

Zoning Code Review Update



TOWN OF PALM BEACH

Residential Zoning Study (Recap)

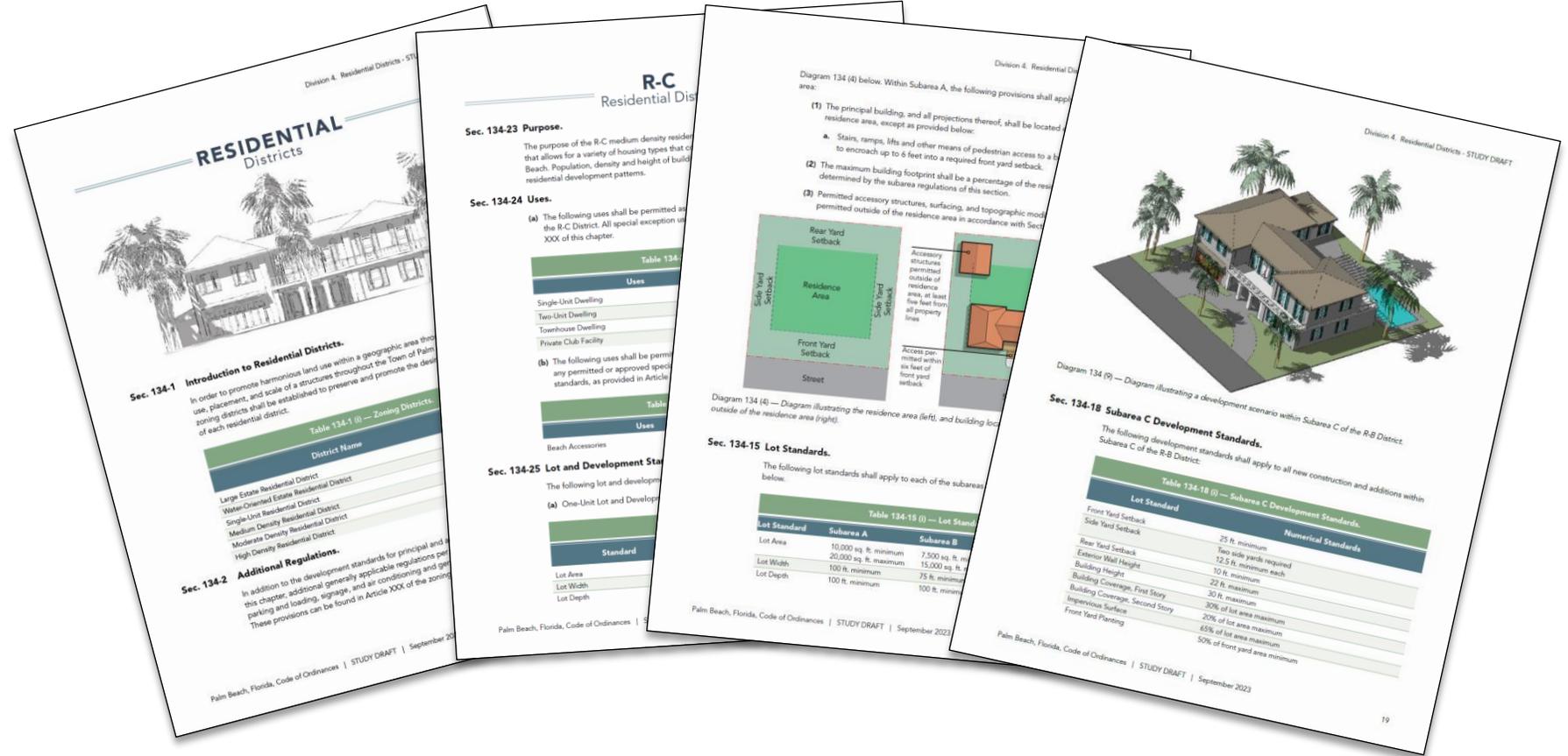


TOWN OF PALM BEACH

Residential Districts Overview

The draft study of the residential districts includes:

