

Oct. 12, 2022



PALM BEACH

ZONING CODE REVIEW

Joint Working Session #1

ZONE CO⁺⁺

**THE
CORRADINO GROUP**

THE BIG IDEA

Crafting custom-tailored, clear, consistent, user-friendly, defensible zoning regulations that advance the Town's development vision.



Making Historic Palm Beach Design Legal Again

Unique style

Respectful

Balance interests

**Preserving PB's
Unique Style
and Character**

**Clear,
Consistent,
User-
Friendly,
Defensible**

**Environmentally
Sustainable**

Property Rights

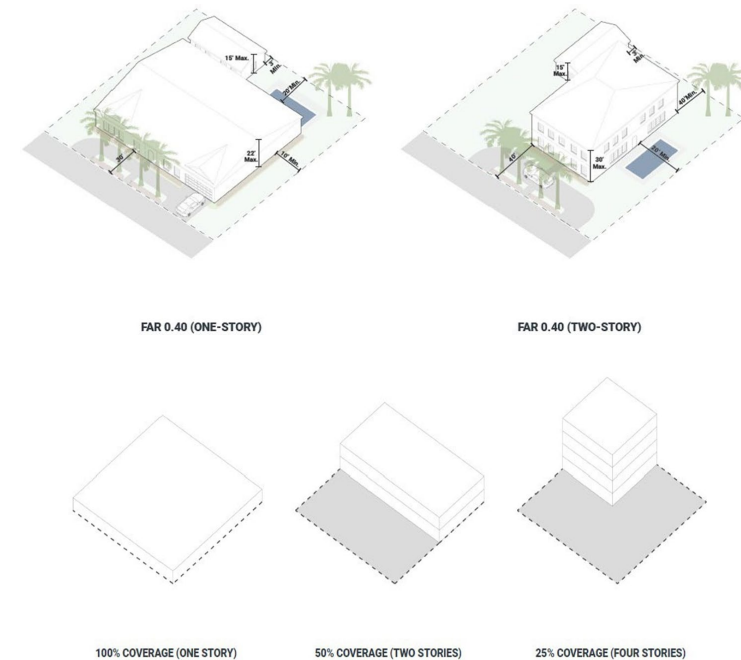
Creative design

Usability and consistency

Respect property rights

RECAP

- July 13 presentation to Town Council; August presentation to Town Council and P&Z outlining August work and next steps; September update to Town Council
- Outlined our understanding of the issues and concepts for addressing



July - September

- ARCOM and design community one-on-ones
- Preservation Foundation meeting
- Update meeting with PZ Commission held on 8/16; Town Council updates in July, August, and September
- Reviewed draft code outline with Town staff
- Reviewed first draft of RB district calibrations with Town staff
- Reviewed first draft of code diagnostic with Town staff
- Followed up on one-on-one meetings
- Updated work plan with Town staff (Oct-Mar)
- Reviewed project web site with Town staff

JOINT WORKING SESSION AGENDA

- Present diagnostic report
- Present table of contents
- Present RB District re-calibrations
- Discuss land use law issues with team land use attorney
- Seek input/feedback from you to finalize documents for public review
- Plan and schedule in-season public engagement (Jan-Mar)

