



DESIGNING OUR PALM BEACH NORTH END ZONES & STANDARDS

REVISED FOR 7 JUNE 2023 PLANNING AND ZONING COMMISSION

Agenda

- » Introduction
- » Define the North End zones (R-B & R-L)
- » Review charrette findings in the North End
- » Define new R-B standards



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INTRODUCTION

What variables are we solving for at this point in the study?

- » Bulk, scale, massing of new construction in the North End
- » Deconstructing the big box for more context-appropriate, articulated buildings
- » New zoning classification for Lake Worth-fronting property

What variables are we not solving for at this point in the study?

- » Gross floor area of new construction
- » Building materials

What is the study not entertaining? (due to existing and proposed legislation)

- » Reduction of property rights
Bert J. Harris, Jr. Property Rights Protection Act
- » More restrictive zoning regulations
SB250 (pending)

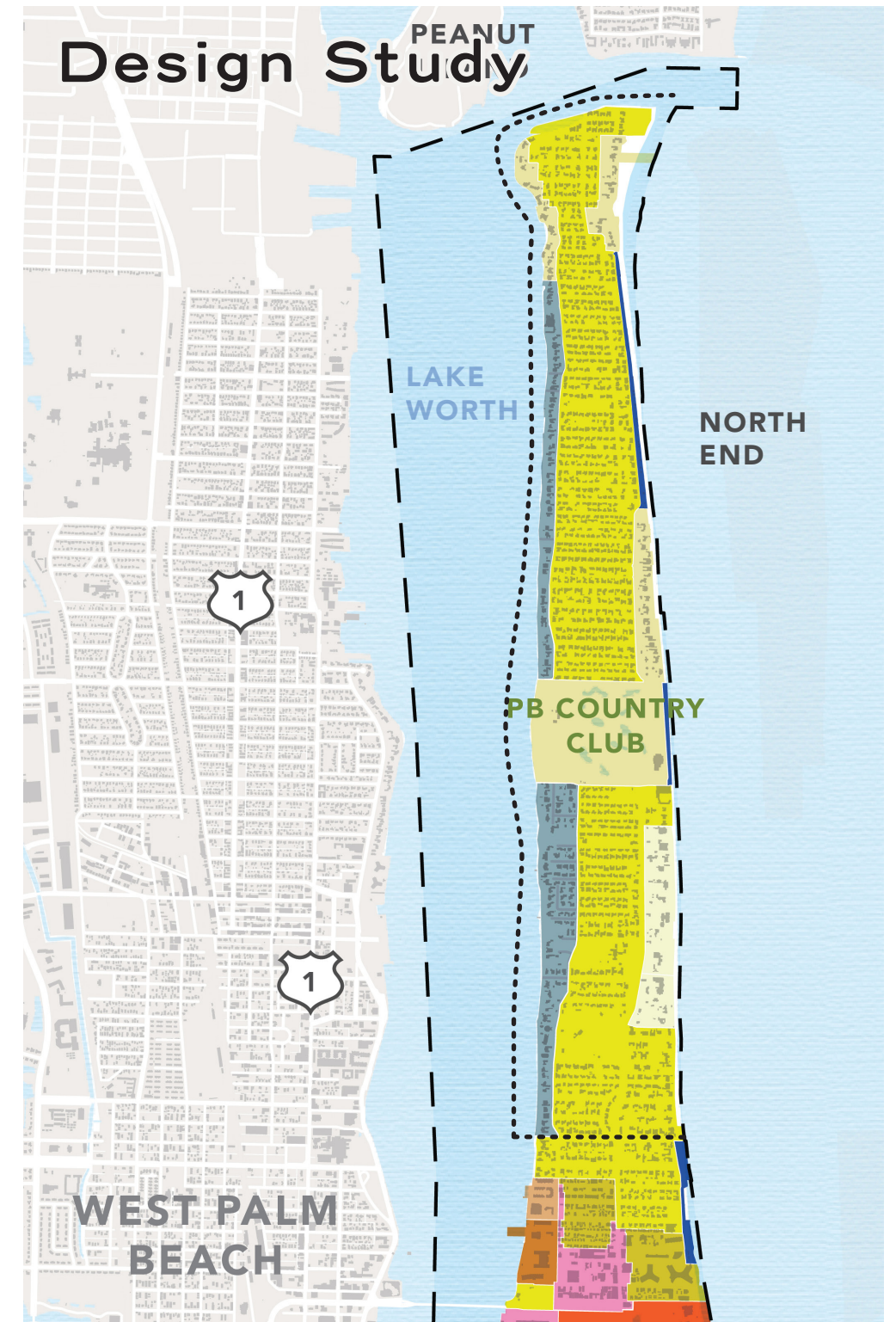
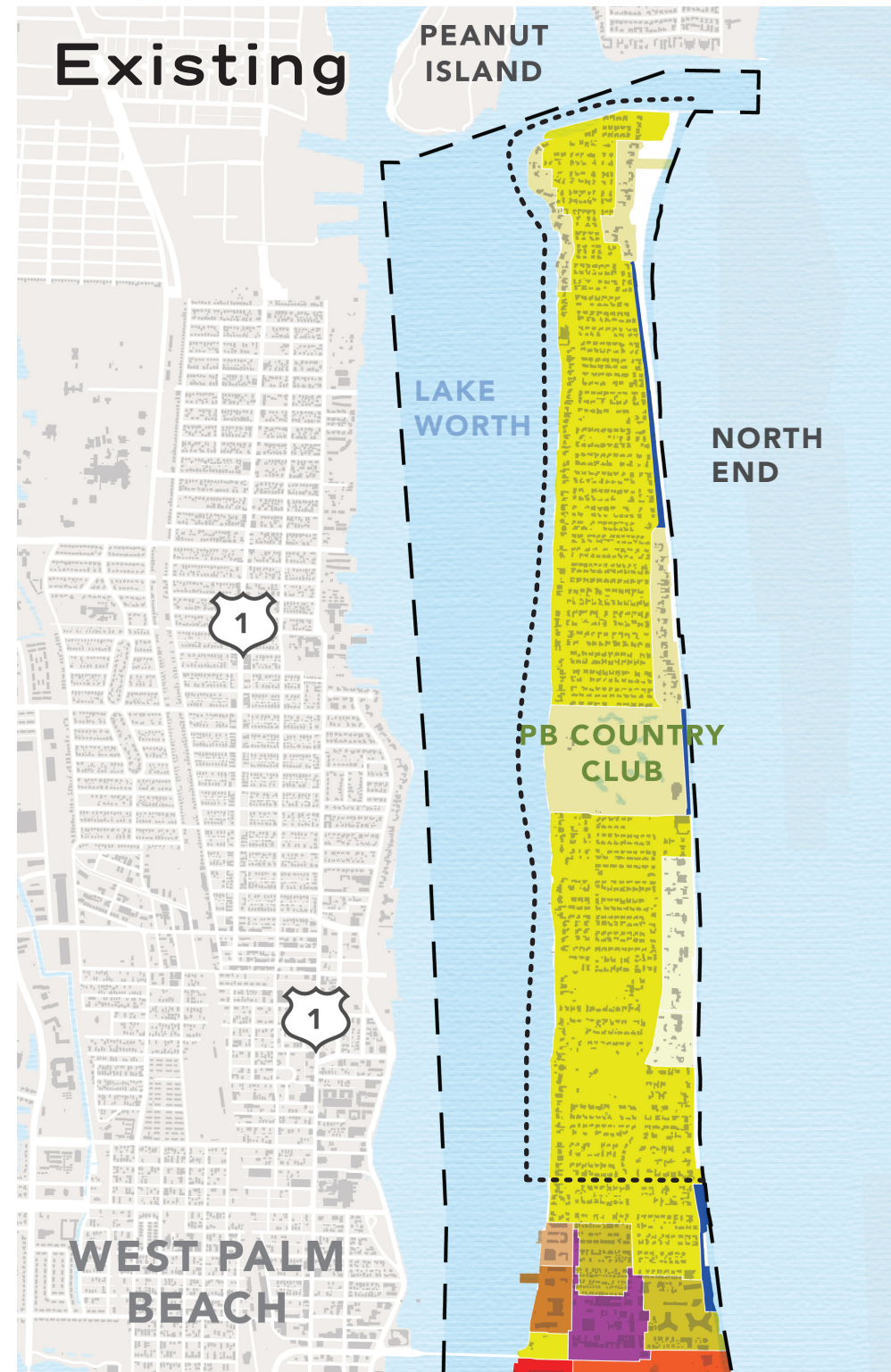
ZONING MAP

Palm Beach's North End contains R-AA (large estate residential), R-A (estate residential), and R-B (low density residential) districts, plus a small portion of Beach Area (BA).

Modification of the R-B zone is recommended to create a new R-L (Lake Trail) zoning district consisting of waterfront lots along Lake Worth primarily of approximately ½ acre (20,000 sq. ft.) of an east-west orientation. The Lake Worth fronting properties are uniquely situated and sized and should be a specifically calibrated zoning district, separate from the smaller interior lots in the R-B of a north-south orientation.

MAP LEGEND

- TOWN BOUNDARY
- NORTH END AREA
- R-AA (LARGE ESTATE RESIDENTIAL)
- R-A (ESTATE RESIDENTIAL)
- R-B (LOW DENSITY RESIDENTIAL)
- R-L (LAKE TRAIL)
- BA (BEACH AREA)



Charrette Findings for the North End



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ZONING PURPOSE

- » Provide for single-family residential and accessory uses that are harmonious with existing residential development patterns
- » Protect and preserve existing character by encouraging future development to maintain that sense of character
- » Maintain existing property rights
- » Exploring modifications to the existing regulations to promote sustainable and resilient development, in conjunction with FEMA regulations to elevate new developments, without changing the scale and context of the neighborhood



HOW TO PROMOTE UNIFIED CHARACTER

- » Break up building mass and encourage variation in form while maintaining the existing scale
- » Relax the first floor setback requirements to allow for more flexibility and relief in form
- » Reconfigure the second floor area to a maximum of 50% of the first floor (excludes loggias and other permanently open, non-conditioned and non-habitable spaces)
- » Allow for more appropriate incursions into the required setbacks
- » Reduce the maximum width of the curb cuts, and increasing the distance between curb cuts
- » Remove enclosed parking requirements while encouraging parking in the side or rear yards



USES TO BE MAINTAINED

Primary Uses

- » Single-family dwellings
- » Essential services

Accessory Uses

- » Private nurseries and greenhouses
- » Private garages
- » Private swimming pools and/or cabanas
- » Charitable events specifically approved by the town manager
- » Off-street parking at private social, swimming, golf, tennis and yacht clubs, for construction related personal employee vehicular off-street parking for projects within the town's municipal limits provided such parking is located a minimum of 75 feet from a single-family home and is separated from a street by a landscape island
- » Other accessory uses, customarily incident to permitted or approved special exception uses, not involving the conduct of business except such uses as may be associated with the town's operation of its municipal dock, golf course and tennis court facilities.

