping, and lighting required to service the above. **[Ord. 2005-002]**

D. Standards Applicable to AGR Tier

1. Minimum Site Area
25 acres, including Preserve Area. **[Ord. 2005-002]**

2. Maximum Development Area
40 percent of gross acreage. **[Ord. 2005-002]**

3. Minimum Retail and Commercial Floor Area
175,000 square feet of commercial/civic uses (inclusive of work/live space). Of these, 125,000 square feet shall be retail and office space. **[Ord. 2005-002]**

4. Maximum Retail and Commercial Floor Area
375,000 square feet. **[Ord. 2005-002]**

5. Maximum Floor Area Ratio (FAR)
1.0. **[Ord. 2005-002]**

6. Maximum Residential Density
One dwelling unit per acre. Residential density shall be transferred from the Preserve Area to the Development Area at a ratio of one to one. **[Ord. 2005-002]**

7. Permitted Locations
A TMD shall only be located within 1,320 feet of the intersections of Lyons Road and Boynton Beach Boulevard and Lyons Road and Atlantic Avenue, on a site with a CL FLU designation. A maximum of one TMD is allowed at each of these intersections. **[Ord. 2005-002]**

8. Preserve Area and Open Space Requirements
A TMD shall conform to FLUE Objective 1.5 of the Plan, Art. 1.E, Prior Approvals, and the following additional requirements: **[Ord. 2005-002]**

a. Minimum Preserve Area
A minimum of 60 percent of the gross acreage, less roadways identified on the Thoroughfare Identification Map, shall be designated as Preserve Area. Rural Parkway easements may be counted toward the preserve requirement. **[Ord. 2005-002]**

b. Location

The Preserve Area shall be contiguous with the TMD, or non-contiguous provided it has a common border with other land that is at least 150 acres and: **[Ord. 2005-002]**

1) In a conservation district; **[Ord. 2005-002]**
2) Designated as an AGR preserve; or, **[Ord. 2005-002]**
3) Has had development rights removed and is permanently restricted to usable open space or agricultural uses through a conservation easement or other legal instrument approved by the County Attorney's Office. **[Ord. 2005-002]**

c. Preserve Areas

An AGR Preserve Area shall comply with the requirements of Art. 3.E.2.F.3, Preserve Area and Art. 4, Use Regulations; all other development regulations that are applicable to the AGR Tier and proposed use(s); and, Policies under Objective 1.5 of the FLUE of the Plan. Nothing herein shall be misconstrued as requiring a Preserve Area to conform to Art. 3.F.4.C, Development Standards for all TMDs. **[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-013] [Ord. 2017-007]**

9. Block Structure

a. Type 2 Waiver

An AGR-TMD shall comply with Art. 3.F.2.A.1.b, Block Structure, except for the provision below, unless waived through a Type 2 Waiver by the BCC upon the BCC determining that the block structure proposed is functionally equivalent for the purpose of Art. 3.F.1.A.4, and Art. 3.F.4.A Purpose. The Type 2 Waiver may be granted only upon the Applicant's agreement to be bound by the block configuration of the Site Plan approved by the BCC. **[Ord. 2005-002] [Ord. 2005-041] [Ord. 2012-027]**

b. AGR-TMD Freestanding Structures

A maximum of ten percent of the overall allowable square footage of an AGR-TMD may be permitted to be developed as freestanding structures, provided that a minimum of one façade is developed according to the standards for Primary or Secondary Frontage. Buildings developed under this provision shall not be required to have circulation on all four sides, nor be subject to continuity and separation requirements. **[Ord. 2005-002]**

10. Definition for Street

Streets for TMDs may also include access aisles in a parking lot for commercial blocks, only when located along the side or rear of a block; non-residential alleys; and, alleys in residential blocks, subject to the standards or Art. 3.F.4.C.4.d.1), Multifamily Alley Frontage Design Alternative. **[Ord. 2005-041]**

11. Agricultural Reserve Design Elements

Shall comply with FLUE Policy 1.5.1-r, Ag Reserve Design Elements. **[Ord. 2017-002]**