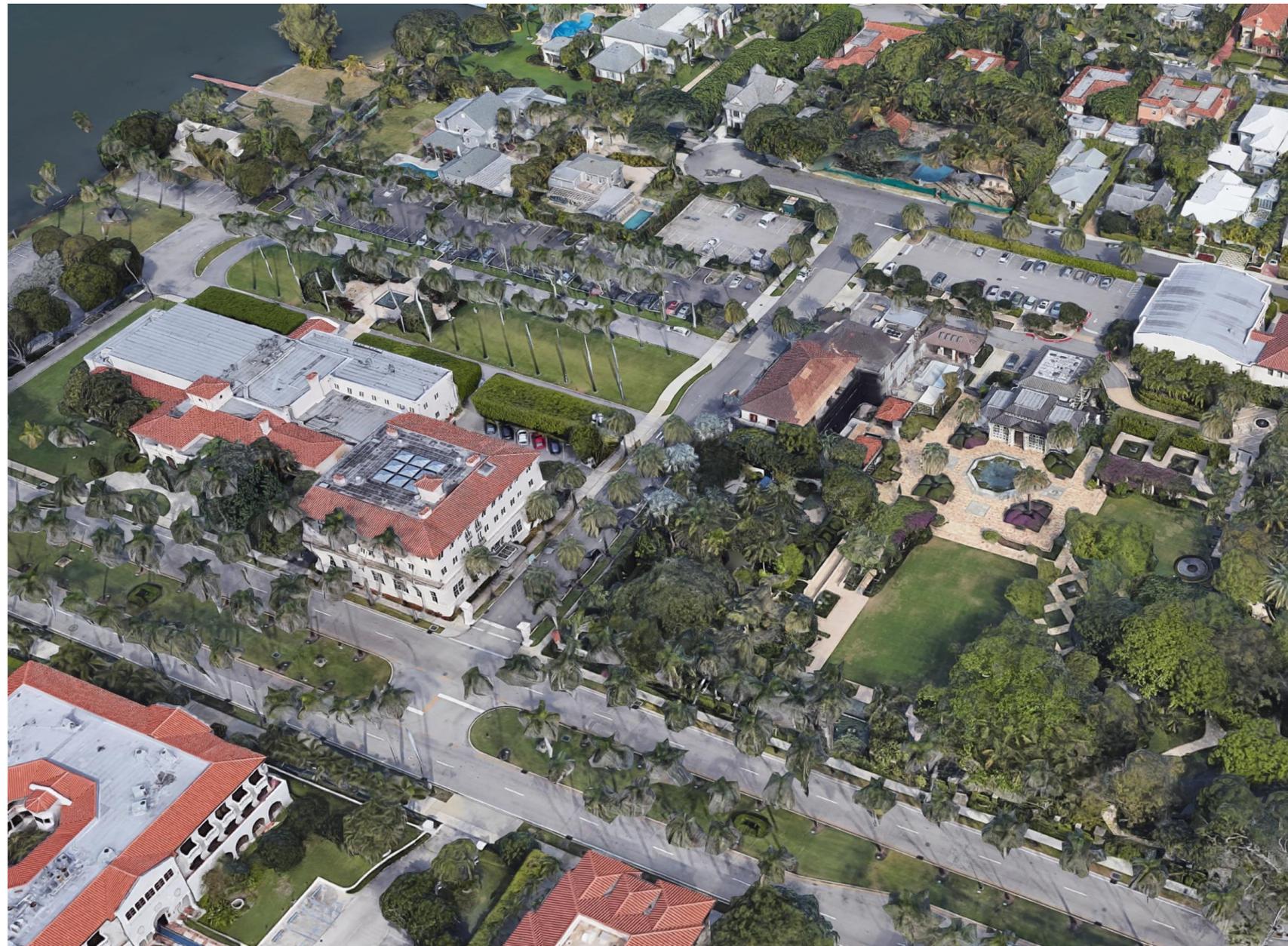
- Reformatted, simplified, and improved usability of existing residential zoning districts.



Residential Districts Overview

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- Reformatted, simplified, and improved usability of existing residential zoning districts.
- **Simplified residential uses** – removing civic and cultural uses to be included in a new district.



Residential Districts Overview

The draft study of the residential districts includes:

- Reformatted, simplified, and improved usability of existing residential zoning districts.
- Simplified residential uses – removing civic and cultural uses to be included in a new district.
- **Focus on better calibrating the R-B District to respond to community feedback.**



Approach to the R-B Zoning District



TOWN OF PALM BEACH

R-B Zoning District

Guiding Principals

The following principals guided our study of the R-B District:

1. Property rights should be maintained or enhanced.
2. The traditional neighborhood character of the R-B district should be maintained and promoted.
3. The overall percentage of impervious surfaces on a lot should be maintained or reduced.
4. Front and side yard setbacks should not include structures.
5. Rear yard setbacks should be primarily open space with limited encroachment by accessory structures.
6. The public and private realms must work together to form the character and feel of a neighborhood.
7. Development standards should be specifically calibrated to street widths.



R-B Zoning District

Establishing Subareas



Subarea A

Interior Lateral Streets

- Primarily comprised of interior blocks on the North End between Indian Road and Wells Road.
- Streets tend to be narrow with no sidewalks; Most lots platted to similar size compliant with current R-B District.
- Zoning Approach: Develop context sensitive zoning rules that better reflect the neighborhood character of the areas.

Subarea B

Sea Streets

- Comprised of all lots within R-B fronting Seaview, Seaspray, and Seabreeze Avenues.
- Historically platted lots tend to be smaller than the standards of current R-B District.
- Zoning Approach: Calibrate zoning to better reflect historic context of area; Retain and modernize nonconformance standards intended to preserve existing building form.

Subarea C

All other areas

- Comprised of all lots not within subareas A or B.
- Lots tend to have a wider range of conditions, including: larger area, waterfront access, frontage on wider streets, and less regular shapes.
- Zoning Approach: Modernize existing zoning; retain the intent of the R-B District regulations for these sites.

R-B Zoning District

Establishing the Lot

Regulate the subdivision and merger of lots within the R-B District by establishing minimum and maximum required lot areas.

Table 134-15 (i) — Lot Standards.

Lot Standard	Subarea A	Subarea B	Subarea C
Lot Area	10,000 sq. ft. minimum 20,000 sq. ft. maximum	7,500 sq. ft. minimum 15,000 sq. ft. maximum	10,000 sq. ft. minimum 20,000 sq. ft. maximum
Lot Width	100 ft. minimum	75 ft. minimum	100 ft. minimum
Lot Depth	100 ft. minimum	100 ft. minimum	100 ft. minimum