R-B District Design Study

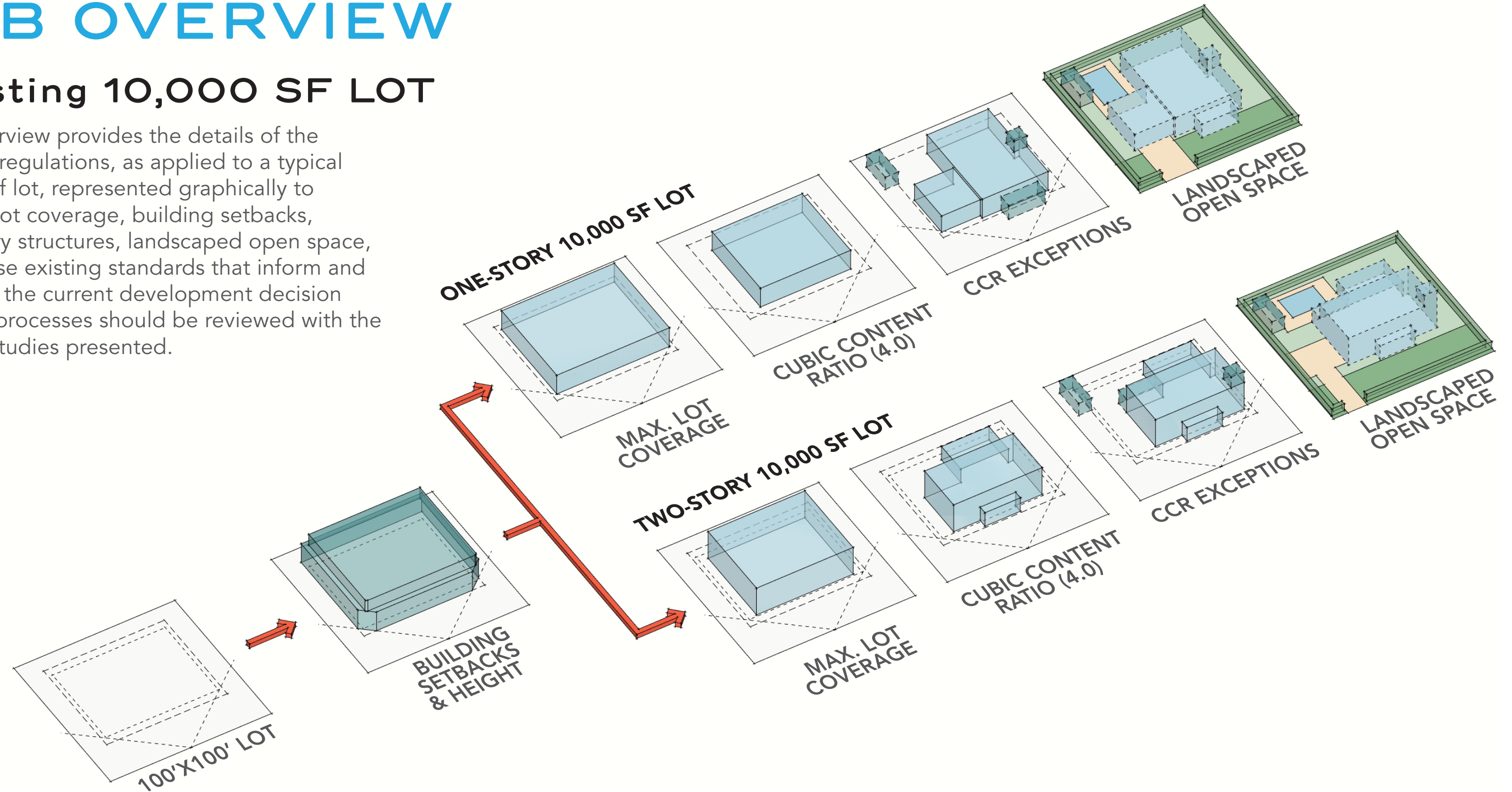


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R-B OVERVIEW

Existing 10,000 SF LOT

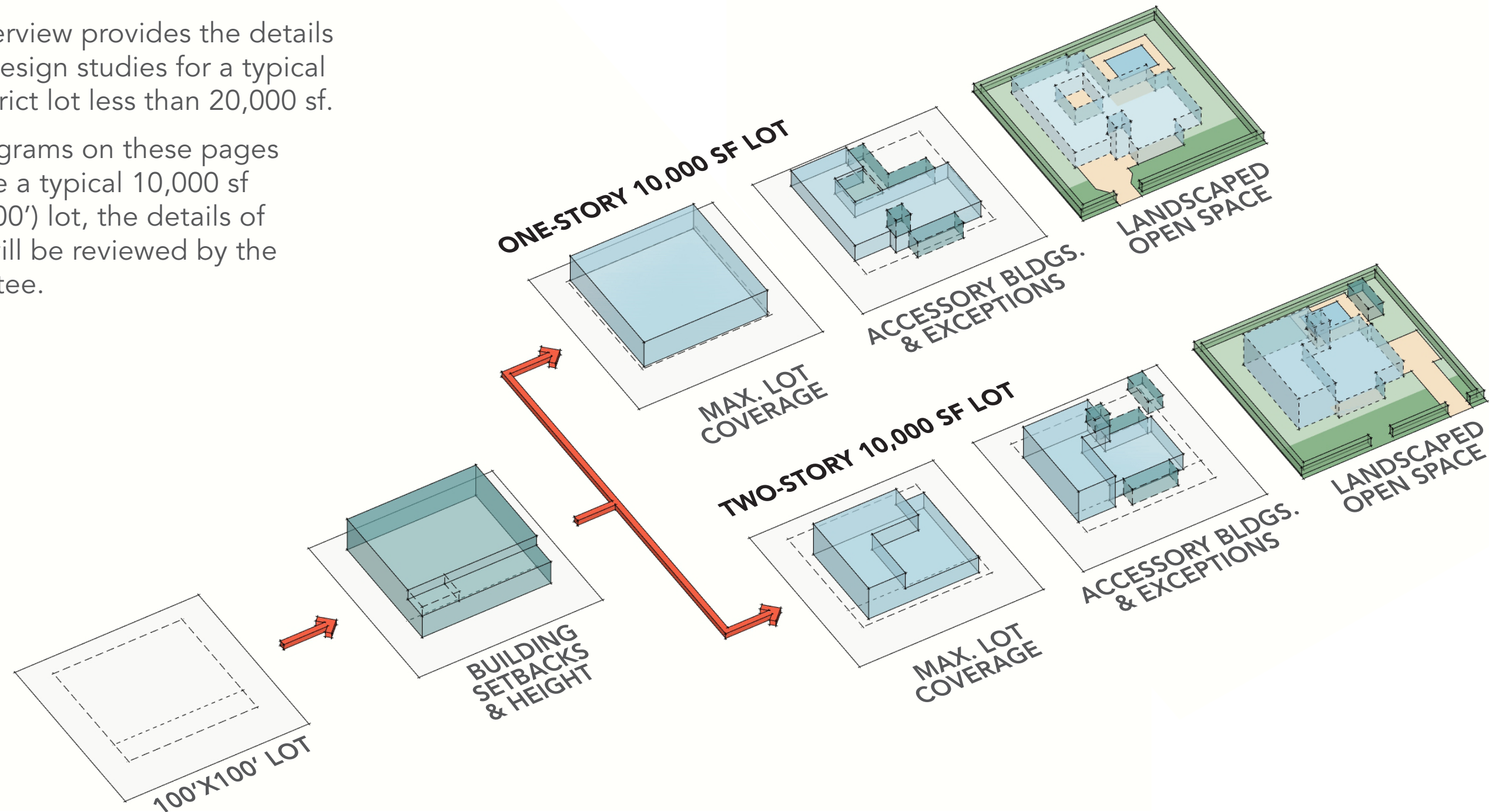
This overview provides the details of the existing regulations, as applied to a typical 10,000 sf lot, represented graphically to include lot coverage, building setbacks, accessory structures, landscaped open space, etc. These existing standards that inform and regulate the current development decision making processes should be reviewed with the design studies presented.



Design Study 10,000 SF Lot

This overview provides the details of the design studies for a typical R-B district lot less than 20,000 sf.

The diagrams on these pages illustrate a typical 10,000 sf (100'x100') lot, the details of which will be reviewed by the committee.



Setbacks

The existing setbacks are reconfigured in the design study to break up building mass so that new developments are more in line with the scale of the existing buildings, while encouraging more variation and relief in form, while restricting the second floor area and allowing for more appropriate incursions into the required setbacks.

Existing

Min. Front Yard: 25 ft (min 20 ft if rear yard setback for first story reduced proportionally to reduction in front yard)

Min. Side Yard: 12.5 ft (15 ft for second story)

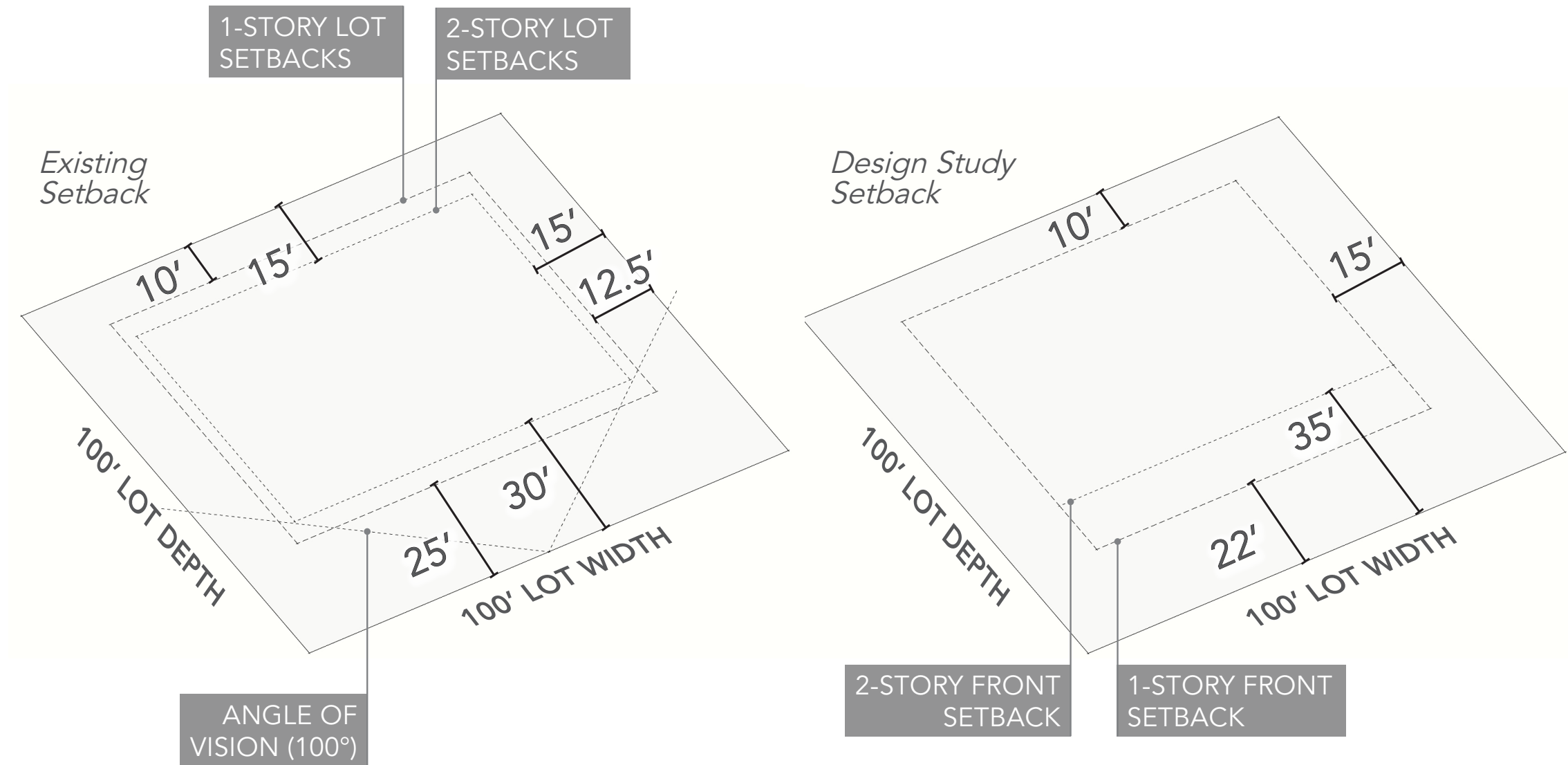
Min. Rear Yard: 10 ft (15 ft for second story, 25 ft for rear yard height plane)