E. Urban/Suburban Tier – Lifestyle Commercial Center (LCC)

1. Applicable to existing sites assigned a commercial FLU designation and Condition of Approval requiring the use of the LCC within the boundaries of two Site Specific FLUA amendments: **[Ord. 2017-025]**
   a. LGA 2008-009, Lake Worth Commercial Amendment, Ordinance No. 2008-048. **[Ord. 2017-025]**
   b. LGA 2009-006, Lake Worth/Turnpike SW Commercial, Ordinance No. 2009-028. **[Ord. 2017-025]**
2. Unless stated otherwise, TMD provisions shall apply to all Site Specific FLUA amendments noted above. **[Ord. 2017-025]**

Section 5 Traditional Town Development (TTD)

A. Specific Purpose

The purpose of the TTD district is to:

1. Provide a framework for the coordinated development of compact, walkable neighborhoods with a well-developed traditional marketplace center and a mixture of office, open space and recreation, and civic uses serving local residents;
2. Ensure an interconnected street and pedestrian circulation network that serves the needs of pedestrians, vehicles, and other non-motorized forms of transportation and that functionally and physically integrates the various land use activities;
3. Provide for larger-scale community development that retains a strong neighborhood identity through a compatible scale of development, an identifiable center and edge, and well-defined public spaces for recreation and civic activities;
4. Accommodate optional development districts to provide additional employment opportunities and housing choices interconnected with traditional neighborhoods and within close proximity to the commercial, civic, and recreation and open space amenities of the traditional town; and,
5. Make traditional towns compatible with the overall design objectives of the Plan and its MGTS.

B. Organization and Applicability

The requirements of this Section, Art. 3.F.1, General Provisions for TDDs, and Art. 3.F.2, General Standards, shall apply to all TTDs. In addition, the components of a TTD shall be subject to the following requirements:

1. Traditional Neighborhood Development (TND)

The requirements of Art. 3.F.3, Traditional Neighborhood Development (TND) shall apply to Residential Pods in a TTD.

2. Traditional Marketplace Development (TMD)

The requirements of Art. 3.F.4, Traditional Marketplace Development (TMD) shall apply to Commercial Pods in a TTD.

3. Residential Planned Unit Development (PUD)

A residential Planned Unit Development (PUD) may be included within a TTD, subject to the requirements of Art. 3.E.2, Planned Unit Development (PUD) district.

4. Multiple Use Planned Development (MUPD)

An MUPD may be included within a TTD with a minimum of 320 acres, subject to the requirements for a Multiple Use Planned Development (MUPD) with an EDC FLU designation **[Ord. 2014-025]**

C. General Requirements

1. Thresholds

The minimum gross land area required for a TTD is 200 contiguous acres. **[Ord. 2006-004]**

2. Land Use Mix

TTDs shall consist of a balanced mix of land uses subject to the minimum land use allocations in Table 3.F.5.C, Traditional Town Development Land Use Allocations.

Table 3.F.5.C – Traditional Town Development Land Use Allocations

	Allowable Gross Acreage (Percent of Total)	
	Min.	Max.
Traditional Neighborhood (TND)	60	90
Traditional Marketplace (TMD)	10	25
Civic/Institutional (1)	-	20
Recreation and Open Space	-	25
Residential PUD	-	10
MUPD (2)	-	5

Notes:	
1.	Regional-serving civic and institutional uses may be located outside a TND but may not be used to fulfill the civic/institutional requirements of a TND as established by Table 3.F.3.B, TND Land Use.
2.	Requires a TTD with a minimum of 320 acres.

3. Connectivity

An interconnected network of streets, and sidewalks or pathways shall be provided that connects all pods within the TTD and to any adjacent thoroughfare roads.