DIAGNOSTIC

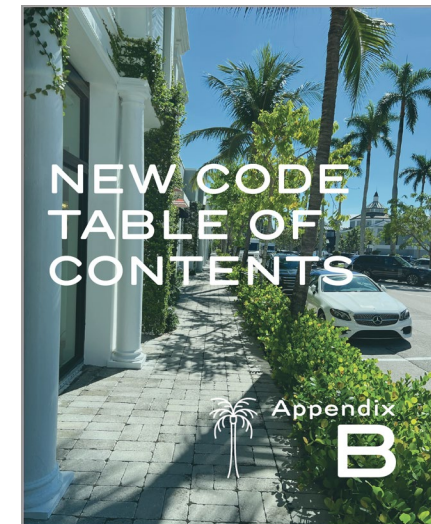
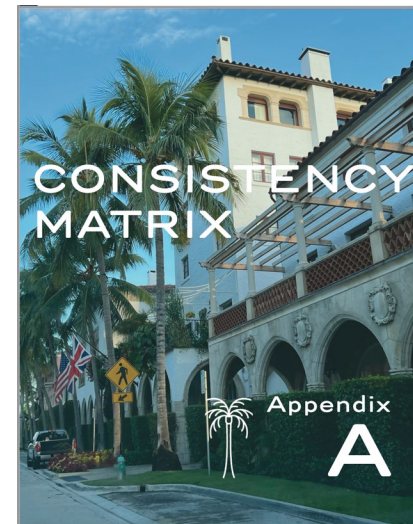
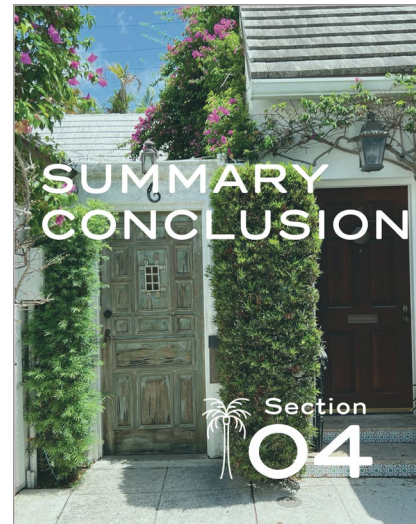
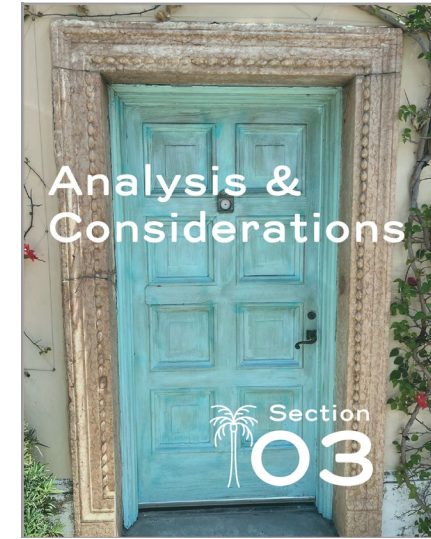
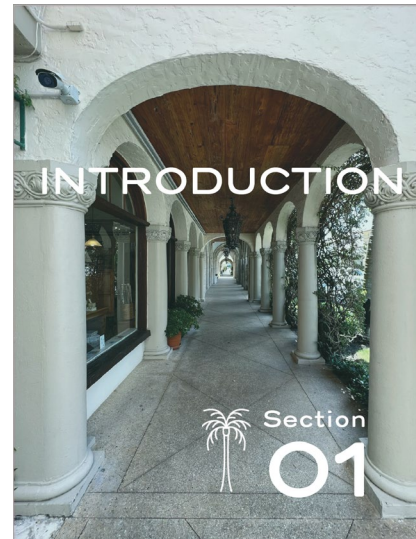
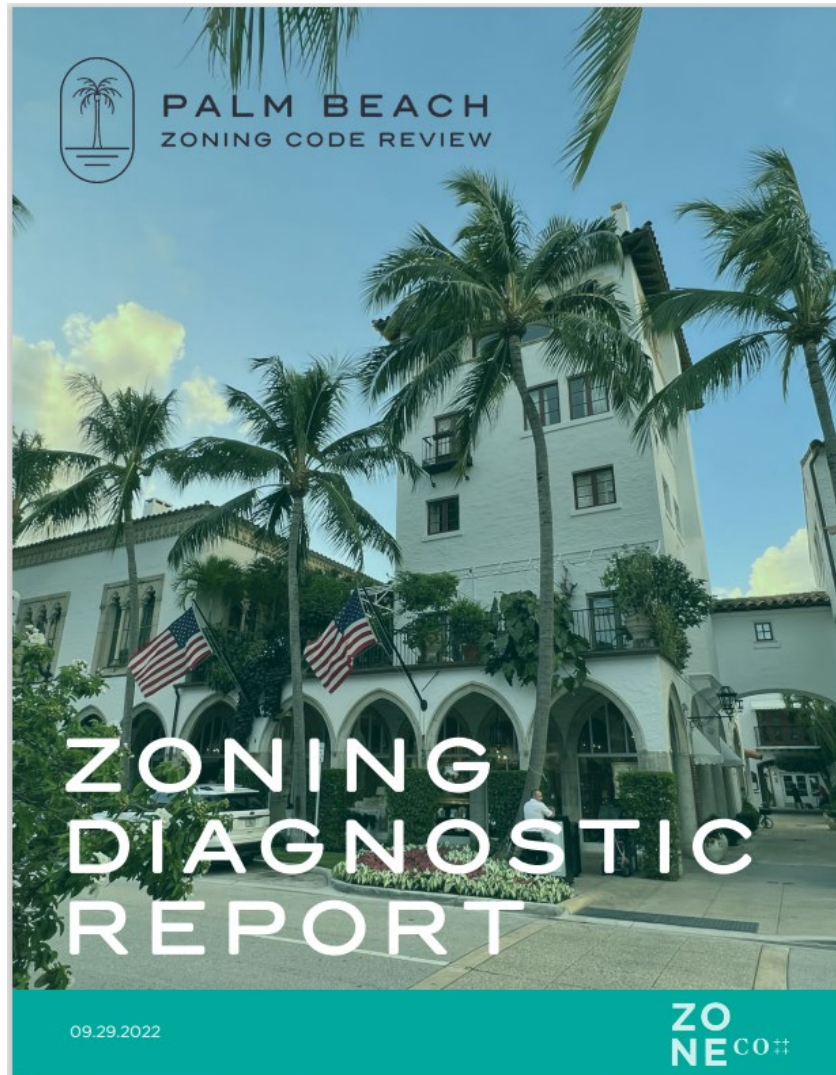