Subarea A Interior Lateral Streets



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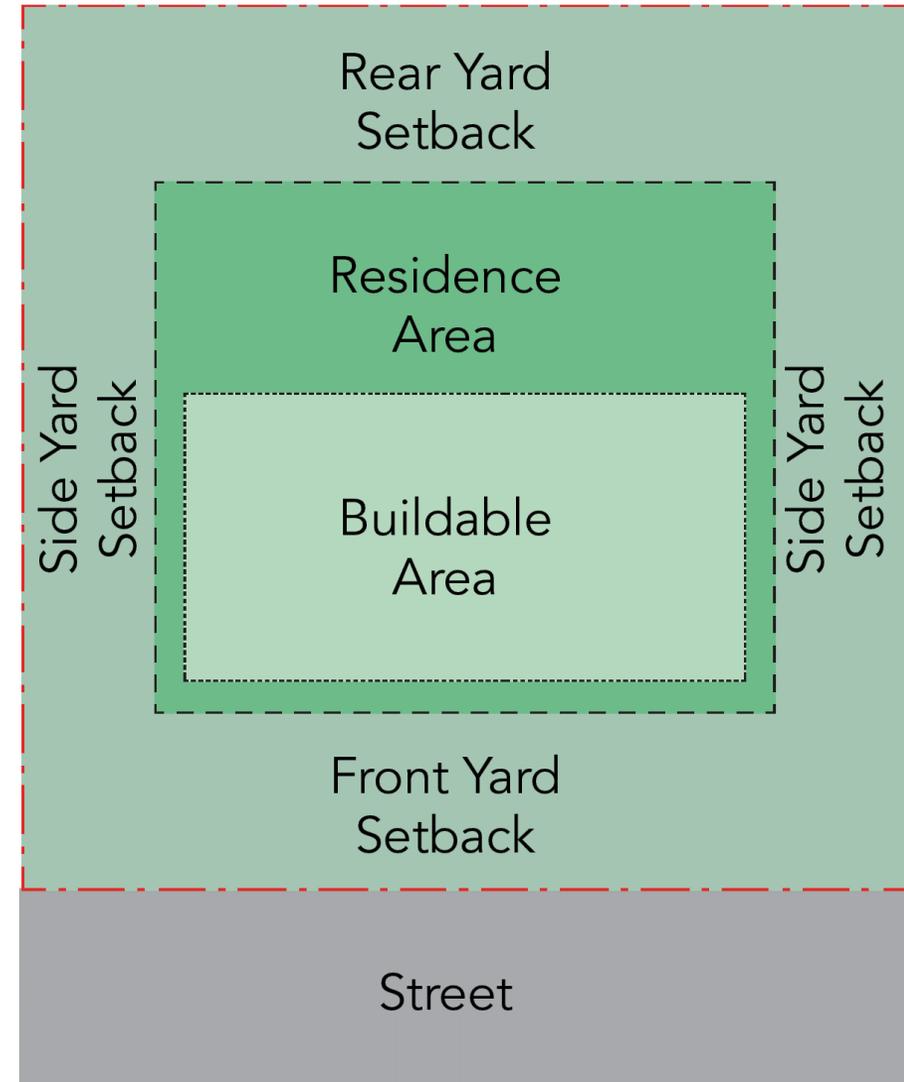
R-B Zoning District

Establishing the Residence Area

Within Subarea A the “Residence Area” is established to determine the size and location of the footprint of the residence.

The Residence Area is the area of the lot bound by all required yards.

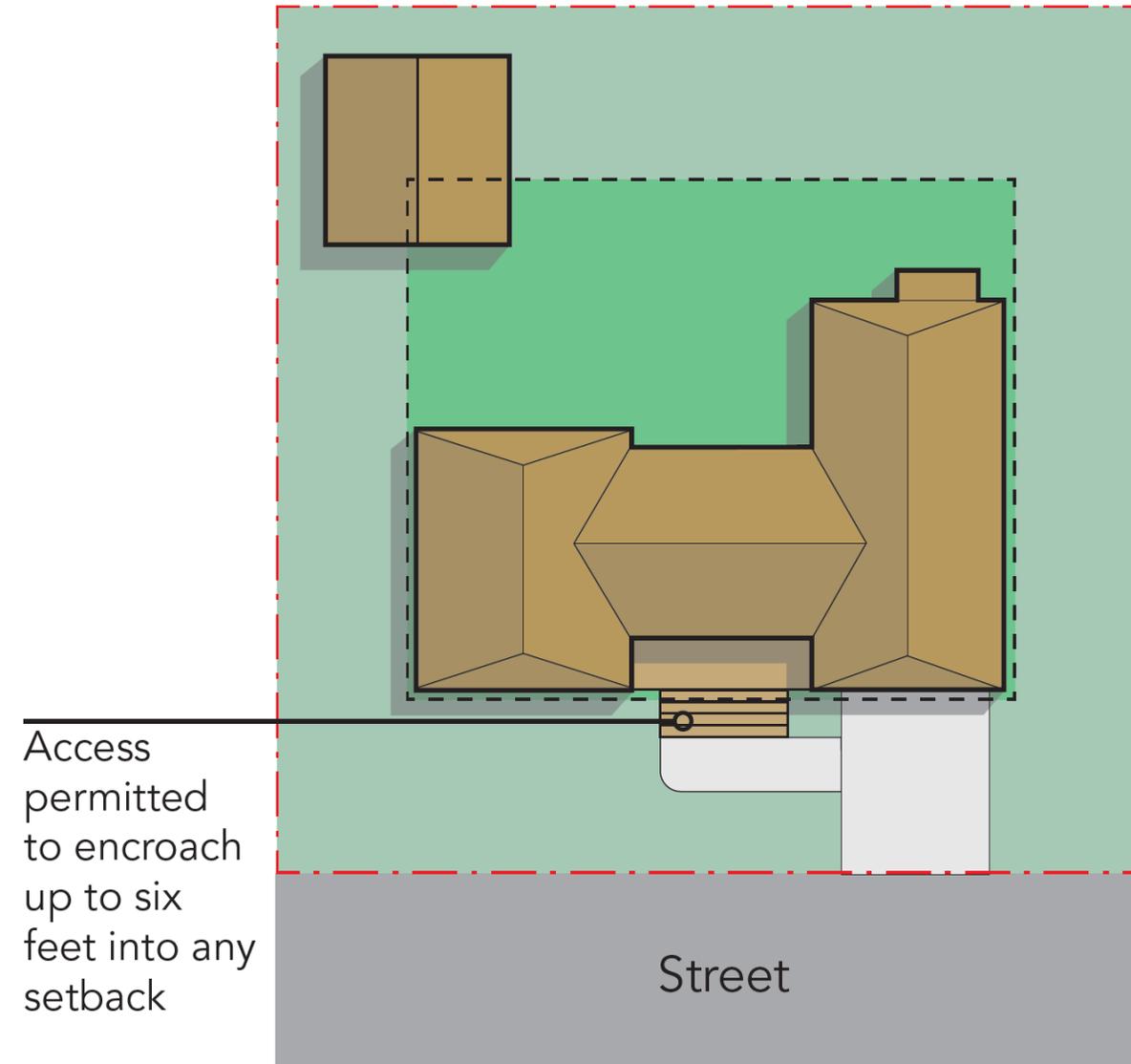
The buildable area is the percentage of the residence area that can be occupied by buildings.