Design Study

Min. Front Yard: 22 ft for first story, 35 for second story (up to 20 ft of the second floor front façade may align with the first floor façade / setback at 22 ft)

Min. Side Yard: 15 ft for both first & second story

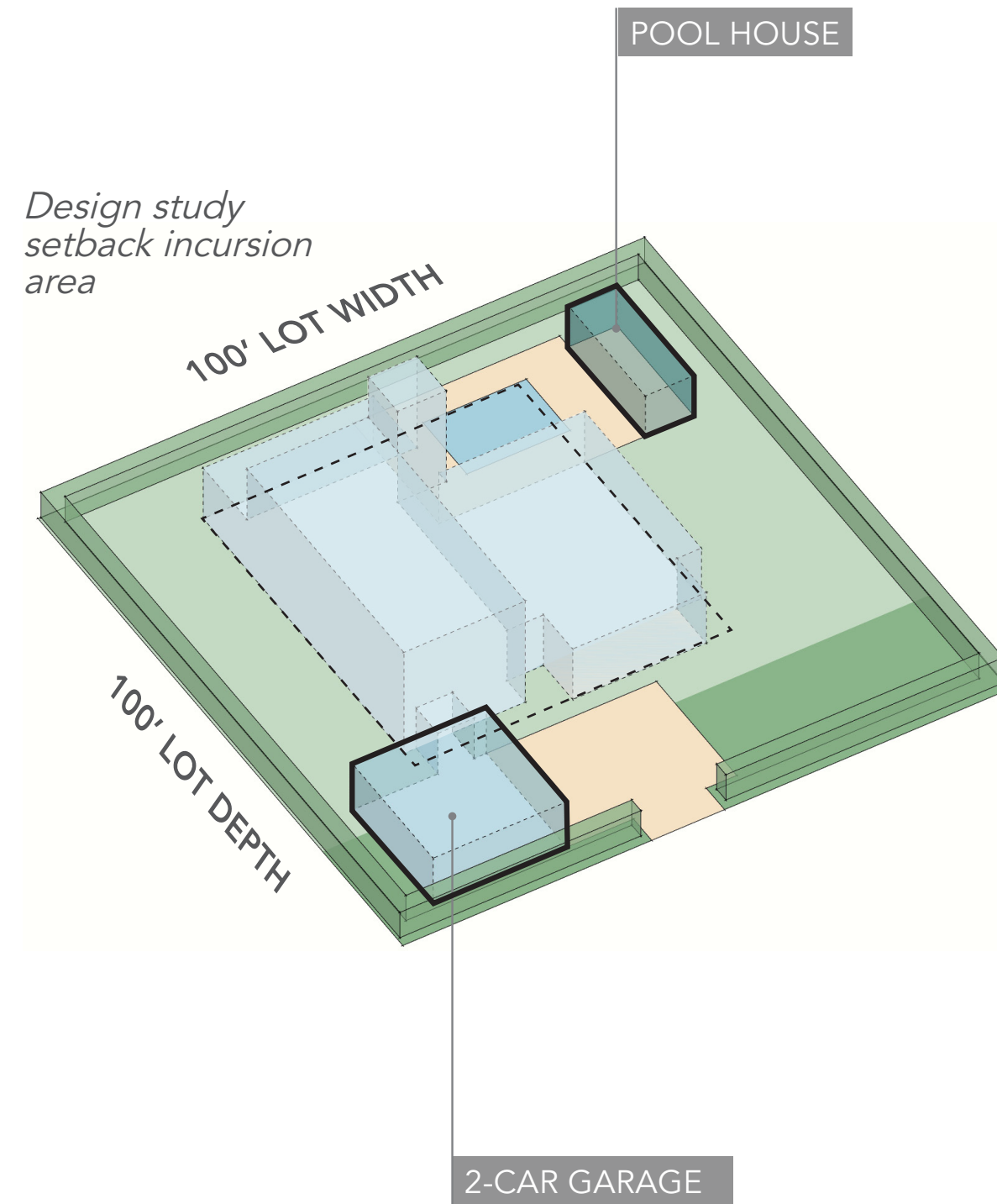
Min. Rear Yard: 10 ft for both first and second story



Permitted Incursions in Setbacks

Design Study (no current standard)

The current standards are more restrictive as to the location of accessory structures. The design study investigates the relaxing of these standards to allow for accessory structures such as pool houses, detached garages and other unenclosed and non-habitable structures such as loggias, pergolas, etc. that are a maximum of 8 feet in height permitted within 0-3 feet of the lot lines and otherwise no taller than 14 feet to be permitted within the front, rear and side setbacks.



Max. Lot Coverage

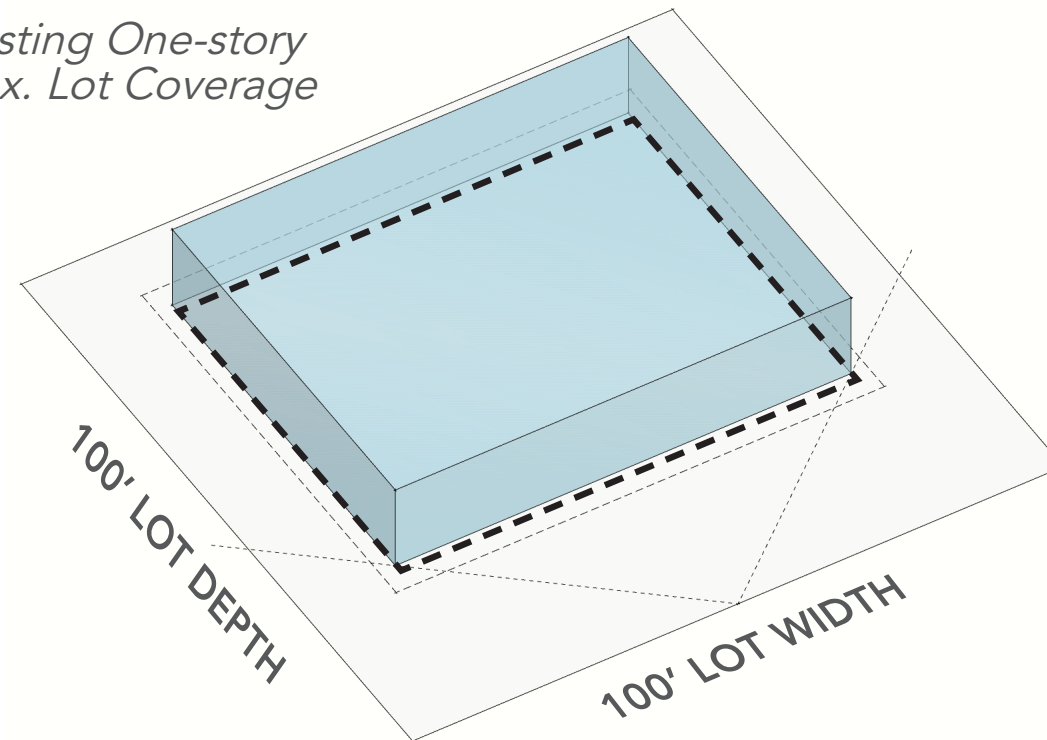
Design Study

The current standards under 'lot coverage' allows for 40% for one-story structures and 30% for two-story structures.

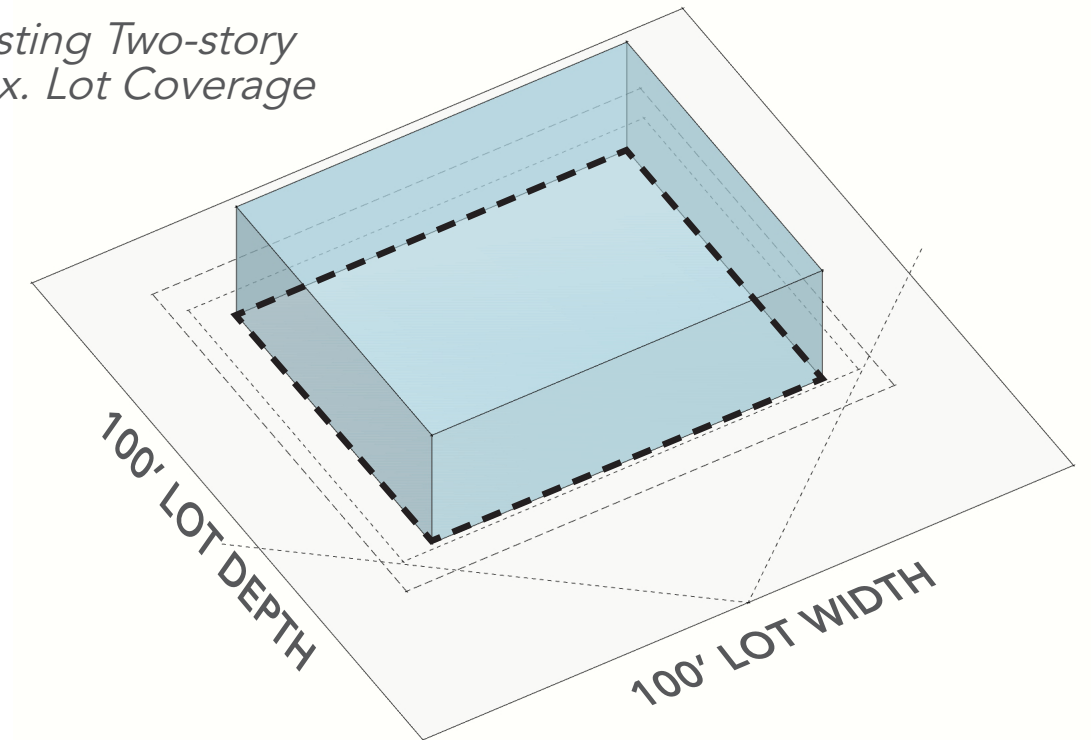
The design study investigates reconfiguring these standards at 45% for one-story and 30% for two-story principal buildings. Additionally, the second story footprint shall not exceed 50% of the first story footprint.