4. Landscape Buffer

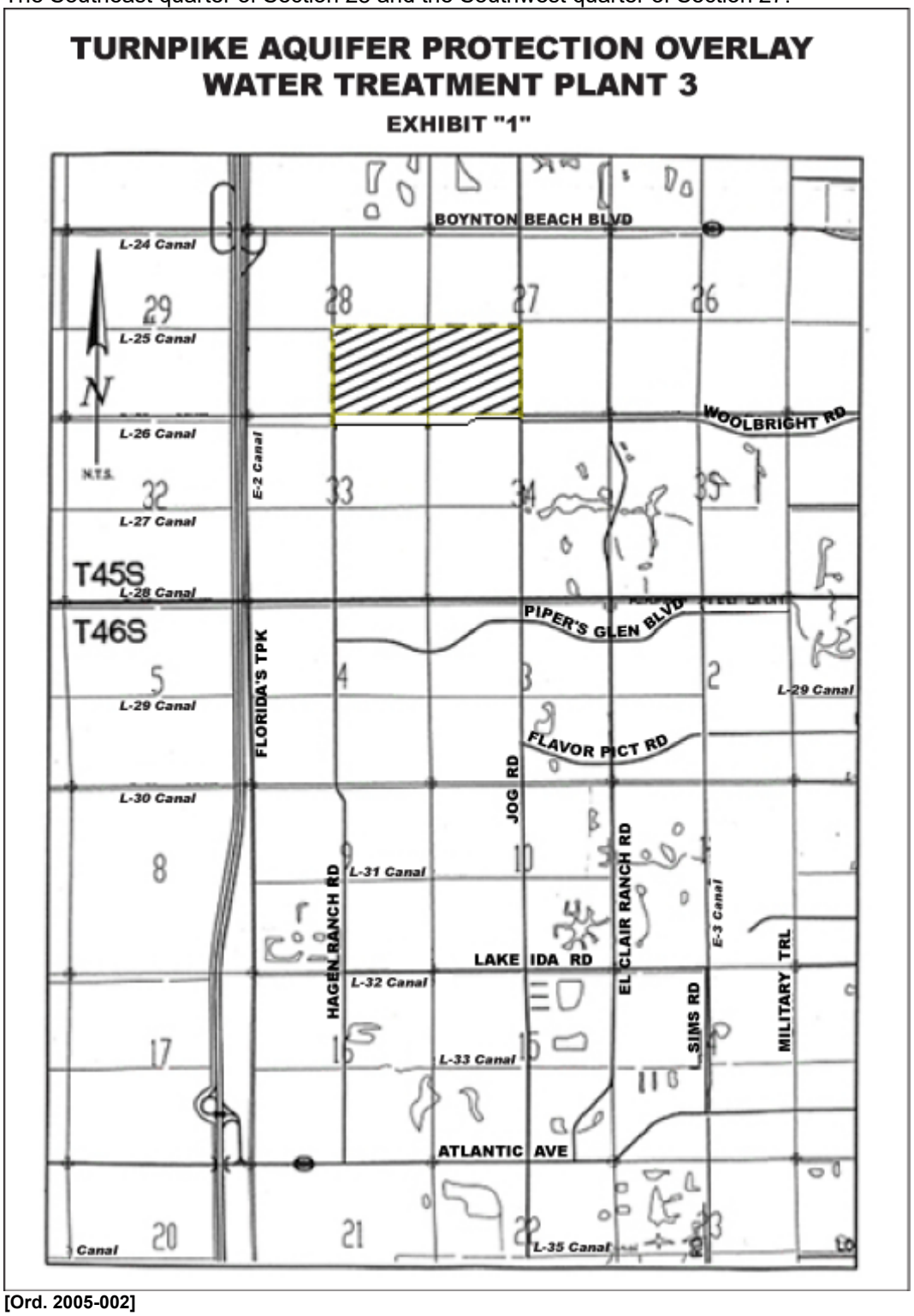
A minimum 50-foot-wide Type 3 Incompatibility Buffer shall be provided around the perimeter of a TTD.

APPENDIX 1 – LEGAL DESCRIPTION WATER OR WASTEWATER TREATMENT PLANT NO. 3

To Accompany Sketch of Turnpike Aquifer Protection Overlay District

Those tracts of land lying in Sections 27 and 28, Township 45 South, Range 42 East, PBC, Florida, being more particularly described as follows:

The Southeast quarter of Section 28 and the Southwest quarter of Section 27.