R-B Zoning District

Establishing the Residence Area

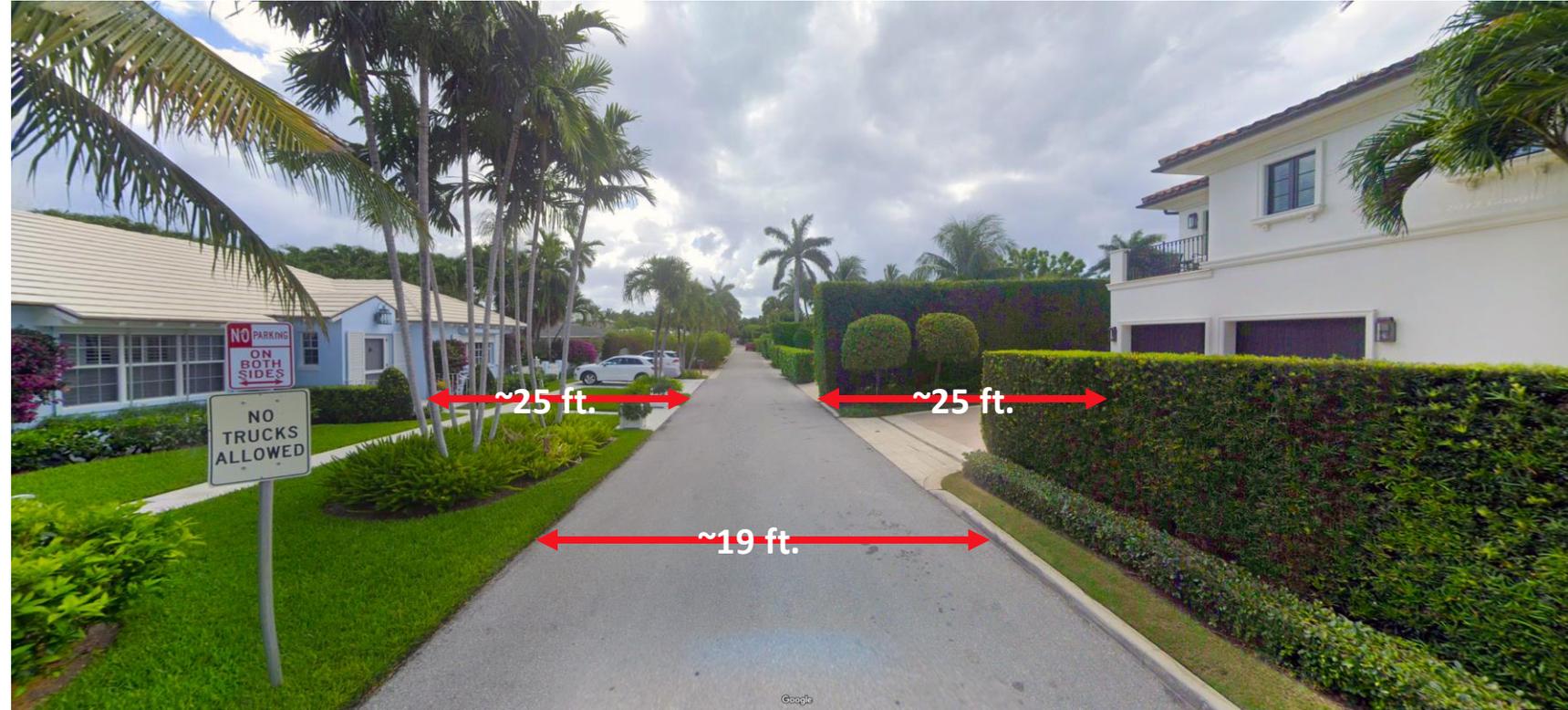
- The principal building shall be located entirely within the Residence Area.
- Limited encroachments, such as stairs for access may be permitted within any yard.
- Accessory structures may be located outside of the Residence Area, but not closer than ten feet to a side or rear lot line.



R-B Zoning District

Relationship to Street Width

- North End development was initially platted for, and comprised of, single story housing stock on narrow streets.
- Current R-B District provides a one size fits all approach to zoning areas without regard to historic context.

