TOWN OF PALM BEACH

Information for Town Council Meeting on: March 9, 2022

To: Mayor and Town Council

Via: Wayne Bergman, Planning, Zoning & Building Director

From: Paul Castro, Zoning Manager

Re: Landscape Open Space

Date: February 24, 2022

GENERAL INFORMATION

Staff has been asked to explain what landscape open space is considered to be on a lot as defined in Chapter 134, Zoning, of the Code of Ordinances. The definition in Section 134-2 of the Code is as follows:

Landscaped open space means open space which is covered and maintained with natural growth in a permeable soil.

As such, landscape open space is required to be permeable, planted or natural areas on a lot. Staff does not include any impervious, unnatural areas in landscape open space. Areas not calculated as landscape open space are driveways, patios, landscape areas under a building or structure such as a roof eve, pergola or awning, gravel beds, artificial turf, decks, swimming pools, landscape planters on decks, or any landscaping on top of a basement or sub-basement, or on a building. In addition, staff does not allow reinforced grass driveways or parking areas, or the use of grass driveway ribbons or grass between pavement on a driveway to count as landscape open space.

Landscape open space requirements within the single-family zoning districts vary with a progression of higher percentages of landscape open space required in the R-AA, Large Estate Residential District (55%) to the R-A Estate Residential District (50%) and the R-B Low Density Residential District (45%). The Code also requires that in these districts that a percentage of the required front yard be provided with a minimum percentage of landscape opens space. Lastly, the R-B district has an extra requirement on lots under 20,000 square feet in area that 50% of the required overall landscape open space has to be within 10 feet of the property line.

cc: Kirk Blouin, Town Manager
        Jay Boodheshwar, Deputy Town Manager
        James Murphy, Asst. Director, Planning, Zoning & Building