[Ord. 2005-002]

APPENDIX 2 – LEGAL DESCRIPTION WATER OR WASTEWATER TREATMENT PLANT NO. 8

To Accompany Sketch of Turnpike Aquifer Protection Overlay District

Those tracts lying in Sections 27, 33, and 34, Township 43 South, Range 42 East, PBC, Florida, being more particularly described as follows:

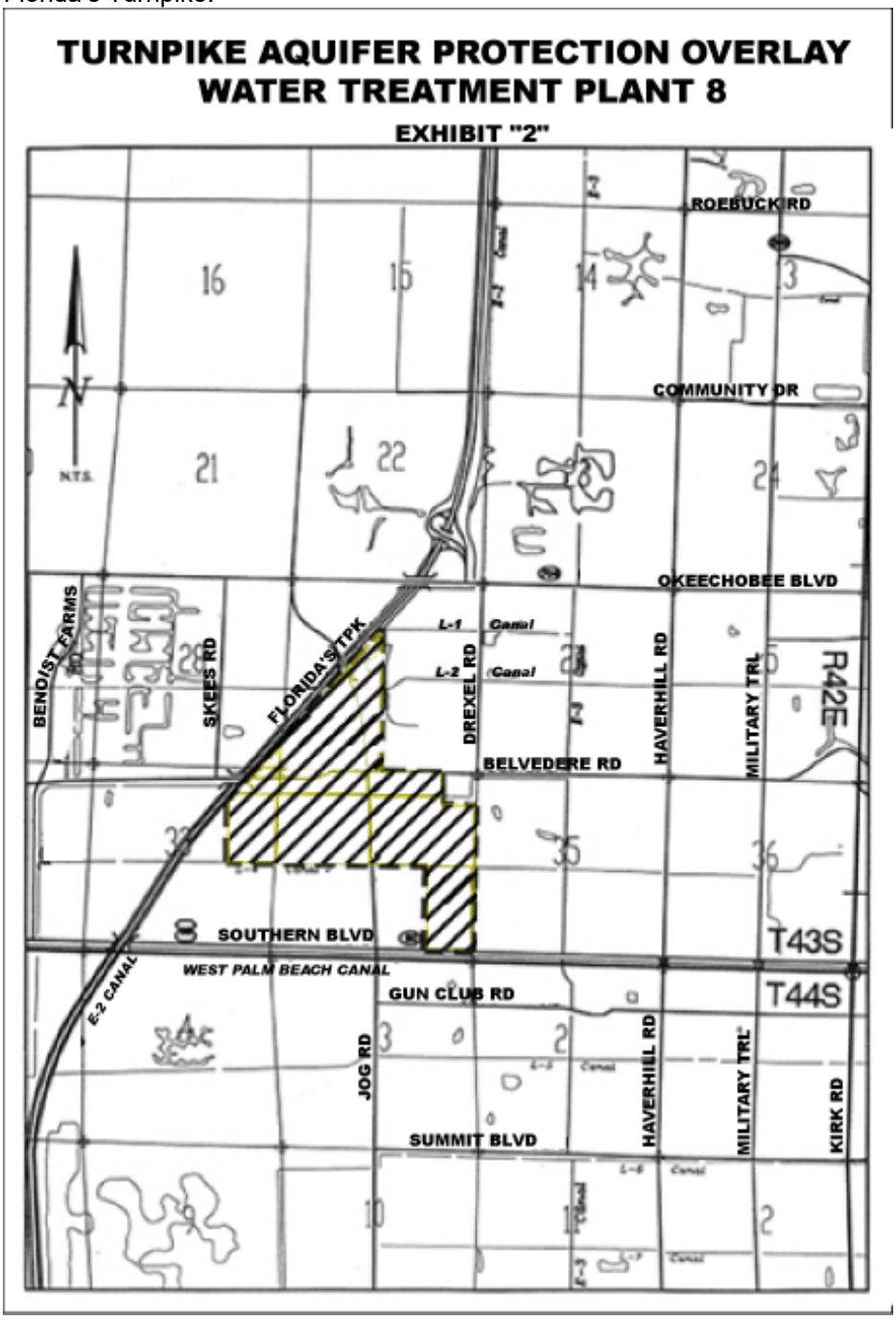
The part of the West half of Section 27 laying east of Florida's Turnpike;

The part of the Southeast quarter of Section 28 laying east of Florida's Turnpike; **[Ord. 2005-002]**

