



PALM BEACH
ZONING CODE REVIEW

December Update – 12/5/2022

The Big Idea

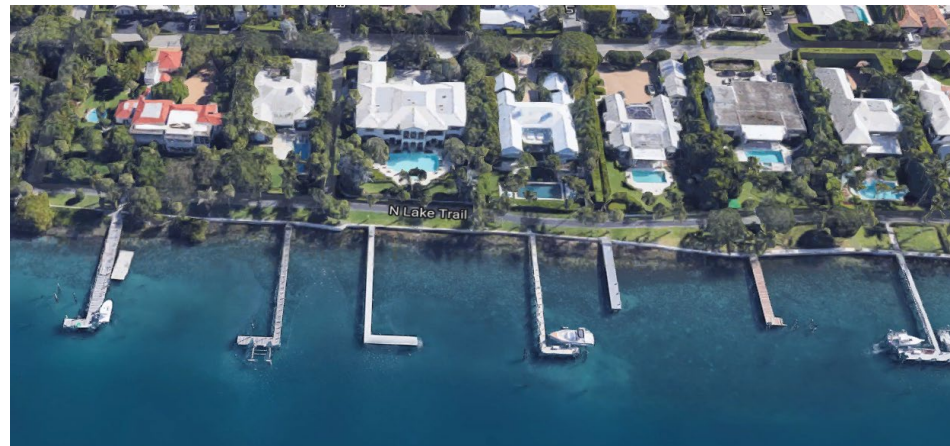
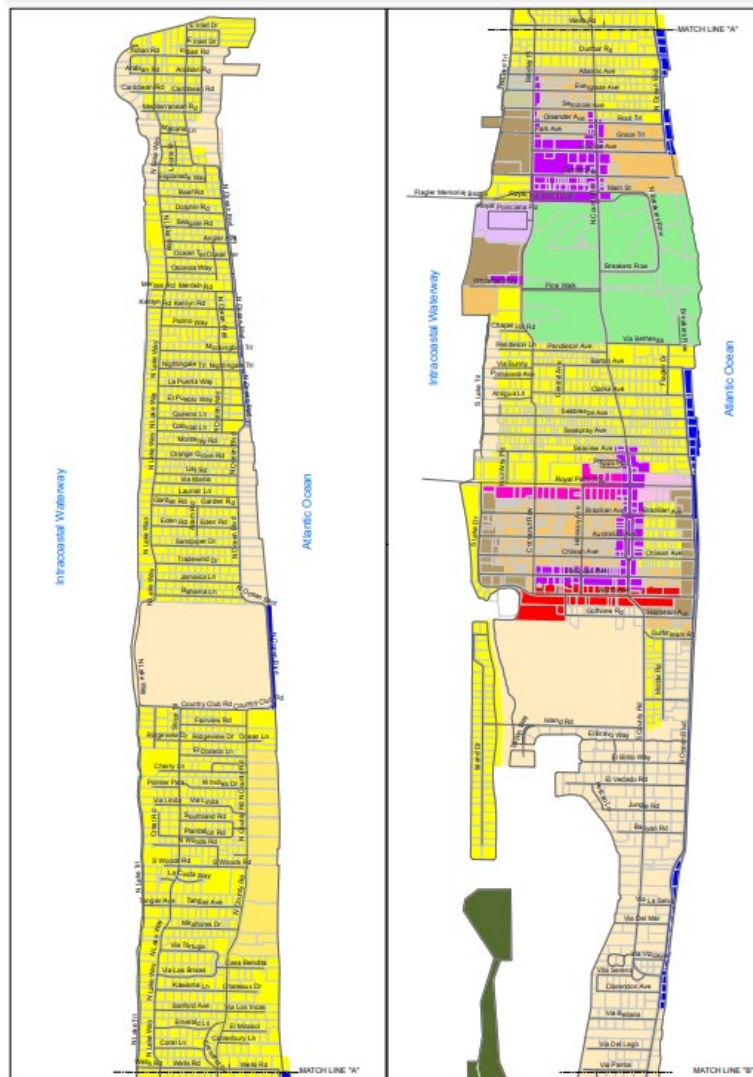
Crafting custom-tailored, clear, consistent, user-friendly, sustainable, defensible zoning regulations that advance the Town's vision balanced with property rights.



What are we solving for?