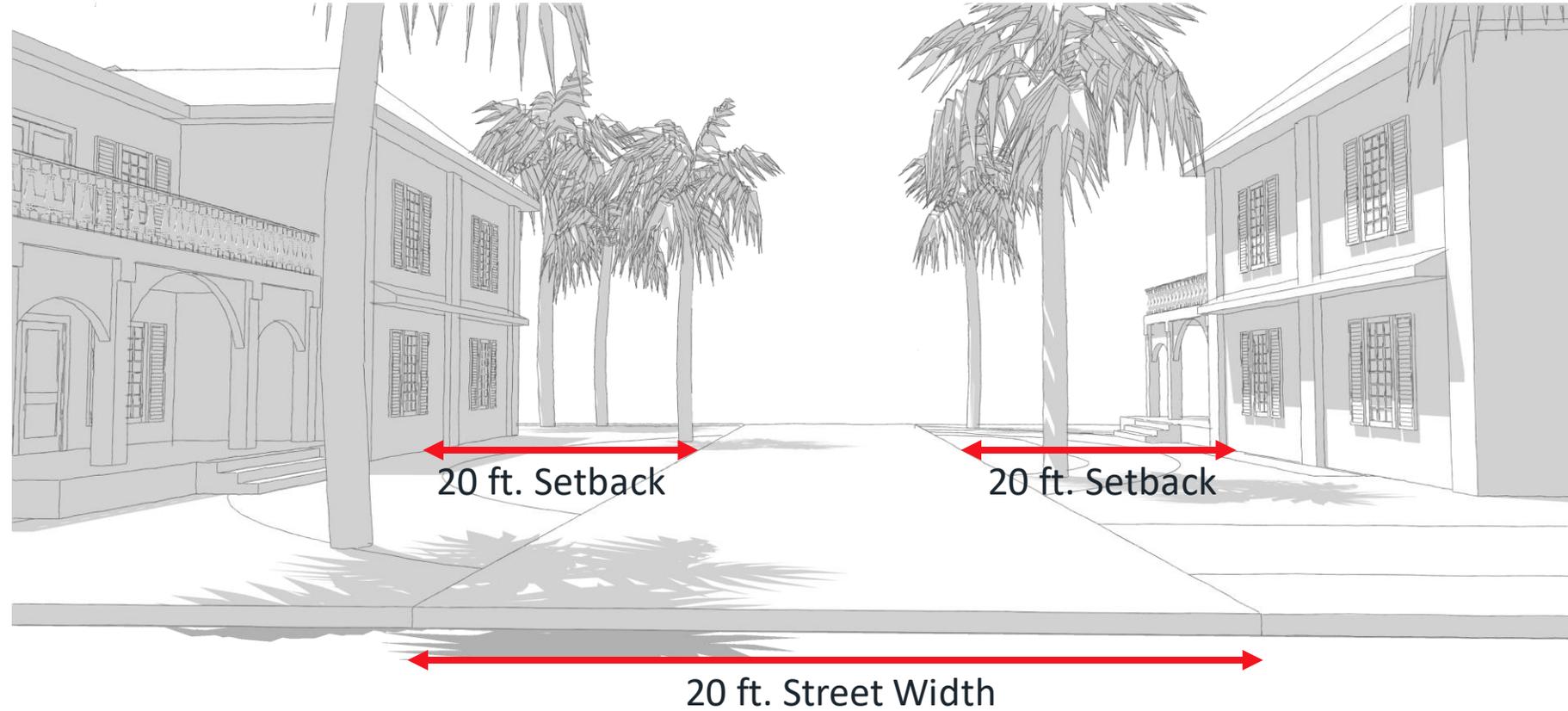


R-B Zoning District

Relationship to Street Width

Scenario 1

Narrow street, shallow setback, two story building

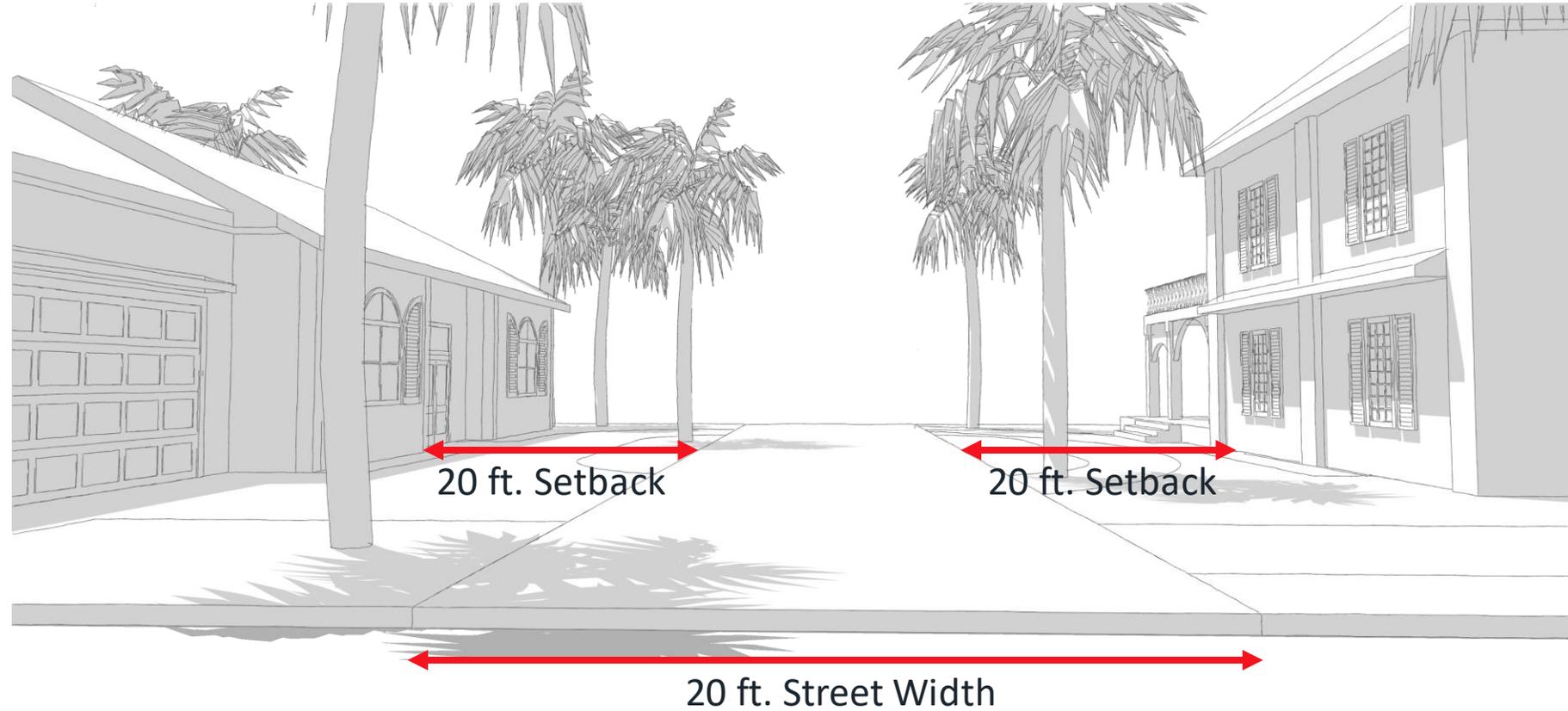


R-B Zoning District

Relationship to Street Width