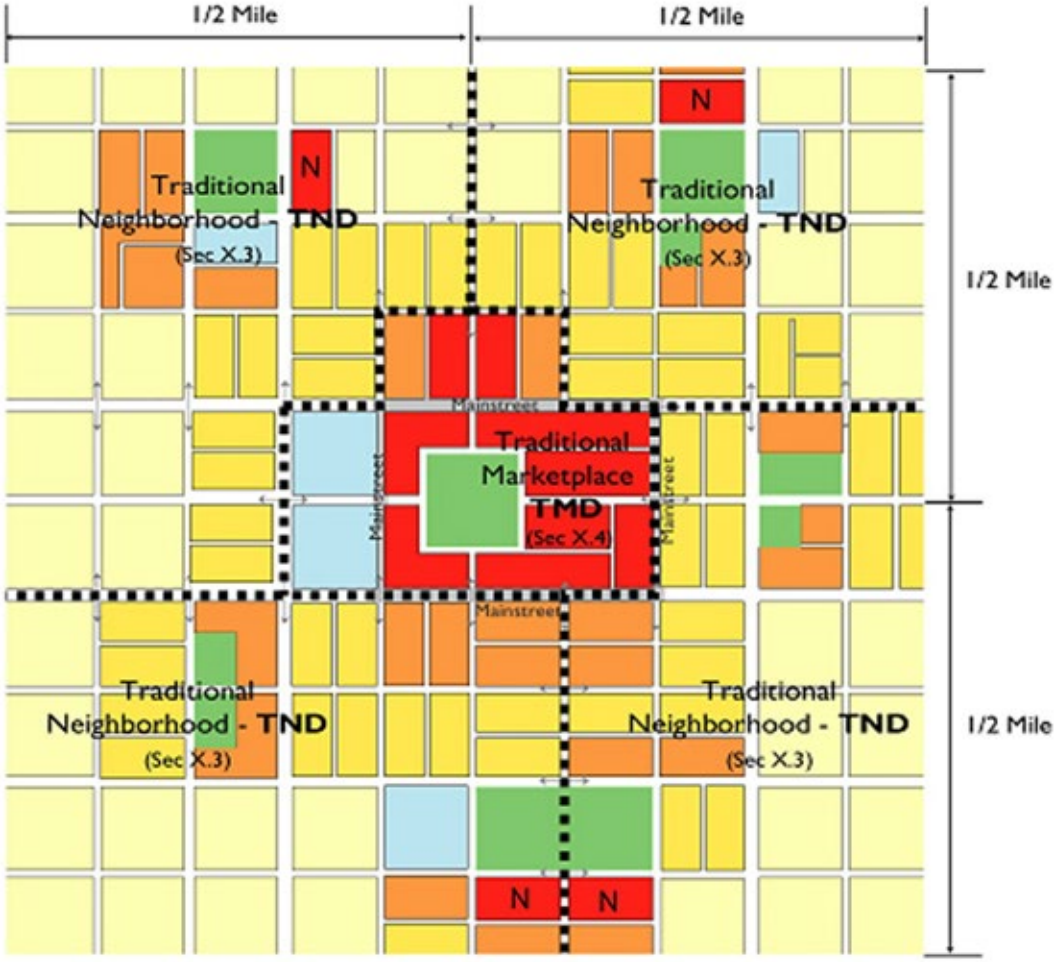
The North half of Section 34 less the Northeast quarter of the Northeast quarter section;

The East half of the Southeast quarter of Section 34; and,

The part of the East half of the Northeast quarter of Section 33 laying east of Florida's Turnpike.



APPENDIX 3 – TRADITIONAL DEVELOPMENT PROTOTYPES EXAMPLE OF LAYOUT MARKETPLACE, NEIGHBORHOODS, AND STREET NETWORK

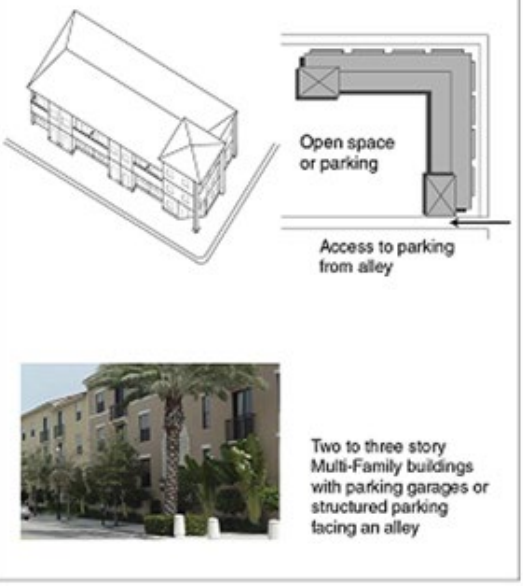


Traditional Town Development (Sec X.5)

