

TECHNICAL MANUAL

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APPENDIX 1 – ZONING DISTRICT CONSISTENCY WITH THE FUTURE LAND USE ATLAS (FLUA)

A-1.A STANDARD ZONING DISTRICTS

Any application for an Official Zoning Map Amendment (Rezoning) to a Standard Zoning District shall correspond to a future land use (FLU) designation indicated in the Table below. [8/2023]

Table A-1.A – FLU Designation and Corresponding Standard Zoning Districts (1)(2)(3)(4)(5)(6) [8/2023]

FLU Designation	Zoning District								
Agriculture/Conservation									
AP	AP	AR	PO						
AGR	AGR	AR	PO	AP					
CON	PC (7)	PO							
SA	AR	AGR (8)	PO	AP					
Residential									
RR-20	AR	PO	AP						
RR-10	AR	PO	AP						
RR-5	AR	PO	AP						
RR-2.5	AR	RE	PO	AP					
LR-1	AR	RE	RT	RS	PO	AP			
LR-2	AR	RE	RT	RS	PO	AP			
LR-3	AR	RE	RT	RS	PO	AP			
MR-5	AR	RE	RT	RS	RM (9)	PO	AP		
HR-8	AR	RE	RT	RS	RM	PO	AP		
HR-12	AR	RE	RT	RS	RM	PO	AP		
HR-18	AR	RE	RT	RS	RM	PO	AP		
CLR					RM	PO	AP		
WCR	AR (10)	PO	AP						
Commercial									
CL-O	CLO	IR	AR	PO	AP				
CL	CN	CC	CLO	CG (11)	IR	AR	PO	AP	
CH-O	CLO	CHO	IR	AR	AP				
CH	CN	CC	CLO	CHO	CG	IR	AR	PO	AP
CR	CRE	AR	PO	AP					
UI	UI (12)								
UC	UC (12)								
Industrial									
CMR	IL								
IND	IL	IG	CRE	AR	PO	AP			
Institutional, Public, and Civic									
INST (13)	IPF	AR	RE	RT	RS	RM	PO	AP	
PARK	IPF	AR	PO	AP					
U/T	PO	IPF (14)	AR	PO	AP				
Key:									
Typical example of a "shaded zoning district."									
Notes:									
1.	Unless exempted otherwise, all applications for a Development Order (DO) shall require a subject site to be rezoned to a shaded zoning district. A zoning district that is not shaded is consistent with the FLU designation pursuant to the limitations as listed in the Notes below.								
2.	A rezoning shall not be required for an existing Legal Lot of Record for the development of a Single Family dwelling with accessory uses, provided the existing zoning district is identified in this Table.								
3.	A rezoning shall not be required for the installation or replacement of a South Florida Water Management District (SFWMD) telemetry tower in accordance with Article (Art.) 5.B.1.A.13.c, Exceptions for SFWMD Telemetry Towers in the Glades Tier of the Palm Beach County Unified Land Development Code (ULDC).								
4.	The AP and AR Zoning Districts are consistent with all FLU designations within the Glades Tier, excluding CON.								
5.	The AR Zoning District is consistent with all non-residential FLU designations, excluding CON.								
6.	The PO Zoning District is consistent with all FLU designations.								
7.	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.								
8.	The AGR Zoning District is consistent with the SA FLU designation in the AGR Tier only.								

9.	The RM Zoning District is consistent with the MR-5 FLU designation only for those properties that were zoned RM prior to the Plan's August 31, 1989 adoption.
10.	The zoning district is consistent as described in the Plan.
11.	The CG Zoning District is consistent with the CL FLU designation on sites located within the Urban Suburban (U/S) Tier which are in the CG Zoning District 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.
12.	The UC or UI Zoning Districts may be permitted to utilize the FLU designation and zoning district in place prior to the adoption of the Urban Redevelopment Area Overlay (URAO), in accordance with ULDC Art. 3.B.16.B.5.b, Alternative Future Land Use and Zoning.
13.	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. However, a rezoning shall be required for any action exceeding Development Review Officer Authority.