Scenario 2

Narrow street, shallow setback, two story building

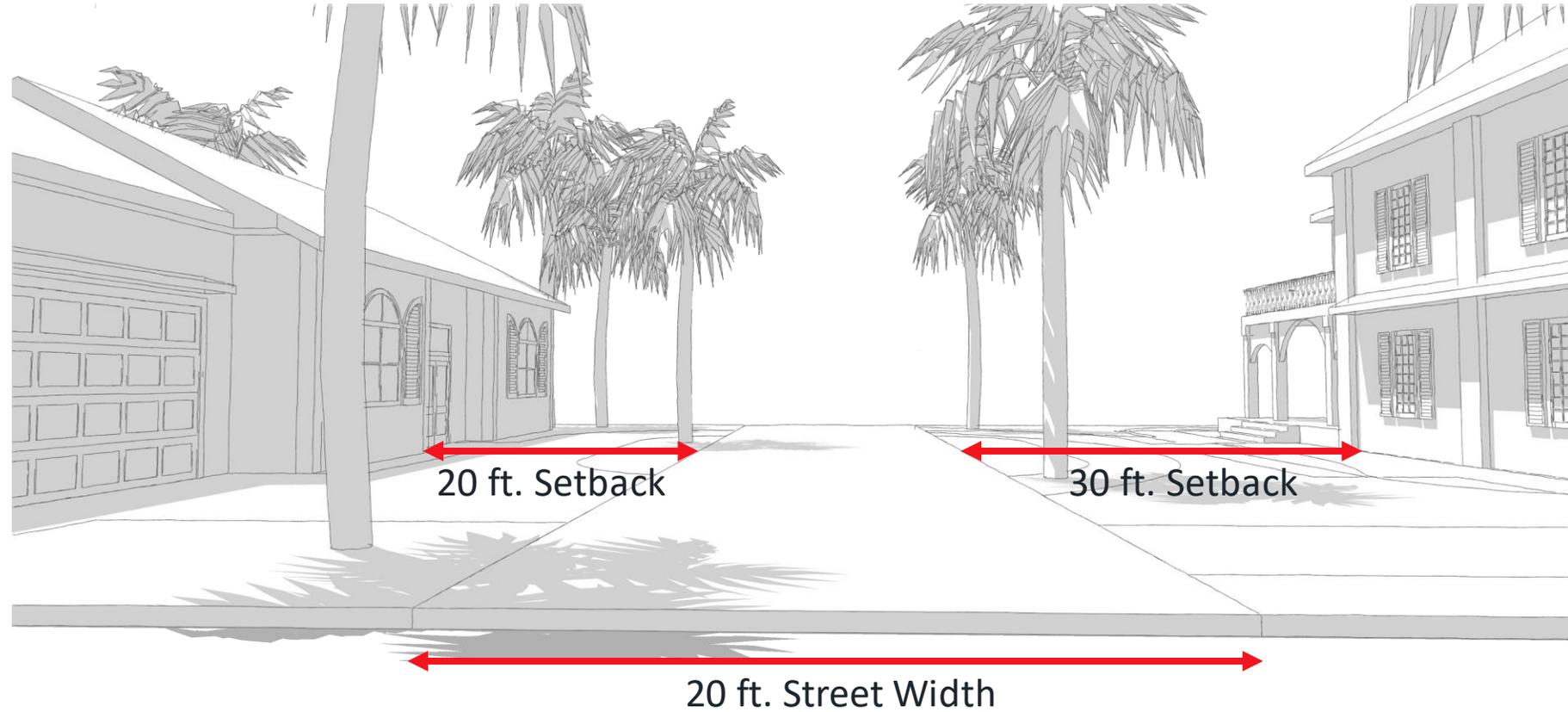


R-B Zoning District

Relationship to Street Width

Scenario 3

Narrow street, deeper setback, two story building (both sides)