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New Code Table of Contents

ARTICLE I INTRODUCTION AND USING THIS ZONING CODE

- Title
- Purpose and Intent
- Applicability
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- Establishment of Districts and Zones
- Establishment of Districts and Zones Map
- Rules of Interpretation
- Rules of Measurement
 - Determining Building Heights
 - Determining Yards and Setbacks
 - Determining Lot Coverage
 - Determining Building Envelope
 - Corner Lots and Double Frontage
- Encroachments
- Saving Provision/Invalidity
- Pending Applications for Permits
- Ordinance Roadmap

ARTICLE II ZONING DISTRICTS RESIDENCE DISTRICTS

- R-AA Large Estate Residential District
 - Intent and Uses
 - Site Standards
 - Standards for Improvements
 - Open Space Standards

- R-A Estate Residential District
 - Intent and Uses
 - Site Standards
 - Standards for Improvements
 - Open Space Standards

- R-B Residential District
 - Intent and Uses
 - Site Standards
 - Standards for Improvements
 - Open Space Standards

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- R-MT Mid-Town Residential District
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	SIGNS
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	AUTHORITY TO EXECUTE INJUNCTION BONDS
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R-B DISTRICT

DIVISION 4. R-B RESIDENTIAL DISTRICT

Sec. 134-xxx. Purpose.

The purpose of the R-B residential district is to provide for single-family residential and accessory uses as are harmonious with existing residential development patterns. This district is located to protect and preserve existing development of this character and contains vacant land considered appropriate for such development in the future.

Sec. 134-xxx. Uses.

The following uses are permitted either as principal or accessory uses, are permitted as special exceptions, or are expressly prohibited. If a use is not listed, it shall be prohibited.

Use Types

PERMITTED USES

Single-family dwellings

ACCESSORY USES

Other accessory uses, customarily incidental to permitted or approved special exception uses, not involving the conduct of business except for such uses as may be associated with the town's operation of its municipal dock, golf course and tennis court facilities

SPECIAL EXCEPTION USES

Beach houses intended for the use of family and guests

Churches and synagogues and other houses of worship

Essential services related to town-owned municipal buildings and structures

Foster care facility with up to six occupants

Group home with up to six occupants

Municipally owned or operated parking areas

Municipally owned and operated parks and recreation centers

Sec. 134-894. Lot Coverage Standards.