- Residential (Primarily Single Family and Zero Lot Line)
- Residential (Mixed Building Types)
- Residential (Primarily Town Houses + Multi-Family Buildings)
- N Neighborhood Center
- Traditional Marketplace
- Civic / Institutional
- Plaza / Recreation / Open Space

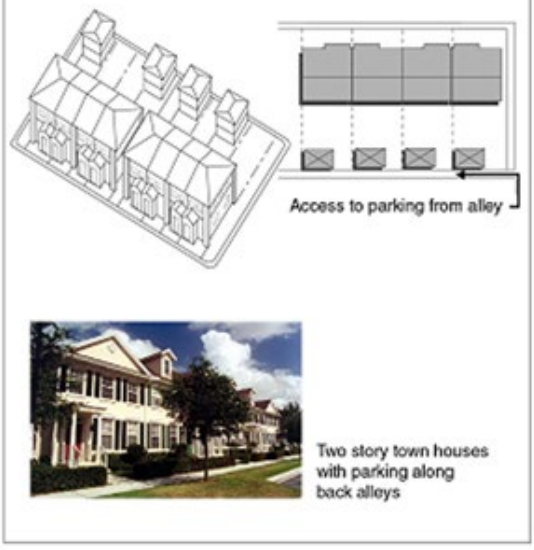
APPENDIX 4 – TRADITIONAL NEIGHBORHOODS
EXAMPLE OF RESIDENTIAL DEVELOPMENTS

Multi-Family



Zero Lot Line

Town House



Single - Family

Amendment History:

[Ord. 2003-067; January 1, 2004] [Ord. 2004-040; October 21, 2004] [Ord. 2004-051; November 24, 2004] [Ord. 2005-002; February 2, 2005] [Ord. 2005-041; September 1, 2005] [Ord. 2006-004; March 1, 2006] [Ord. 2006-013; June 27, 2006] [Ord. 2006-036; August 29, 2006] [Ord. 2006-055; December 1, 2006] [Ord. 2007-001; January 31, 2007] [Ord. 2008-003; January 30, 2008] [Ord. 2008-037; September 4, 2008] [Ord. 2009-040; October 28, 2009] [Ord. 2010-005; February 2, 2010] [Ord. 2010-009; April 2, 2010] [Ord. 2010-022, September 1, 2010] [Ord. 2011-001; February 4, 2011] [Ord. 2011-016; September 6, 2011] [Ord. 2012-003; February 1, 2012] [Ord. 2012-007; March 29, 2012] [Ord. 2012-027; August 31, 2012] [Ord. 2013-001; January 31, 2013] [Ord. 2013-021; August 30, 2013] [Ord. 2014-001; February 3, 2014] [Ord. 2014-025; September 3, 2014] [Ord. 2015-006; February 3, 2015] [Ord. 2014-031; July 7, 2015] [Ord. 2015-031; September 3, 2015] [Ord. 2015-047; December 4, 2015] [Ord. 2016-016; February 2, 2016] [Ord. 2016-020; March 24, 2016] [Ord. 2016-042; September 27, 2016] [Ord. 2017-002; January 31, 2017] [Ord. 2017-007; March 2, 2017] [Ord. 2017-011; March 28, 2017] [Ord. 2017-025; August 28, 2017] [Ord. 2017-032; October 31, 2017] [Ord. 2018-002; February 1, 2018] [Ord. 2018-018; August 29, 2018] [Ord. 2019-005; January 29, 2019] [Ord. 2019-034; August 27, 2019] [Ord. 2020-001; January 28, 2020] [Ord. 2020-019; September 3, 2020] [Ord. 2020-020; September 3, 2020] [Ord. 2021-006; March 2, 2021] [Ord. 2021-022; September 3, 2021] [Ord. 2021-023; September 3, 2021] [Ord. 2021-033; December 20, 2021] [Ord. 2021-039; December 22, 2021] [Ord. 2022-002; February 4, 2022] [Ord. 2022-018; July 29, 2022] [Ord. 2023-009; February 28, 2023] [Ord. 2023-011; March, 23, 2023] [Ord. 2023-012; March, 23, 2023] [Ord. 2023-020; May 30, 2023] [Ord. 2023-021; May 30, 2023]