The design study also recommends including attached and detached car garages, and excluding pergolas, loggias and other similar permanently open and non-habitable structures and spaces in the definition of lot coverage.

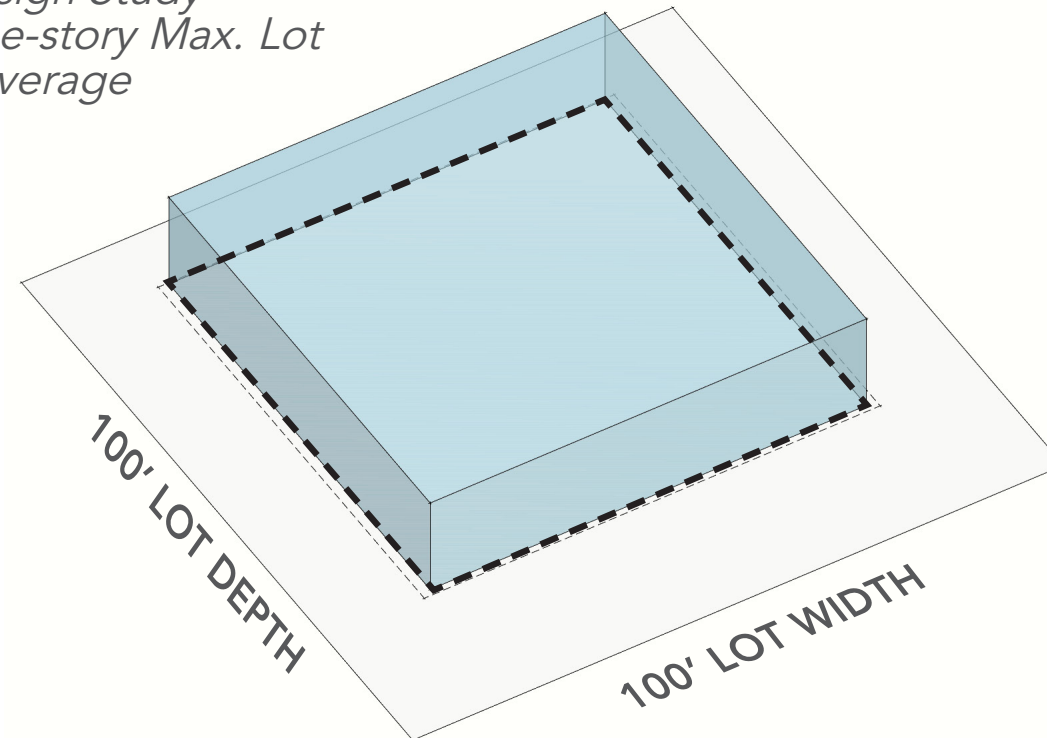
*Existing One-story
Max. Lot Coverage*



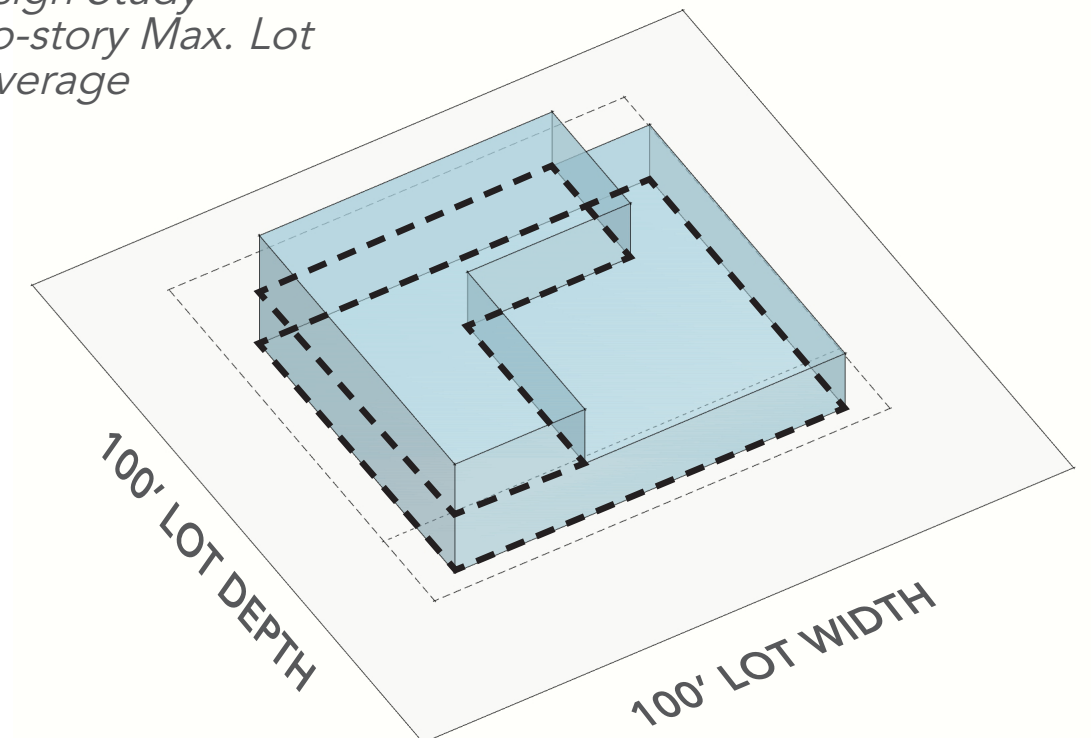
*Existing Two-story
Max. Lot Coverage*



*Design Study
One-story Max. Lot
Coverage*



*Design Study
Two-story Max. Lot
Coverage*

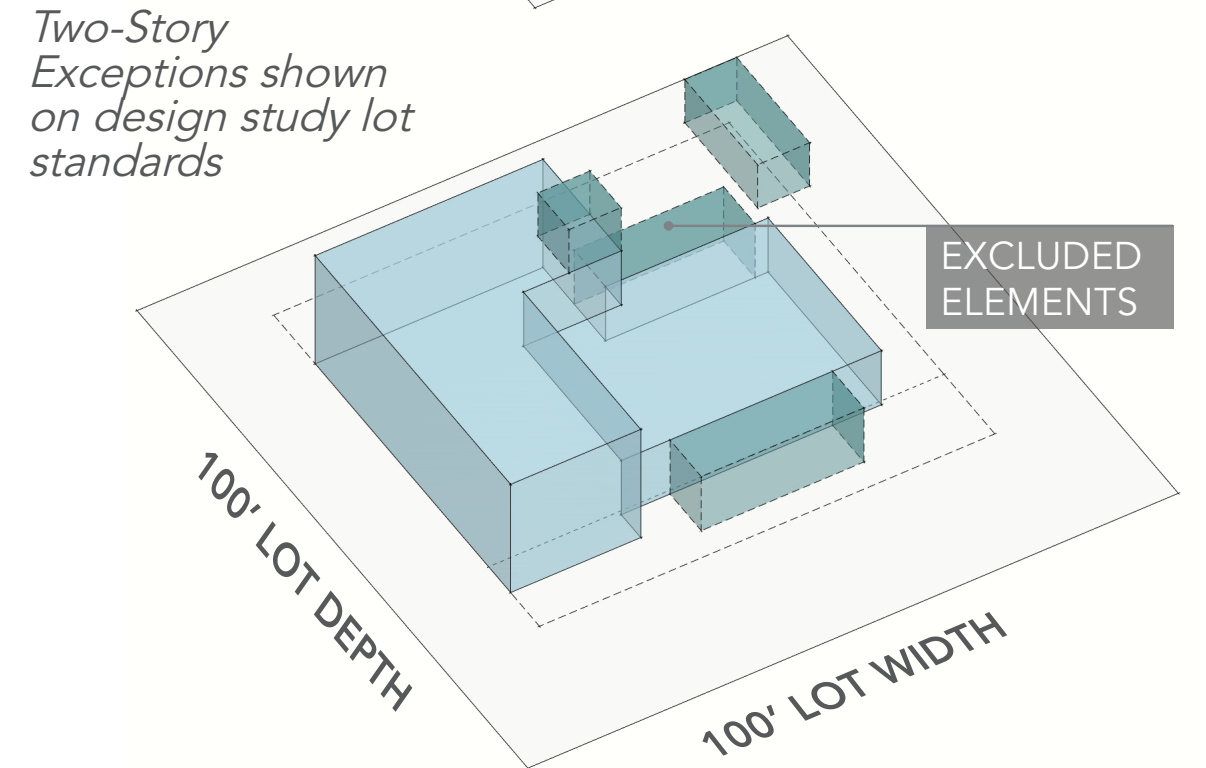
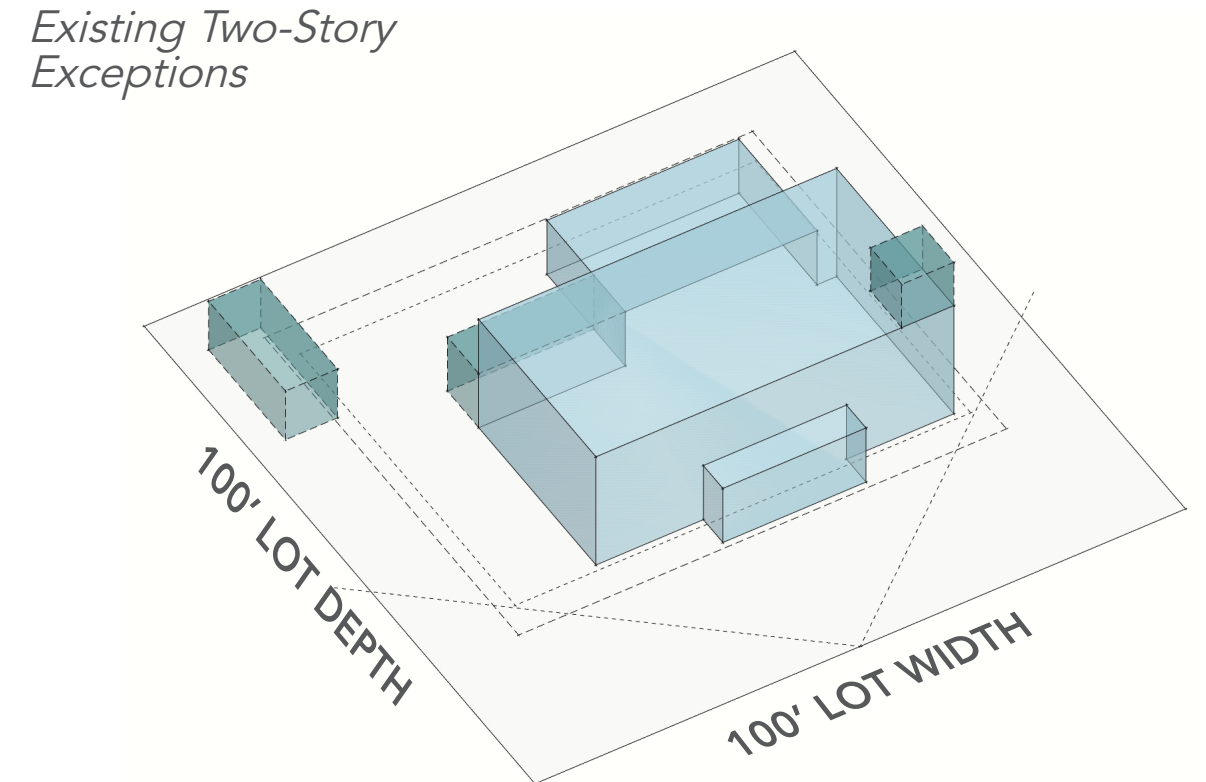
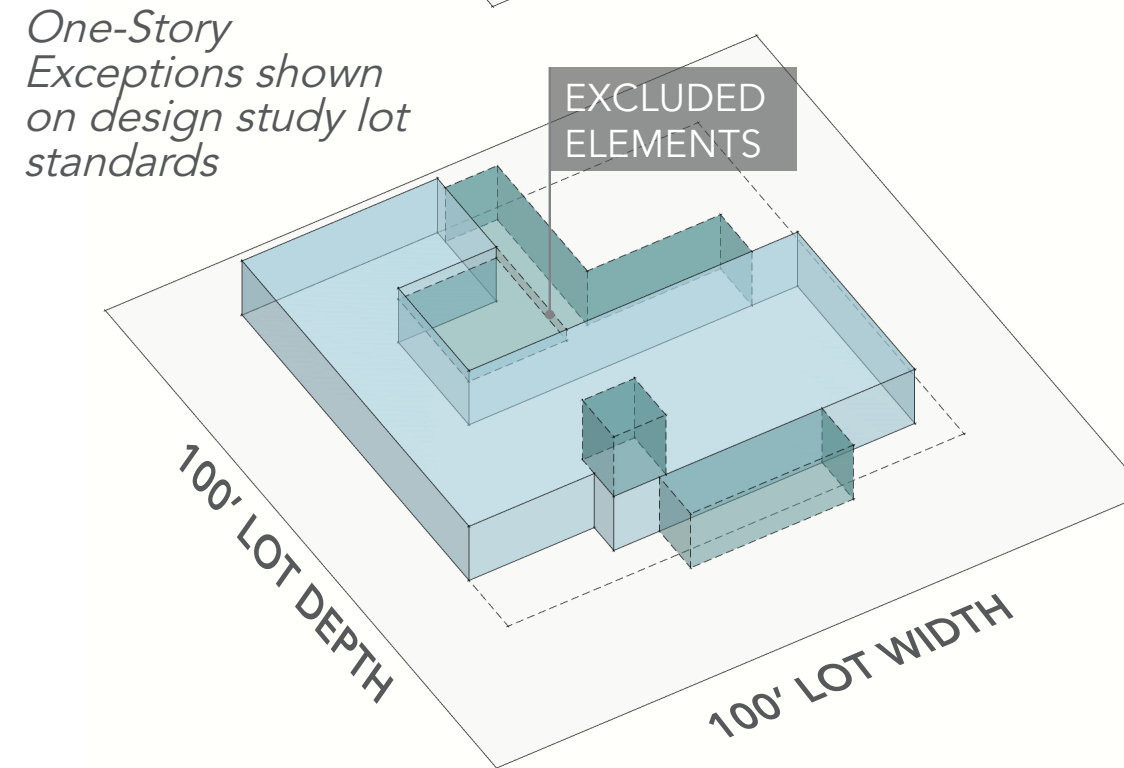
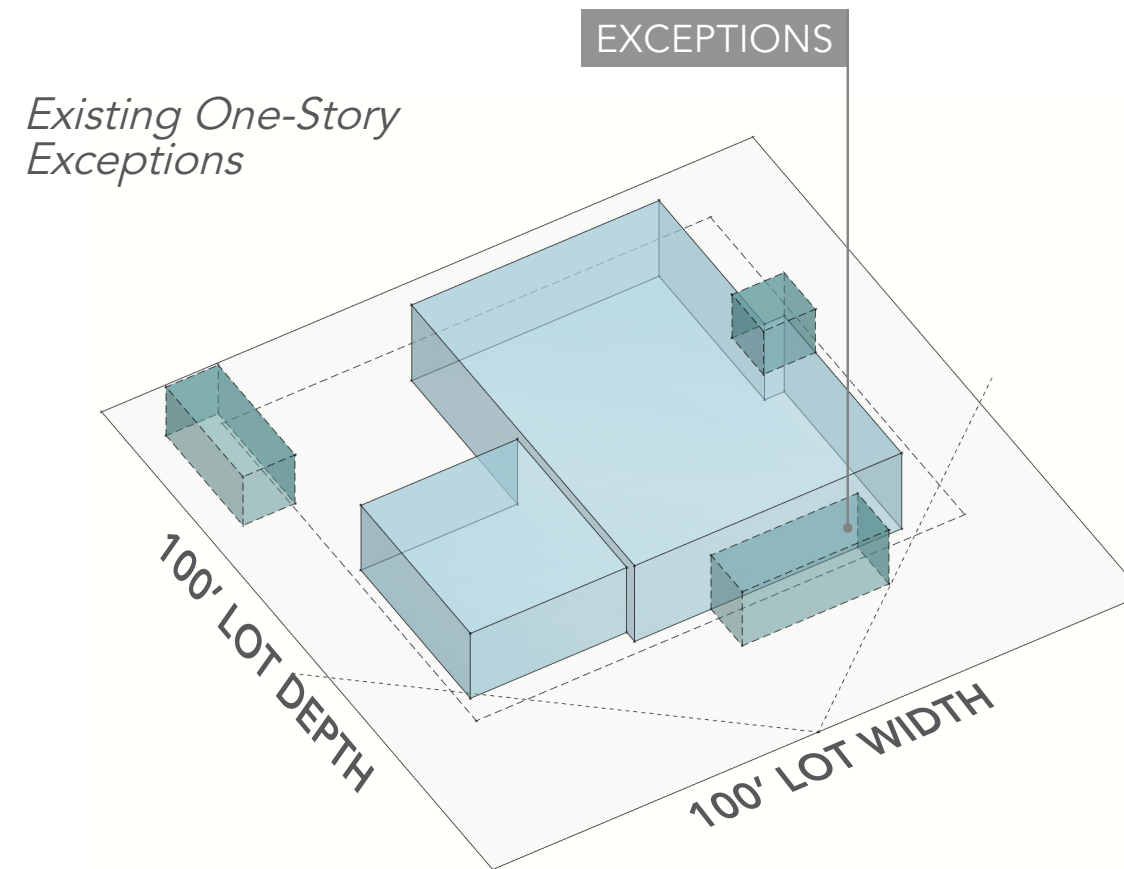


Exceptions to Lot Coverage

Design Study