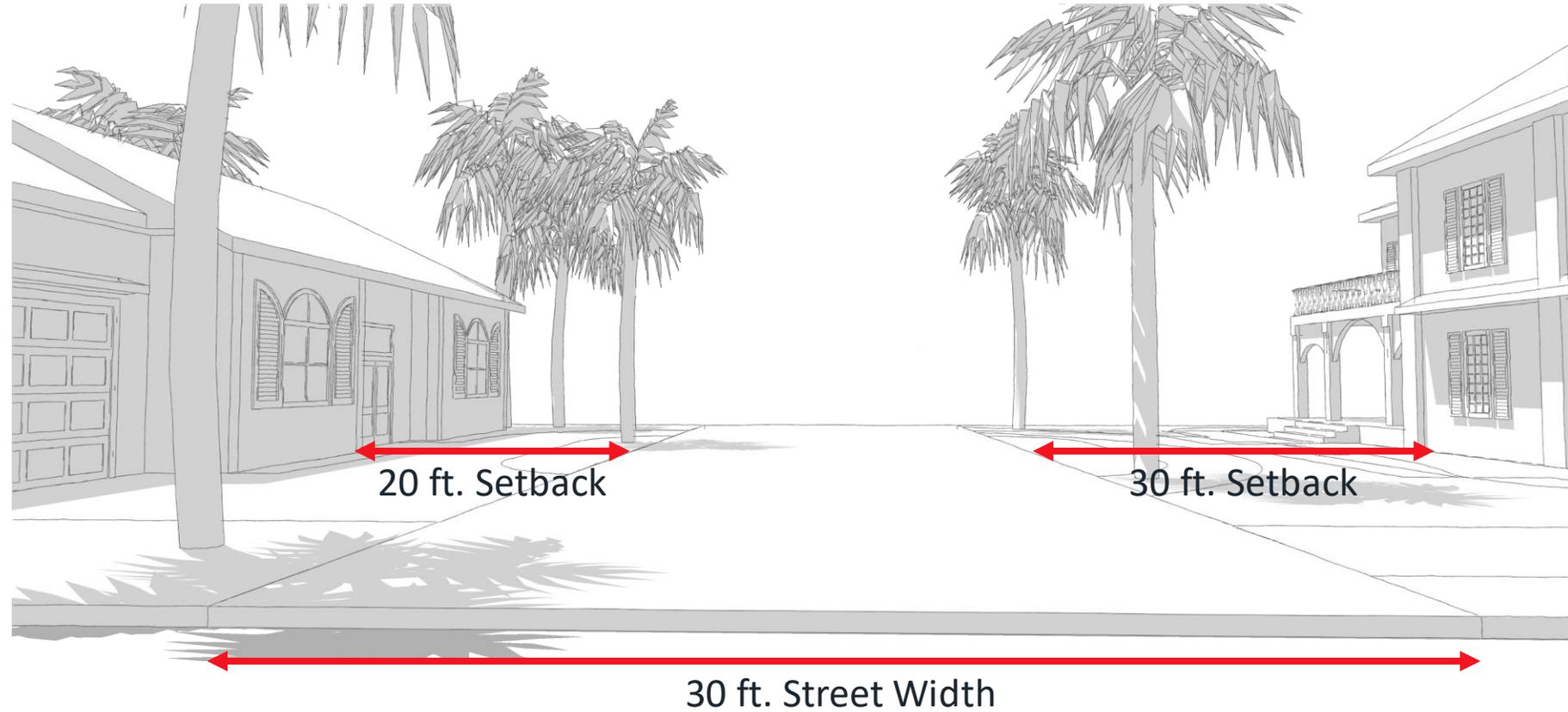


R-B Zoning District

Relationship to Street Width

Scenario 4

Wider Street, deeper setback, two story building (right side)