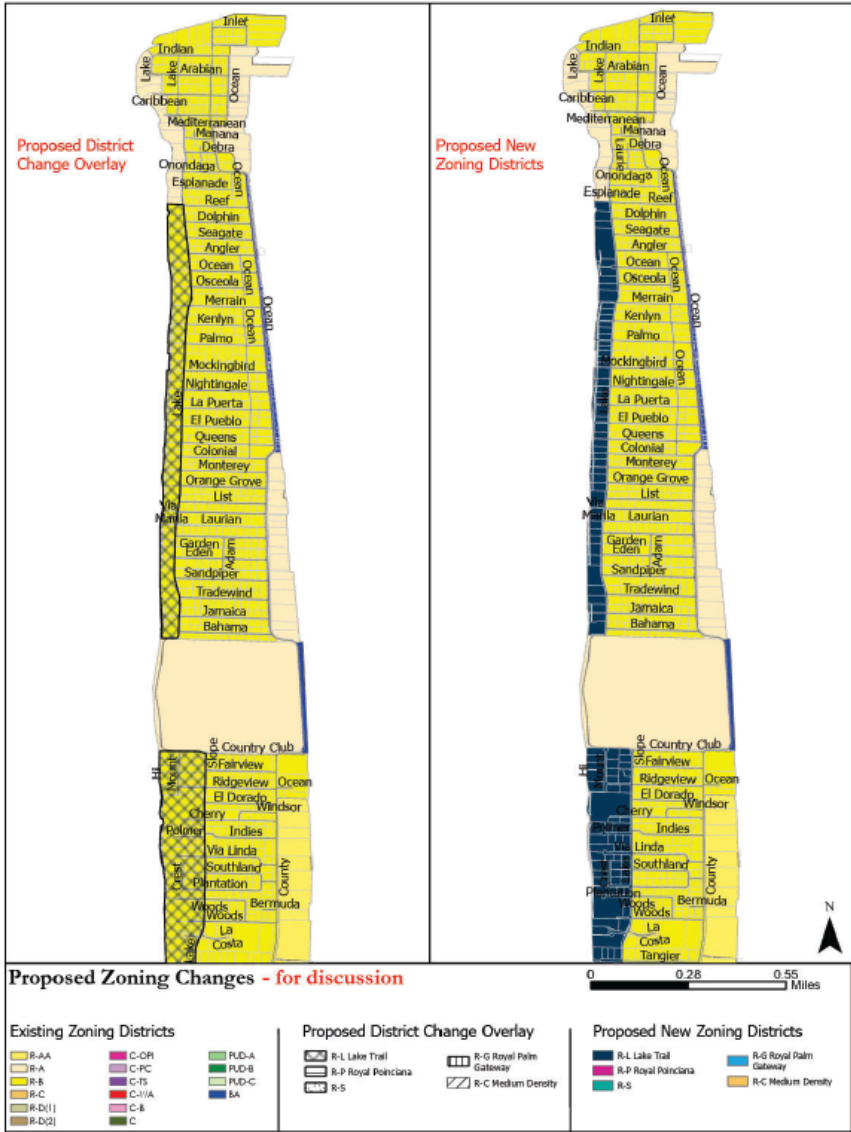
- A 1970's code that is cumbersome to use, inconsistent, and not promoting the current vision of the Town
- One-size-fits-all zoning not tailored to the various unique development patterns of the Town
- Unprecedented development pressure that is changing the form and character of the North End
- Cookie-cutter design based on speculation
- A desire to keep Palm Beach uniquely Palm Beach
- An evolving climate and FEMA requirements