The revised lot coverage recommends including only the principal building and the attached and detached car garages. Exclusions should include impervious ground cover, unenclosed loggias, pergolas, porches, terraces, and other similar permanently open and non-habitable structures.

We should also consider removing interior courtyards and loggias attached to buildings from lot coverage. This will encourage better and more sustainable design solutions, that are also more in line with the climate appropriate local vernacular architecture.



Min. Landscaped
Open Space
(% of total lot)

Existing

45% of total lot (40% min. of front yard)

Design Study

40% of total lot (40% min. of front yard)

Max. Unshaded
Openings

Design Study
(no current standard)

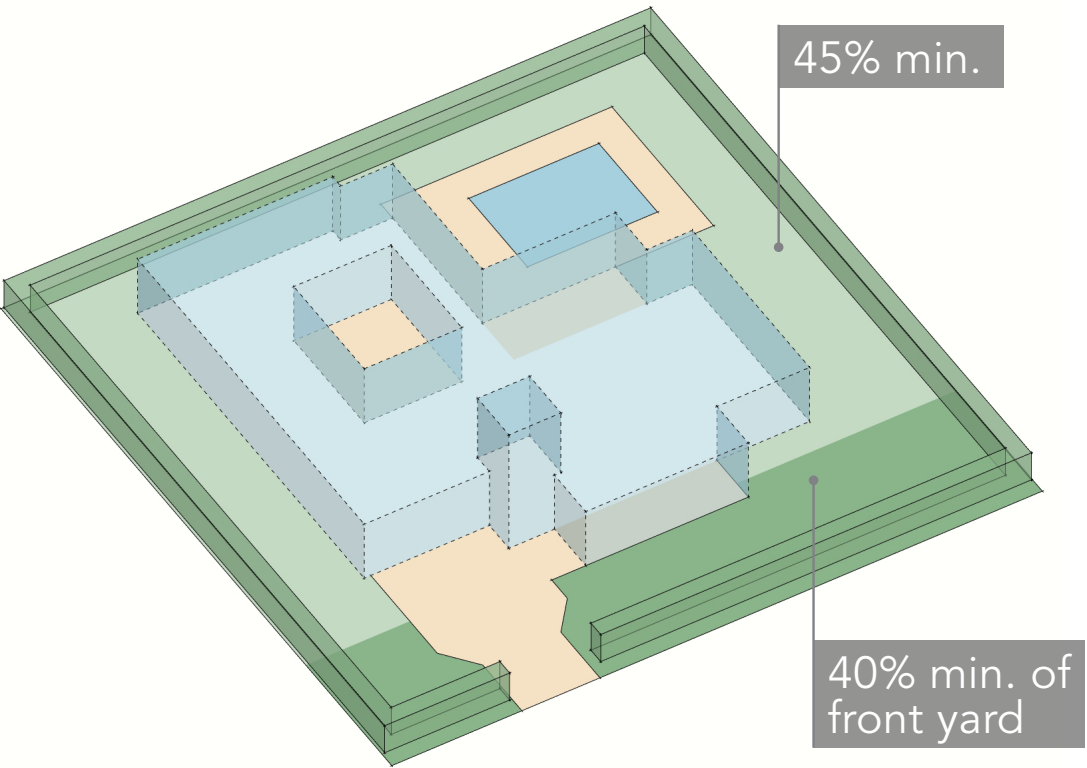
20% of the glazed openings on any façade shall be shaded by an exterior architectural shade device