A-1.B PLANNED DEVELOPMENT DISTRICTS (PDDs)

Any application for a Rezoning to a PDD shall correspond to a FLU designation indicated in the Table below. [8/2023]

Table A-1.B – FLU Designation and Corresponding PDDs (1) [8/2023]

	AGR (2)	RR	WCR	AGE	LR-1	LR-2	LR-3	MR-5	HR-8	HR-12	HR-18	CLR	EH	
PUD	✓	✓	✓	(3)	✓	✓	✓	✓	✓	✓	✓	✓	✓ (60/40)	
MHPD		✓			✓	✓	✓	✓	✓	✓	✓			
	AGR (2)	RR	AGE	CL	CH	CL-O	CH-O	CMR	IND	INST	CRE	EDC	CLR	EH
MUPD (4)			(3)	✓	✓	✓	✓	✓	✓	✓	✓	✓ (5)	✓ (6)	✓
PIPD									✓			✓		
RVPD		✓									✓			
Key:														
✓	Indicates the PDD corresponds to the FLU designation. Any application for a Rezoning to a PDD shall be to a PDD that corresponds to a FLU designation.													
Notes:														
1.	For Multiple Land Use (MLU), the consistent zoning districts are those that are consistent with the FLU designations affixed in the MLU's adopting Ordinance													
2.	PDDs in the AGR Tier are limited to the 80/20 PUD or 60/40 PUD.													
3.	A PUD or MUPD Pod may be permitted within a TTD with an AGE FLU designation in accordance with ULDC Table 3.F.5.C, Traditional Town Development Land Use Allocations.													
4.	The MUPD Zoning District is only consistent with residential FLU designations within the U/S Tier for sites that have a non-residential FLU designation on at least a portion of the MUPD.													
5.	See ULDC Art. 3.E.3.B.4, EDC FLU – Use Limitations.													
6.	The MUPD Zoning District is consistent with the CLR FLU designation when applied as an underlying FLU designation for a mixed or multiple use project. The uses allowed in the CLR FLU designation, as associated approval processes, are the same as the uses allowed in RM or PUD Zoning Districts with the limitation that any residential uses are limited to Congregate Living Facilities.													

A-1.C TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Any application for a Rezoning to a TDD shall correspond to a FLU designation indicated in the Table below. [8/2023]

Table A-1.C – FLU Designation and Corresponding TDDs [8/2023]

	AGE	AGR	RR	LR-1	LR-2	LR-3	MR-5	HR-8	HR-12	HR-18
TND	(1)			✓	✓	✓	✓	✓	✓	✓
TTD	✓			✓	✓	✓	✓	✓	✓	✓
	AGE	AGR	RR	CL	CH	CL-O	CH-O	IND	INST	EH
TMD	(1)			✓	✓					✓
Key:										
✓	Indicates the TDD corresponds to the FLU designation. Any application for a Rezoning to a TDD shall be to a TDD that corresponds to a FLU designation.									
Notes:										
1.	A TND or TMD Pod may be permitted within a TTD with an AGE FLU designation in accordance with ULDC Table 3.F.5.C, Traditional Town Development Land Use Allocations.									

A-1.D EXEMPTIONS/APPLICABILITY FOR PRIOR APPROVALS

Any application for a DO to any of the prior approvals listed herein shall comply with the applicable requirements of the corresponding zoning district, except for any information permitted to be carried forward from a prior approval. **[8/2023]**

A-1.D.1 Standard Zoning Districts

The following previously established Standard Zoning Districts shall correspond to the current Standard Zoning Districts indicated: **[8/2023]**

- A.** The Rural Services (RSER) Zoning District shall correspond to the AR Zoning District; **[8/2023]**
- B.** Residential Transitional Suburban (RTS) Zoning District shall correspond to the RT Zoning District; **[8/2023]**
- C.** Residential Transitional Urban (RTU) Zoning District shall correspond to the RS Zoning District; and, **[8/2023]**
- D.** Multi-Family Residential High Density (RH) Zoning District shall correspond to the RM Zoning District. **[8/2023]**

A-1.D.2 Planned Development Districts

The following Previously Approved Planned Developments shall correspond to the current zoning districts indicated: **[8/2023]**

- A.** Special Exceptions for Planned Residential Developments (PRDs) shall correspond to the underlying zoning district. **[8/2023]**