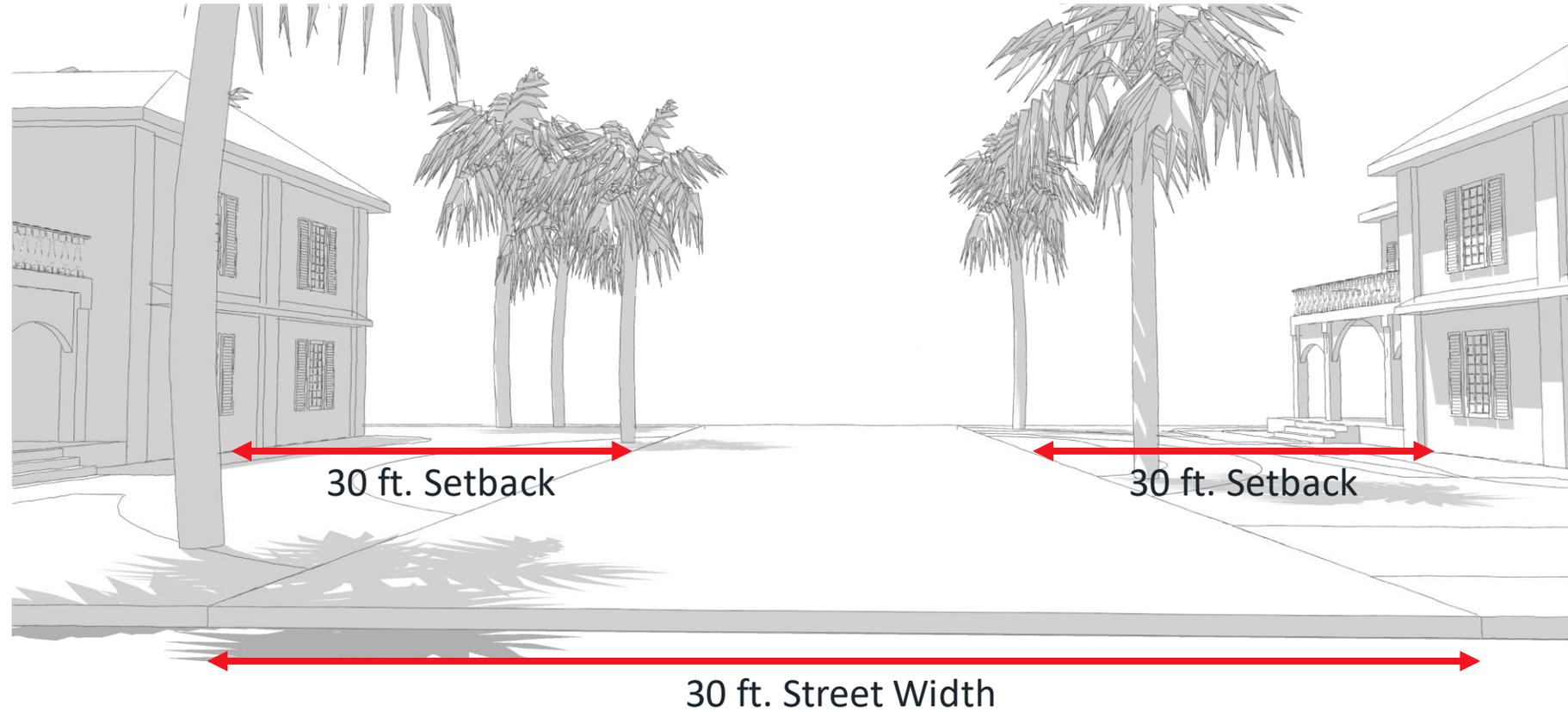


R-B Zoning District

Relationship to Street Width

Scenario 5

Wider Street, deeper setback, two story building (both side)



R-B Zoning District

Relationship to Street Width

The draft study proposes establishing two building envelopes uniquely designed for narrow and wide streets.



Narrower Street
(Less than or equal to 25 feet)



Wider Street
(Greater than 25 feet)

R-B Zoning District

Relationship to Street Width



Narrower Street

- One story building envelope required on narrow streets.*



Wider Street

- Two story building envelope permitted on Wide Streets.
- Narrow street building envelope is also permitted.

** ARCOM may permit two story (wide street) building envelope on narrow streets if certain conditions are met.*

R-B Zoning District

Relationship to Street Width



Narrower Street

- Height limited to single story (22 ft. maximum).
- Larger Residence Area to permit higher lot coverage buildings.



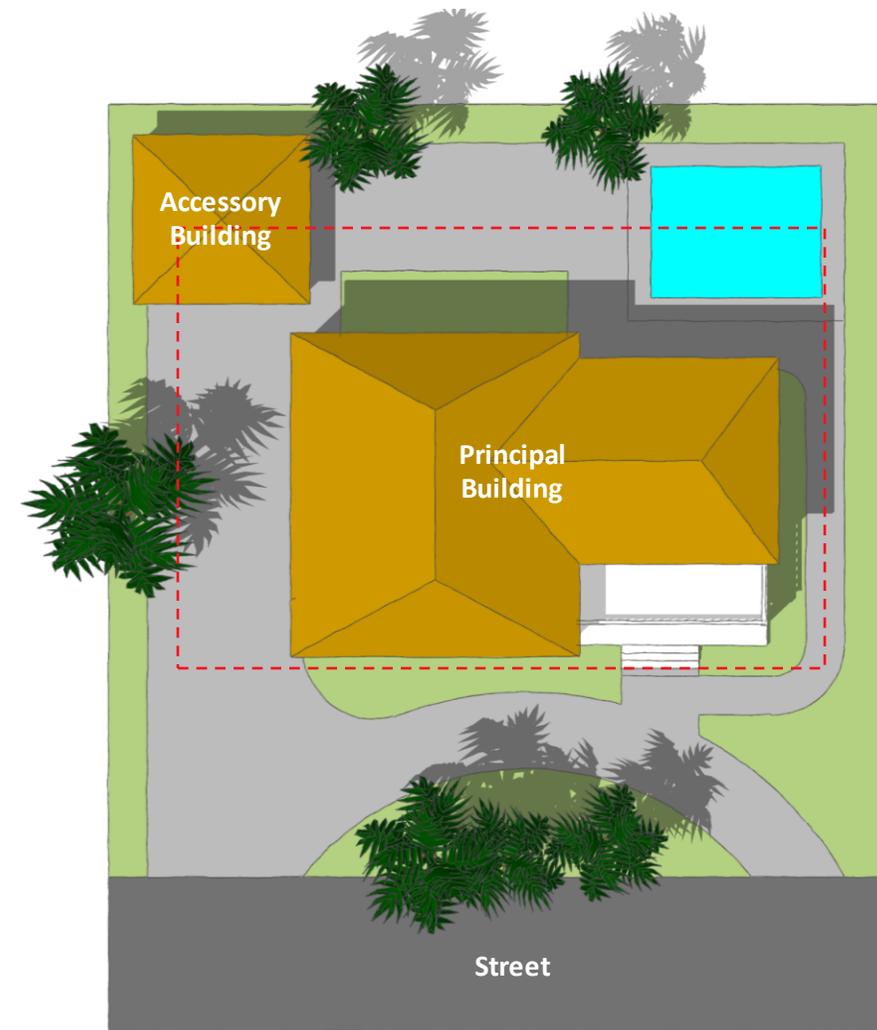
Wider Street

- Height limited to two stories (30 ft. maximum).
- Smaller Residence Area, however can accommodate two stories of living space.

R-B Zoning District

Establishing the Accessories & Open Space

- Accessory structures, like garages and cabanas, must be located to the rear of the principal building.
- Landscaped Open Space requires a minimum percentage of the lot be planted.
- Only a portion of the front yard can be paved for driveways and access.



- Buildings and Structures
- Paved Areas
- Landscaped Open Space
- Residence Area