Tree Canopy
Cover

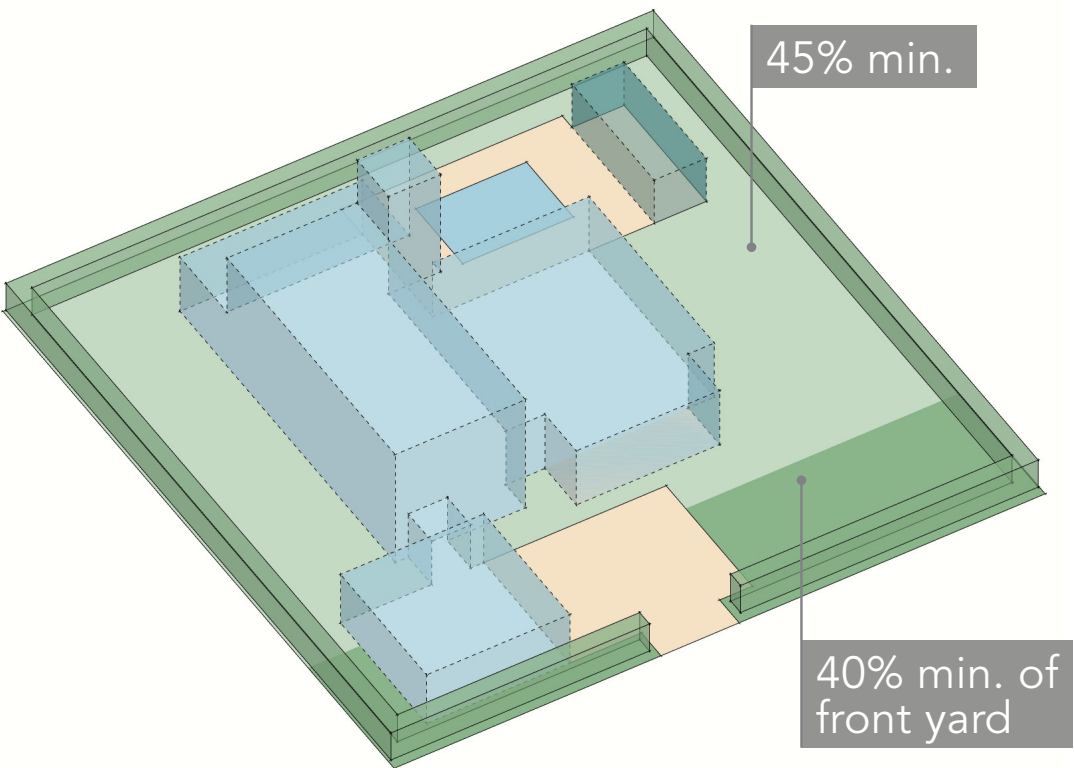
Design Study
(no current standard)

Tree canopy cover for at least 50% of lot frontage. Trees may intrude into the vehicular right-of way.

Design Study One-story
Min. Landscaped Open Space



Design Study Two-story
Min. Landscaped Open Space



BUILDING STANDARD

Max. Building Height

In conjunction to the modified setbacks, the design study investigates the reconfiguration of the building heights reduced to 20 feet for a two-story structure and increased to 16 feet for a one-story structure. This will regulate a reduced scale of a two-story structure, while encouraging a more spacious volume for a one-story structure. The reduced height of accessory structures in close proximity to the lot lines to reduce visual incursions along the adjacencies is also reviewed.v

Existing (Primary & Accessory)

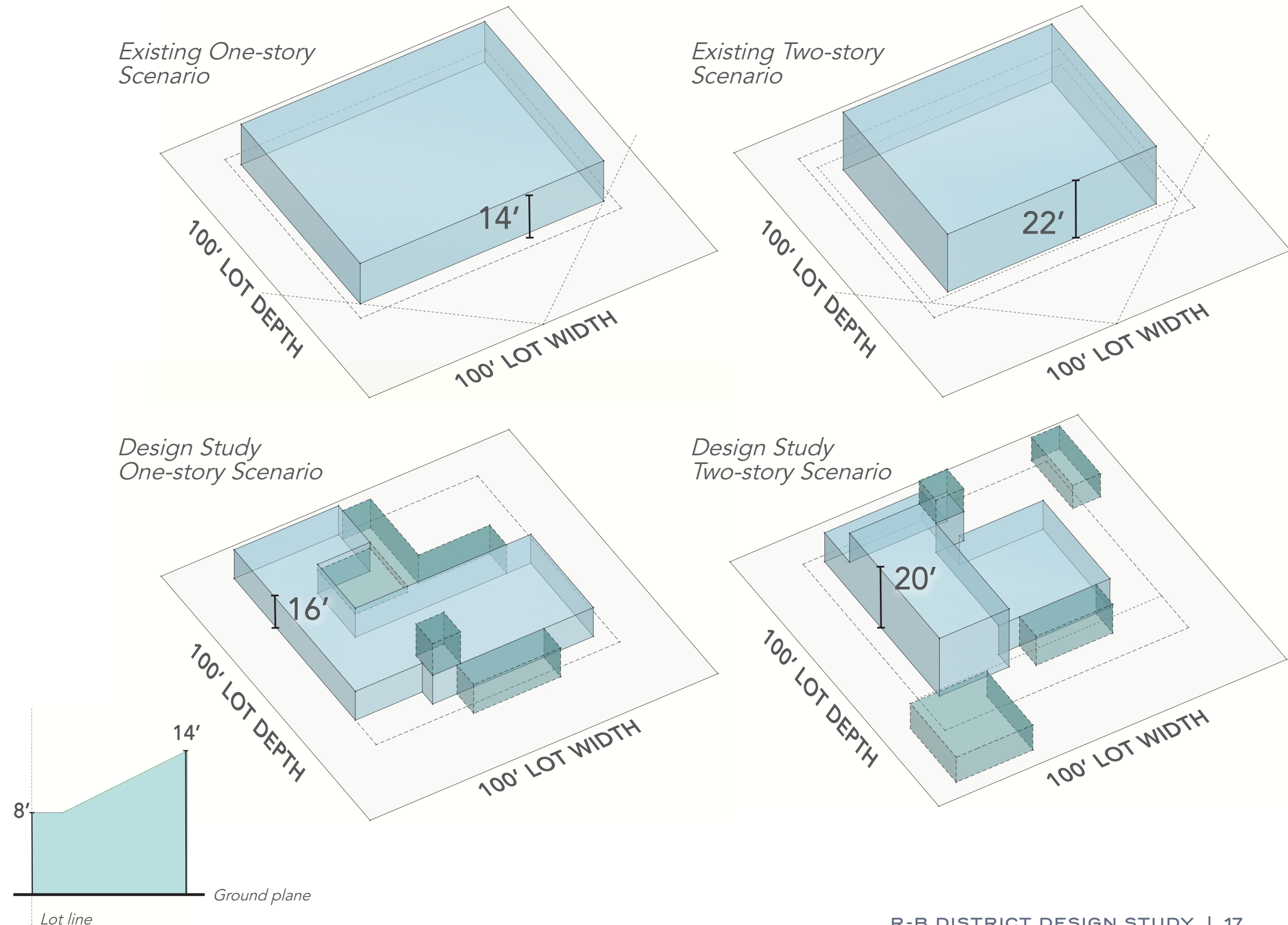
14 ft one story bldg / 22 ft two story bldg

Design Study - Primary Building

One-story principal building not to exceed 16 feet (including any parapet wall), and two-story principal building not to exceed 20 feet to top of plate of highest structure

Design Study - Accessory Structure

Accessory one-story structures such as garages within setbacks cannot exceed 8 feet height within 0-3 feet from lot line, and may extend to a maximum height of 14 feet at the other end