R-B District

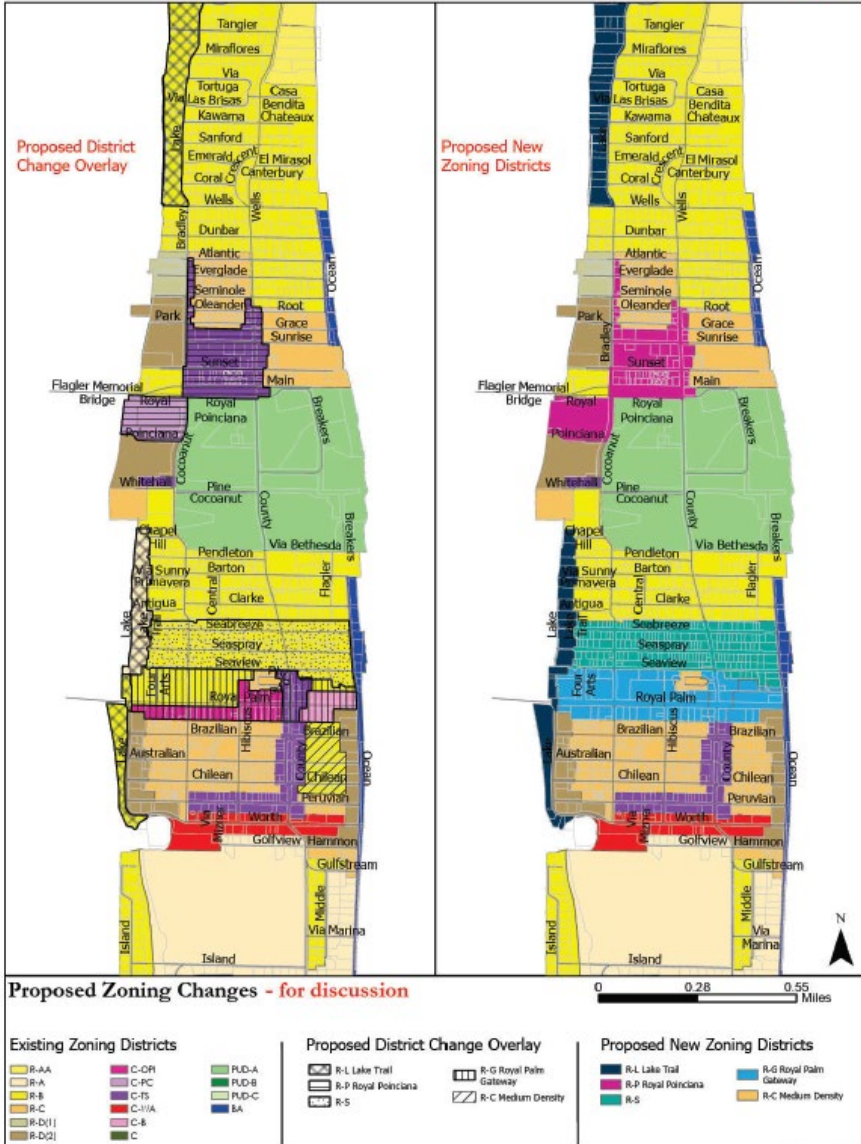


R-B District

DRAFT



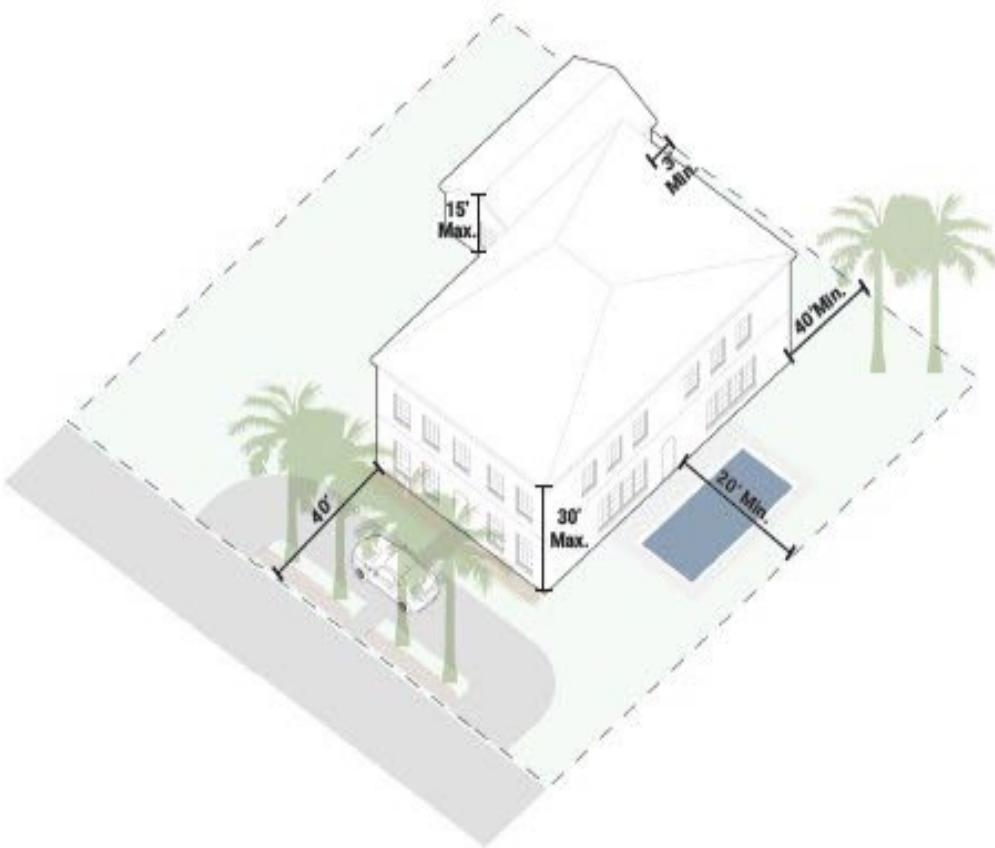
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Current North End Development Pattern



FAR 0.40 (ONE-STORY)



FAR 0.40 (TWO-STORY)

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

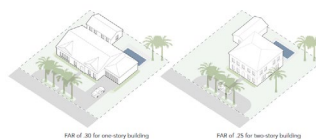
Municipally owned or operated parking areas

Municipally owned and operated parks and recreation centers

Division 4. R-B Residential District

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

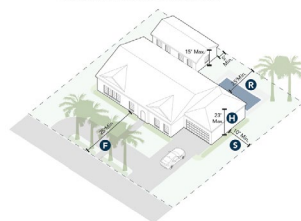
Impervious Surface	Minimum/Maximum	Additional Standards
Total impervious surfaces (0% non-building area)	N/A / 40%	
Pervious surfaces (0% non-building area)	60% / N/A	60% of perimeter of lots shall be setback within 10% of property line

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
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 sq. ft. is included.
Side Setback	10 ft. each side	None
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.
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

Town Wide Engagement

8 weeks of sessions with top local and national professionals starting in January (Dates/Times/Location TBA):

- Residential architecture
- Commercial architecture
- The residential real estate market
- The commercial real estate market
- Climate resiliency
- Historic Preservation
- Form-based standards
- Zones and districts



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Town Wide Engagement




What are we trying to accomplish:

- Education and information
- Input and feedback from a broad audience of citizens and stakeholders
- Finding the balance
- Not going to get complete consensus and harmony
- This is a first step in engagement – engagement throughout the process

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