A. The following lot coverage standards apply to all new structures and additions in the R-B district. (see Tables 134-894-1 and 134-894-2)



Floor Area Ratio (FAR)	Maximum	Additional Standards
One-story buildings	30	No variances allowed
Two-story buildings	25	No variances allowed

Table 134-894-1

Impervious Surface	Minimum/Maximum	Additional Standards
Total impervious surfaces (0.5 non-building area)	N/A / 40%	
Pervious surfaces (0.5 non-building area)	60% / N/A	60% of perimeter of lots shall be setback within 10% of property line

Table 134-894-2

Division 4. R-B Residential District

Sec. 134-895. Principal Building Standards

The following principal building standards apply to all new structures and additions in the R-B district. (see Tables 134-895-1 and 134-895-2)



ONE-STORY	Minimum	Notes
1. Front Setback	25 ft.	1. May be reduced by 5 ft. if no on-site driveway or front yard parking; OR 2. May be reduced by 5 ft. if front building footprint of at least 400 s.f. in area is included.
2. Side Setback	10 ft. each side	None
3. Rear Setback	25 ft.	If rear setback is increased by 5 ft., then pool equipment may be located in the side yard no closer than 5 ft. from the side lot line.
4. Height	17 ft. with flat roof; 20 ft. with gabled or hip roof	If increase front yard setback by 5 ft., then may receive an additional two feet of structure height.

* Height measured in accordance with Sec. 90-000

Table 134-895-1

- Right size residences to lot sizes
- Context sensitive development
- Incentive-based regulations
- Give and take
- Ranges
- Simplified
- Easier to use and administer
- Moving away from CCR

PROJECT PLAN (MODULE 1)

Town of Palm Beach, FL

Zoning Ordinance Update Project Plan - Modules 1A, 1B, 1C



Module/Task	Task Description	MONTHS				
		1 Project Start: May 11, 2022	2 Jun	3 Jul	4 Aug	5 Sep
Module 1A	Project Kick-Off; Information Gathering; Whole Code Diagnostic Review, Analysis, and Report					
1A.1	Information gathering and review Review entire existing code, analyze, and report on consistency with comprehensive plan goals and objectives Present Diagnostic Report Findings	Trip #1 (TC) (Complete)				
1A.2					Deliver Report	
1A.3						Trip #3 (TC/PZC)
Module 1B	R-B District Review, Analysis, and Report					
1B.1	Review R-B district regulations, analyze, and report on existing conditions relative to desired outcomes	July 13 Zoom Session			August Zoom Session	
1B.2	Draft table of contents/outline for new Division 4 - R-B Low Density Residential District	Deliver Draft				
1B.3	Present R-B report findings				Trip #3 (PC)	
Module 1C	One-on-One Engagement					
1C.1	One-on-one meetings with elected and appointed officials	Trip #1 (Complete)	Trip #2/Virtual Sessions	July 5-7 In-person meetings (Complete)	ArCom one-on-one meetings (virtual)	
1C.2	One-on-one meetings with members of the public (identified by Town Staff)		Trip #2/Virtual Sessions	July 5-7 In-person meetings (Complete)	ArCom one-on-one meetings (virtual)	

PROJECT PLAN (MODULE 2)




Town of Palm Beach, FL

Zoning Ordinance Update Project Plan - Module 2A, 2B



Module/Task	Task Description	MONTHS					
		1 Start Date: October 12, 2022	2 Nov	3 Dec	4 Jan	5 Feb	6 Mar
Module 2A	Calibration						
2A.1	Draft calibration table and draft map	Trip #4 PZC/TC Joint Working Session	TC Update (virtual)	Deliver table and map; TC Update (virtual)			
2A.2	Public presentation of calibration table and draft map				Trip #5 PZC/TC Presentation		
2A.3	Final calibration table and map					Trip #6 PZC/TC Update	Deliver final table and map; Trip #7 PZC/TC Update
Module 2B	Public Engagement						
2B.1	R-B District Engagement				Engagement Event #1		
2B.2	Town-Wide Engagement					Engagement Event #2	
2B.3	Follow Up Engagement						Engagement Event #3
Module 3A	Codification						
	Codify new code	To begin in April 2023					
Module 3B	Public Engagement						
	Town-Wide Engagement (Codification Module)	To begin in January 2024					

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