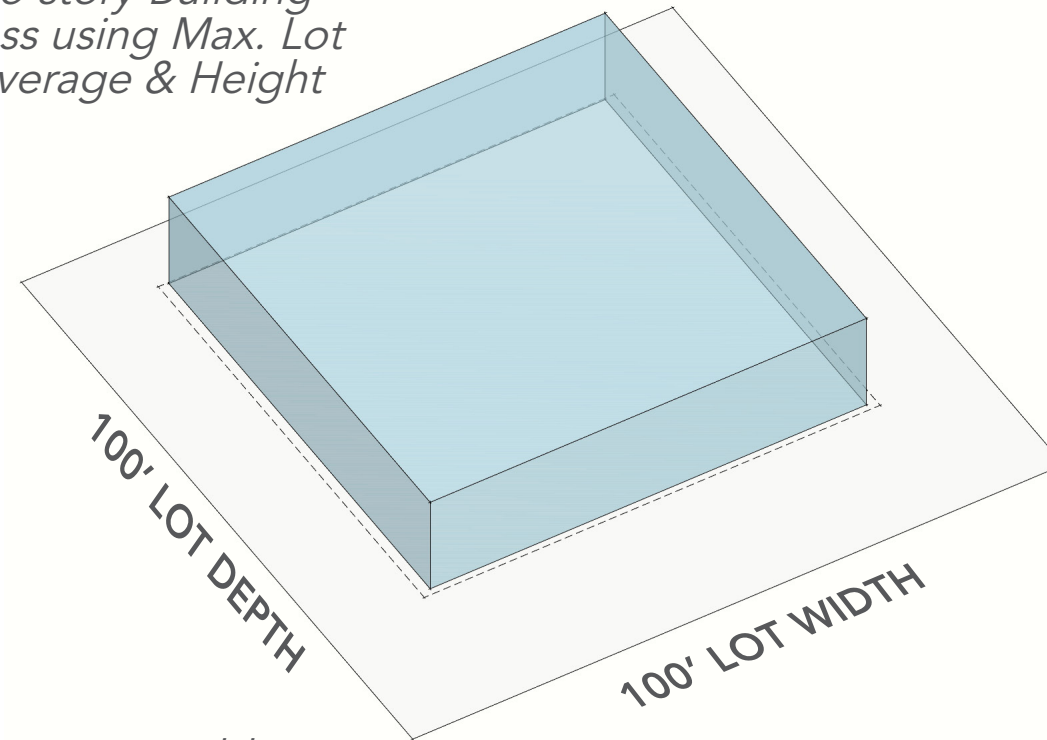


Bulk Standards vs. Existing CCR

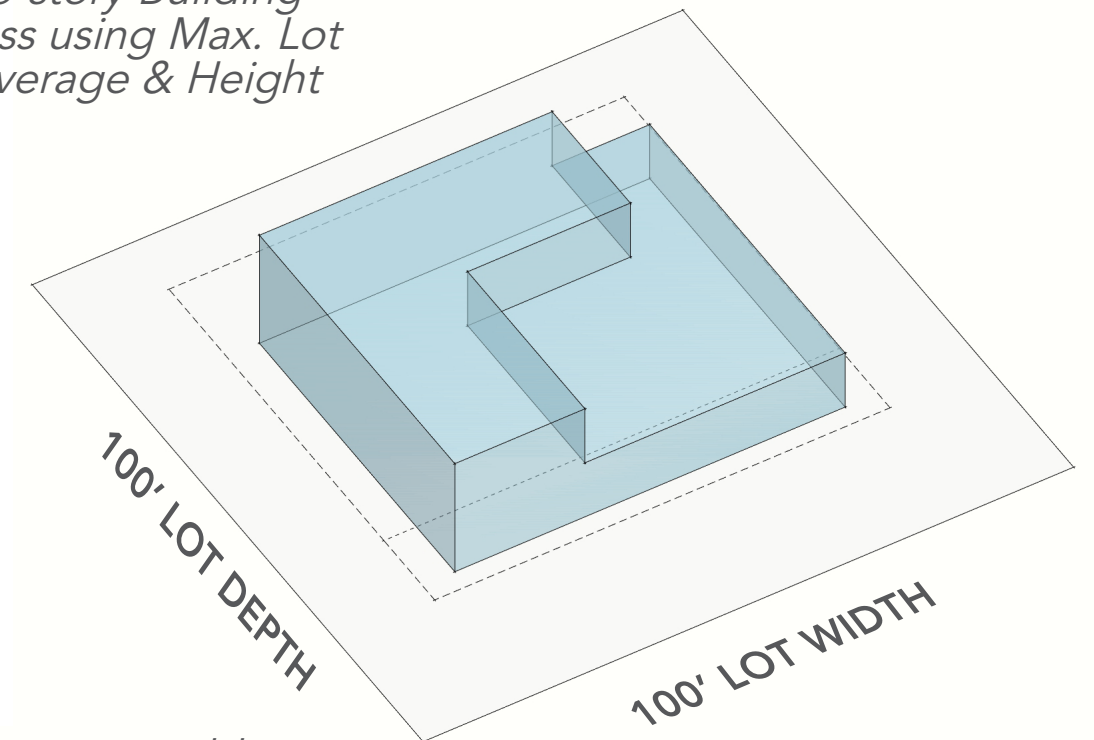
When comparing the potential building envelope created using only the bulk standards (Setbacks, Lot Coverage, and Height) as part of our design study, and that created using the cubic content ratio (CCR), the maximum floor areas are the same in both approaches, at 4,500 sf for a 10,000 sf lot.

The design studies confirm that the CCR calculations can be fully eliminated. The height standards, setback standards, and lot coverage as per the design studies encompass all the requirements that allow for principal and accessory building envelopes, similar to the provisions of the CCR, but in a more simpler and efficient manner, and still allowing for flexibility and variation in form.

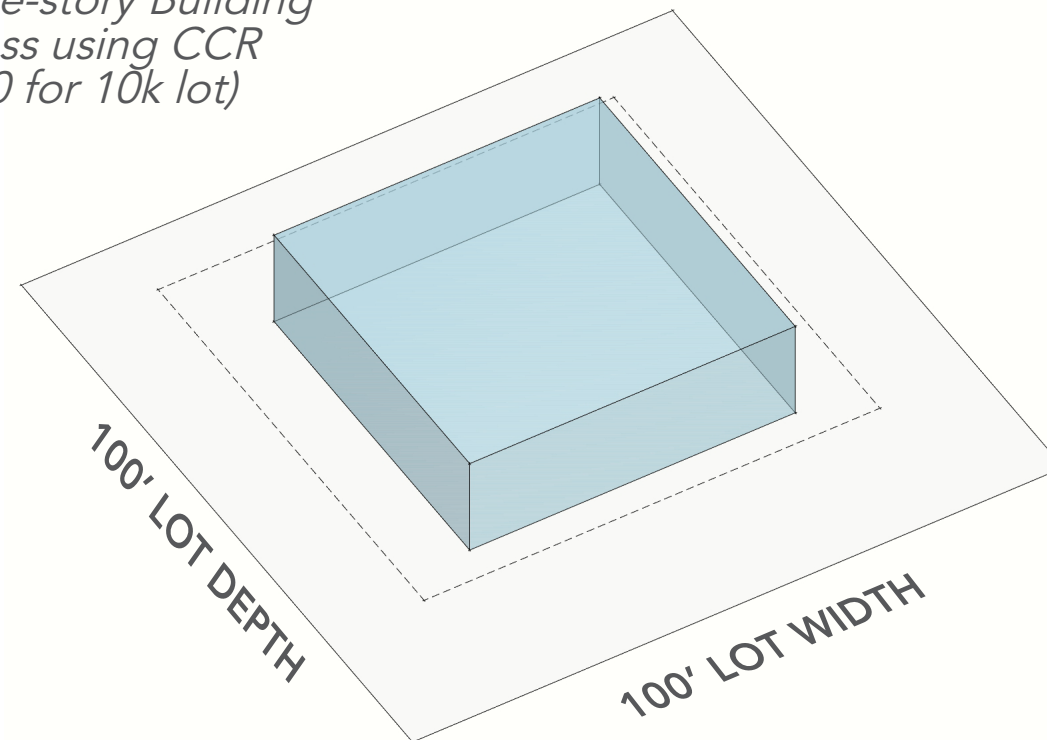
*One-story Building
Mass using Max. Lot
Coverage & Height*



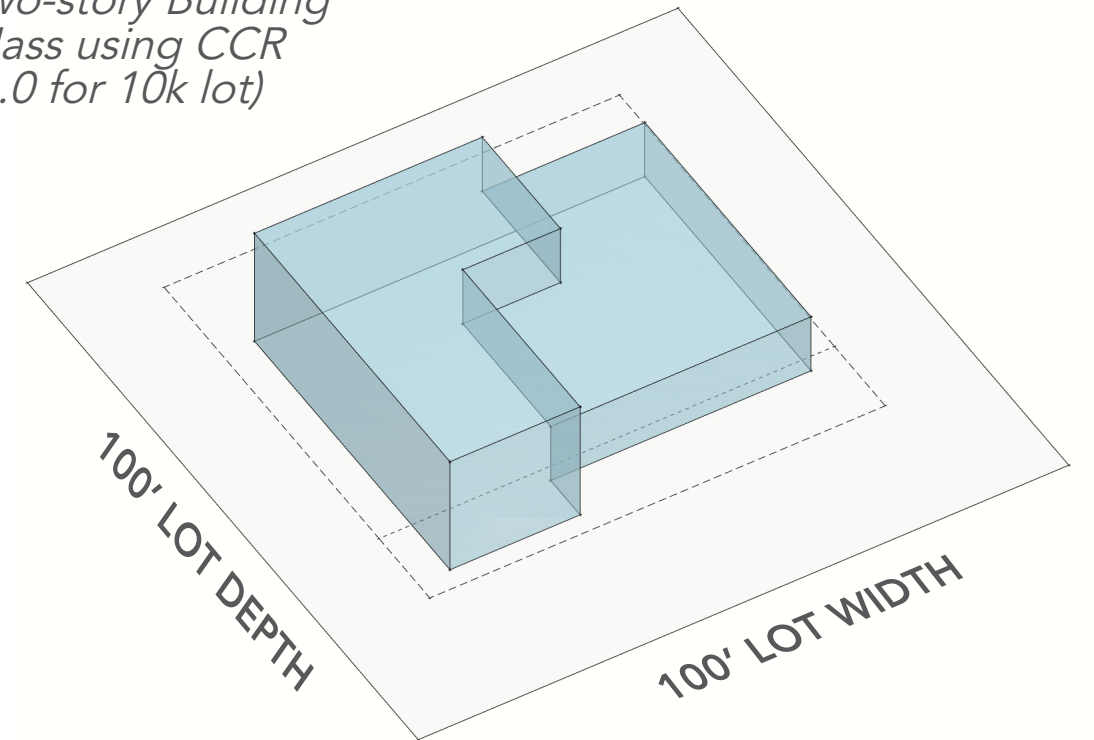
*Two-story Building
Mass using Max. Lot
Coverage & Height*



*One-story Building
Mass using CCR
(4.0 for 10k lot)*



*Two-story Building
Mass using CCR
(4.0 for 10k lot)*



Size of Accessory Garage

The existing standards do not regulate the size of car garages. The design study explores maximum garage sizes in conjunction with reduced curb cut sizes, to allow for more flexibility in the location of garages, and reduced sizes of driveways.

Design Study (no current standard)

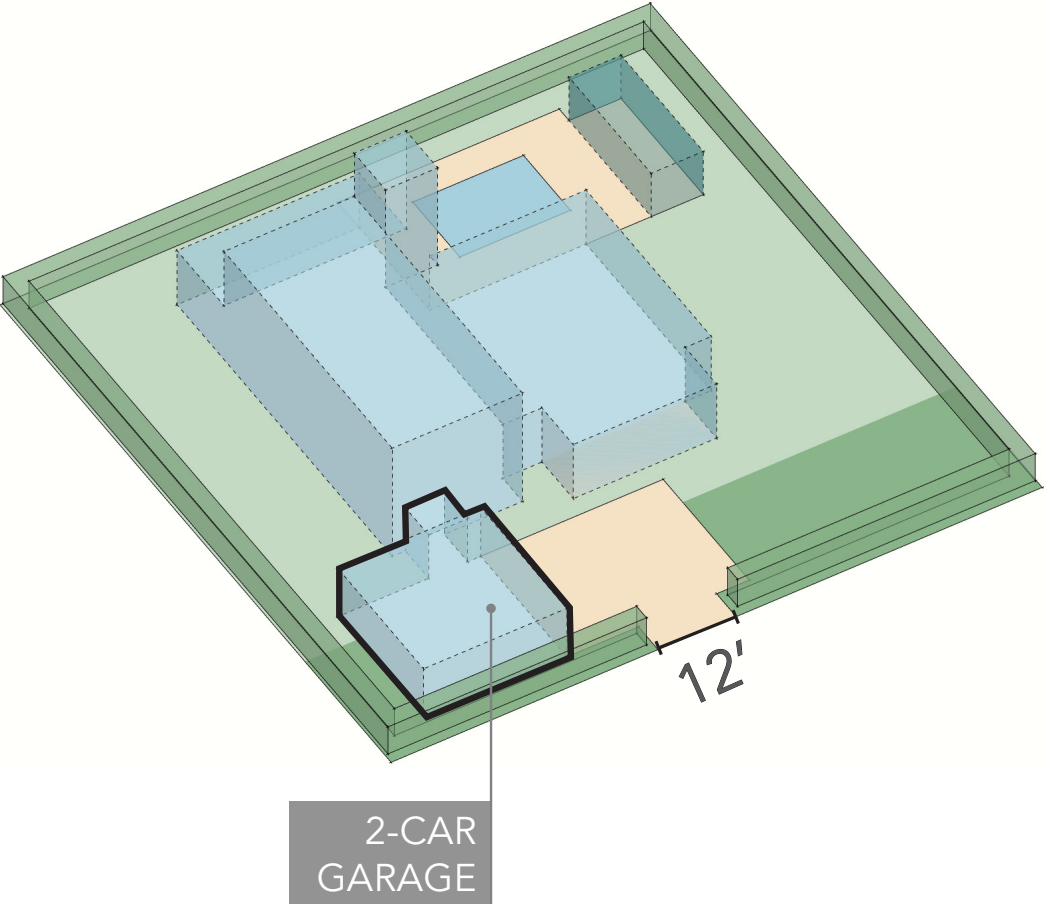
Max. size of two car garage not to exceed 22 feet X 22 feet or a maximum of 485 square feet. Max. size of one story garage not to exceed 22 feet by 15 feet or maximum or a maximum of 330 square feet.

Size and Location of Curb Cuts

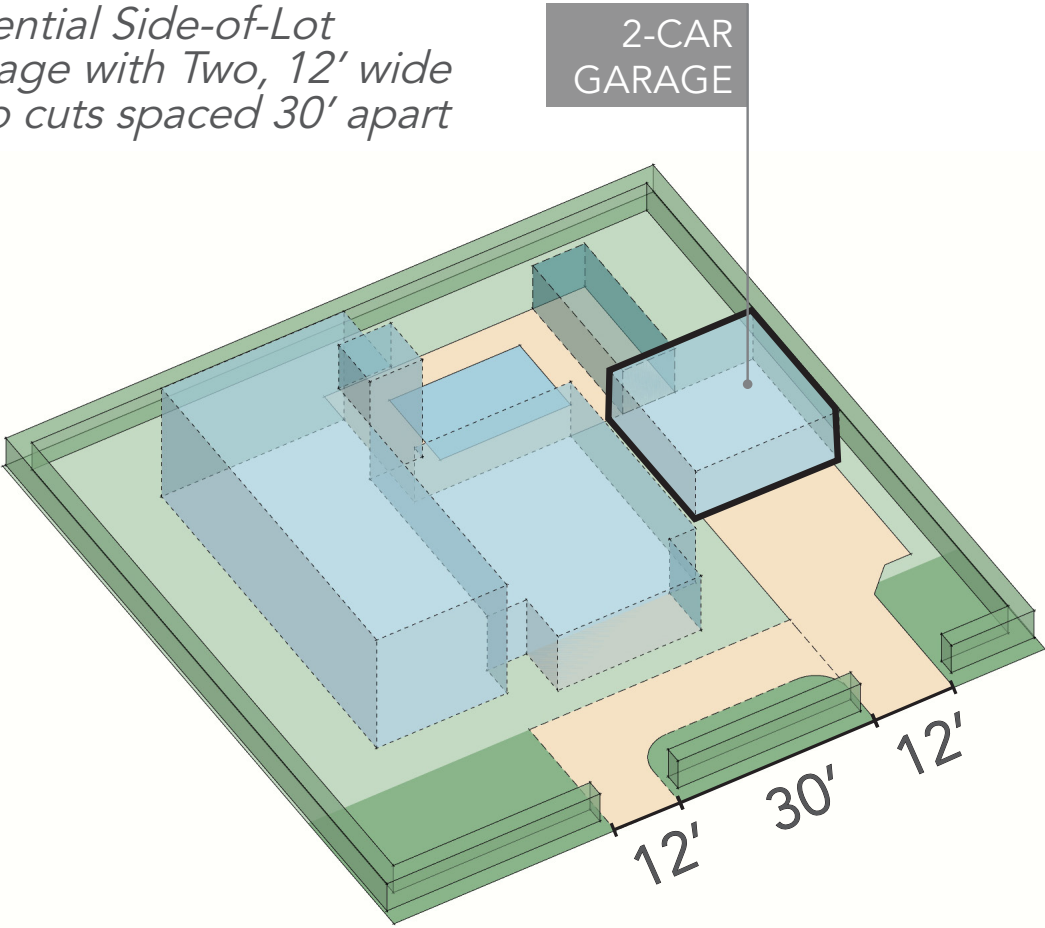
Design Study (no current standard)

Curb cut not to exceed 12 feet. 30 feet minimum distance between two curb cuts on the same lot.

Potential Front-of-Lot Garage with Single, 12' wide driveway curb cut



Potential Side-of-Lot Garage with Two, 12' wide curb cuts spaced 30' apart



Reference Table



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	R-B (Existing) 10,000 sf lot	R-B (Existing) 20,000 sf or more lot	Notes	R-B North End (New District)	R-L (New District)
Min. Lot Area (sf)	10,000 sf	equal or more than 20,000 sf	When the area of a lot in the R-B district is equal to or greater than 20,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-A district, except that the maximum allowable lot coverage for single-story development shall be 30 percent.	10,000 sf	10,000 sf
		equal or more than 60,000 sf	When the area of the lot is equal to or greater than 60,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-AA district, except the minimum allowable lot coverage for single-story development shall be 30 percent.		
Min. Lot Width (ft)	100 ft	125 ft	When the width of a lot in the R-B district is equal to or greater than 125 feet, development of the lot shall be subject to the minimum side yard setback and angle of vision provisions of the R-A district	100 ft	100 ft
		150 ft (with lot areas min 60,000 sf)	When the width of the lot is equal to or greater than 150 feet, development of the lot shall be subject to the angle of vision provisions of the R-AA district		
Min. Lot Depth (ft)	100 ft	150 ft (with lot areas min 60,000 sf)	When the depth of a lot in the R-B district is equal to or greater than 150 feet, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-A district	100 ft	100 ft
		150 ft (with lot areas min 60,000 sf)	When the depth of the lot is equal to or greater than the 150 feet, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-AA district.		
Angle of Vision	100 degrees	100 degrees	See additional requirements in Sec. 134-843(6), Sec. 134-793(6)	100 degrees only for lots 20,000 sf in area or greater, and lots 125 feet wide or greater.	100 degrees only for lots 20,000 sf in area or greater, and lots 125 feet wide or greater.



	R-B (Existing) 10,000 sf lot	R-B (Existing) 20,000 sf or more lot	Notes	R-B North End (New District)	R-L (New District)
Min. Front Yard (ft)	25 (min 20 if rear yard setback for first story reduced proportionally to reduction in front yard)	35 (with lot depth equal or greater than 150 ft)		22 for first story 35 for second story (however up to 20 ft of the second floor front façade may align with the first floor façade / setback at 22 ft)	25 (min 20 if rear yard setback for first story reduced proportionally to reduction in front yard)
Min. Side Yard (ft)	12.5 ft (15 ft for second story)	15 ft (30 ft for lots of 60,000 sf or more in area)	For lots greater than 20,000 sf in area and 160 feet or more in width the setback shall be 22 feet plus two feet for each additional ten feet in width in excess of 169 feet, to a maximum side yard setback of 30 feet	15 ft for both first & second story	12.5 ft (15 ft for second story)
Min. Rear Yard	10 ft (15 ft for second story, 25 ft for rear yard height plane)	15 ft (with lot depth equal or greater than 150 ft)		10 ft for both first and second story	10 ft (15 ft for second story, 25 ft for rear yard)
Permitted incursions in setbacks	N/A	N/A		One and two car detached garages, pergolas, loggias, pool houses and other such non-habitable accessory and/or permanently open structures, at side and rear setbacks	One and two car detached garages, pergolas, loggias, pool houses and other such non-habitable accessory and/or permanently open structures, at side and rear setbacks
Max. Density Dwelling Unit / Acre	4 du	4 du/acre		4 du/acre	4 du/acre
Building Height Plane	N/A	Two feet of front setback for each one foot in building height (with lot depth equal or greater than 150 ft)	See additional requirements in Sec. 134-843(7), Sec. 134-793(7)		



	R-B (Existing) 10,000 sf lot	R-B (Existing) 20,000 sf or more lot	Notes	R-B North End (New District)	R-L (New District)
Overall Height	Max Height + 3 ft for flat room, 8 ft other styles, parapet walls may extend if treated properly	Max Height + 3 ft for flat room, 8 ft other styles, parapet walls may extend if treated properly		Needs to be reviewed with modified height definition	Needs to be reviewed with modified height definition
Max. Height (ft)	14 ft one story bldg / 22 ft two story bldg	Primary Building: 14 ft one story bldg / 22 ft two story bldg Accessory Structure: 15 ft / one story (lot size up to 20,000 sf); 25 ft / two story (lot size greater than 20,000 sf)		One-story principal building not to exceed 16 ft (including any parapet wall), and two-story principal building not to exceed 20 ft to top of plate of highest structure Accessory one-story structures such as garages within setbacks cannot exceed 8 ft height within 0-3 ft from lot line, and may extend to a max. height of 14 ft at the other end	14 ft one story bldg / 22 ft two story bldg Accessory one-story structures such as garages within setbacks cannot exceed 8 ft height within 0-3 ft from lot line, and may extend to a max. height of 14 ft at the other end



	R-B (Existing) 10,000 sf lot	R-B (Existing) 20,000 sf or more lot	Notes	R-B North End (New District)	R-L (New District)
Max. Lot Coverage	40% for one story / 30% for two story	For lots 20,000 SF or more: 30% for one story/25% for two story For lots 60,000 SF or more: 25% for one story/25% for two story		45% for one-story and 30% for two-story principal buildings. Second story shall not exceed 50% of the first story (Shall include both attached and detached car garages, and shall exclude pergolas, loggias and other similar permanently open and non-habitable structures and spaces)	40% for one story / 30% for two story (Shall include both attached and detached car garages, and shall exclude pergolas, loggias and other similar permanently open and non-habitable structures and spaces)
Landscaped Open Space	45% (not less than 40% of front yard)	For lots 20,000 SF or more: 50% (not less than 45% of front yard) For lots 60,000 SF or more: 55% (not less than 45% of front yard)		40% (and not less than 40% of the front yard area) Tree canopy cover for at least 50% of lot frontage. Trees may intrude into the vehicular right-of way.	45% (not less than 40% of front yard) Tree canopy cover for at least 50% of lot frontage. Trees may intrude into the vehicular right-of way.
Size of accessory car garage (sf)				Max. size of two car garage not to exceed 22 feet X 22 feet or a maximum of 485 sf. Max size of one story garage not to exceed 22 feet by 15 feet or maximum or a maximum of 330 sf.	Max. size of two car garage not to exceed 22 feet X 22 feet or a maximum of 485 sf. Max size of one story garage not to exceed 22 feet by 15 feet or maximum or a maximum of 330 sf.



	R-B (Existing) 10,000 sf lot	R-B (Existing) 20,000 sf or more lot	Notes	R-B North End (New District)	R-L (New District)
Size (ft) and location of curb cuts				Curb cut not to exceed 12 feet. 50 feet minimum distance between two curb cuts on the same lot	Curb cut not to exceed 12 feet. 50 feet minimum distance between two curb cuts on the same lot
Max. Unshaded openings				20% of the glazed openings on any façade shall be shaded by an exterior architectural shade device	20% of the glazed openings on any façade shall be shaded by an exterior architectural shade device
Cubic Content Ratio (CCR)	Lot<10,000 SF = 4.0 Lot 10,000-60,000 = 3.50 Lot>60,000 = 3.5 Lots>20,000 in specific listed locations, 4.5	Lot<10,000 SF = 4.0 Lot 10,000-60,000 = 3.50 Lot>60,000 = 3.5 Lots>20,000 in specific listed locations, 4.5			





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