

Synopsis of Greenacres Regulations Regarding Mixed Use, Density, and Height

RS-HD (Residential High Density) Future Land Use Designation with corresponding RH (Residential High) Zoning District within Greenacres:

- Allows up to 10 units per acre. The City has a 35' max height for structures within this district and City-wide.
- The City currently allows multifamily in the RH, RM, and MXD-O zoning districts, with the relevant regulations.
- The RH Zoning District and the RS-HD Future Land Use Designation within the City of Greenacres. Notably, some properties exceed this maximum density as allowed by the RS-HD Future Land Use Designation as they were initially developed under Palm Beach County regulations before annexation into the City limits.

Zoning District Maximum Density:

- RH: 10 units per acre
- RM: 7 units per acre
- MXD-O and MXD-OS: Up to 6 units per acre
- MXD-R and MXD-C: Up to 5 units per acre

The highest allowed density on any land within the City, where residential development is allowed, is identified in the RH zoning district. The City currently does not institute a Bonus Density program; however, this will be assessed and recommendations made as part of the EAR-based amendments.

TABLE 1 Land Use Classifications - Permitted Zoning District Maximum Permitted Densities (DU's/ac) and Intensities (FAR)					
Future Land Use Designation:	Zoning District	Acres	Lots	Density/Intensity	Lot Coverage ⁵
RS-LD Residential	AR-Agricultural Residential RE - Residential Estate RL:1,2,3 - Low Density	730.06	3,061	1 DU /2.5 ac 1 DU/ac 3-5 DU/ac	25% 20% 30-35% ¹
RS-MD Residential	RM:1,2 - Med. Density RMH - Mobile Home	1671.28	5,298	6-7 DU/ac 6 DU/ac	35% 40%
RS-HD Residential	RH - High Density	228.58	1,325	10 DU/ac	35%
CM-Commercial	OPI - Office Prof. CN – Neighborhood CG – General CI - Intensive	382.05	190	0.35 FAR 0.30 FAR 0.35 FAR 0.35 FAR	25% 20% 30% 30%
PI- Public/ Institutional	GU - Government Use	249.45	16	0.10 – 0.35 FAR ⁴	4
RO-Rec/Open Space	GU - Government Use	126.08	16	4	4
MU-Mixed Use	MXD-R Mixed Res. MXD-C Mixed Com. MXD-O Mixed Office MXD-OS Mixed Original Section	59.73	181	5 DU/0.20 FAR 5 DU/0.25 FAR 6 DU/0.35 FAR 6 DU/0.30-0.35 FAR	20-35% ² 25-35% ² 30% 20-30% ³
<u>Total</u>		<u>3,447.23</u>	<u>10,087</u>		

- Notes:
1. Per Schedule of Zoning District Regulations.
 2. Commercial development in the MXD-R and MXD-C zoning districts shall be limited to the FAR shown above. Accessory uses may account for the difference between the FAR and lot coverage shown. Residential development is limited to a maximum of 35% lot coverage.
 3. The intent of the MXD-OS district is to provide an integrated mixture of commercial, office, and residential uses on an incremental scale of development based on the acreage of the project. Maximum lot coverage for residential uses shall be 35%.
 4. Each property so designated shall be evaluated during the site plan approval process for compatibility with adjacent land uses, service capacity availability, current and future traffic capacity, and safety, and the maximum intensity (FAR) established within the given range based on that site analysis and in accordance with Zoning District Regulations.
 5. Up to 50% Lot Coverage allowed in a PUD for Zero Lot Line development.

Height: *(cannot exceed the max 35' height limit or 3 stories, whichever is higher.)*

The maximum allowable height in every zoning district within the City is 35 feet. The City currently does not institute a Bonus Height program; however, this will be assessed and recommendations made as part of the EAR-based amendments.

Comparative Analysis with Other Municipalities

Town of Lantana:

- **Density & Height**
 - MXD Mixed Use Development District: Allows up to 15 dwelling units per gross acre.
 - This district intends to serve the Palm Beach County region and the residential neighborhoods in the Town of Lantana. The Town has a 35' max height for structures within this district.
 - MW Waterfront Mixed Use District: Allows up to 35 dwelling units per gross acre.
 - This district is strategically located along the intracoastal waterway. The Town has a 55' max height for structures within this district.
- **Floor Area Ratio (FAR)**
 - Max FAR of 0.6
- **Impact Fees**
 - Plant capacity charges / impact fees: A plant capacity charge shall be assessed for each new user.
- **Millage**
 - 19.6097

Village of Palm Springs:

- **Density**
 - High Density Residential: Allows up to 19.0 units per gross acre.
 - College-Hospital Overlay (CHO): Allows up to 35 units per gross acre near Palm Beach State College and JFK Hospital.
 - Created to “implement strategies of the Congress Ave Corridor Study and promote high intensity/density value-added development economic (re)development along the corridor. CHO must be within a Mixed Use FLU Designation.
- **Height**
 - 75' Max Height if within a Mixed Use FLU Designation.
 - 35' Max Height if within a Residential FLU.
 - Proposed buildings over 35' in height may be permitted at Council discretion considering: The proposed use; The bulk, mass, and context of adjacent structures; The compatibility with adjacent uses; The relationship to adjoining uses and surrounding development; The provision of open space.
- **Floor Area Ratio (FAR)**
 - Max FAR of 1.0 in Institutional. No Mixed Use.
- **Impact Fees**
 - Parks:
 - Single-family Unit:
 - Less than 1,500 sf: \$659
 - 1500sf – 2,499sf: \$731
 - 2500sf or more: \$819

- Multi-Family (Apartment/Condo): \$485
 - Mobile Home: \$582
 - Senior Adult Housing (Detached): \$560
 - Senior Adult Housing (Attached): \$370
- Police:
 - Single-family Unit:
 - Less than 1,500 sf: \$271.44
 - 1500sf – 2,499sf: \$301.60
 - 2500sf or more: \$337.51
 - Multi-Family (Apartment/Condo): \$199.63
 - Mobile Home: \$239.85
 - Senior Adult Housing (Detached): \$229.79
 - Senior Adult Housing (Attached): \$152.24
- **Millage**
 - 19.5916

City of Palm Beach Gardens:

- **Density**
 - 10 DU/ac (Bonus density for a total up to 22 DU/ac)
- **Height**
 - 36'. Up to 180' with a workforce housing density bonus
- **FAR**
 - Max FAR of .70.
- **Impact Fees**
 - **Residential**
 - **Roads**
 - 800sqft and under: \$1,024
 - 801 – 1399sqft: \$1,235
 - 1400-1999sqft: \$1,414
 - 2000-3599sqft: \$1,627
 - 3600sqft and over: \$1,771
 - **Parks**
 - 800sqft and under: \$2,362
 - 801 – 1399sqft: \$2,858
 - 1400-1999sqft: \$3,267
 - 2000-3599sqft: \$3,737
 - 3600sqft and over: \$4,102
 - **Police**
 - 800sqft and under: \$323
 - 801 – 1399sqft: \$391
 - 1400-1999sqft: \$447
 - 2000-3599sqft: \$511
 - 3600sqft and over: \$561
 - **Fire**

- 800sqft and under: \$247
 - 801 – 1399sqft: \$298
 - 1400-1999sqft: \$341
 - 2000-3599sqft: \$390
 - 3600sqft and over: \$428
- **Millage**
 - 18.2044

City of Atlantis:

- **Density**
 - R-3 Multiple-Family Residential: Maximum of 18.78 units per gross acre.
- **Height**
 - The City has a max height of 3 Floors or 40’.
- **Floor Area Ratio (FAR)**
 - Max FAR of 1.0 in Institutional. No Mixed Use.
- **Impact Fees**
- **Millage**
 - 19.2315

City of Royal Palm Beach:

- **Density**
 - RM-14 Multi-Family Residential: Maximum of 14 units per gross acre.
- **Height**
 - In the Mixed-Use Social District (MXS):
 - The maximum allowed building height for residential, office, and non-residential uses shall be 66 feet and a maximum of (5) stories;
 - The maximum allowed building height for hotels shall be (100) feet and a maximum of (7) stories, subject to section 26-75.6
 - The maximum allowed building height for parking garage shall be (66) feet and a maximum of (6) stories
- **Floor Area Ratio (FAR)**
 - In the Mixed-Use Social District (MXS):
 - A minimum of (19%) of the total MXS site shall be dedicated to residential development.
 - Maximum FAR Office: 0.09
 - Maximum FAR Retail/Service: 0.31
 - Maximum FAR Residential: 0.33
 - Maximum FAR Structured Parking: 0.65
 - Total MAX FAR: 1.3
- **Impact Fees**
 - Parks:
 - Single-family Unit:
 - Less than 1,500 sf: \$1815
 - 1500sf – 2,499sf: \$1994
 - 2500sf or more: \$2213
 - Multi-Family (Apartment/Condo): \$1325
 - Less than 1000sf: \$1325

- Over 1000sf: \$1636
 - Mobile Home: \$1597
 - Senior Adult Housing (Detached): \$1179
 - Senior Adult Housing (Attached): \$848
 - Public Buildings:
 - Single-family Unit:
 - Less than 1,500 sf: \$942
 - 1500sf – 2,499sf: \$1037
 - 2500sf or more: \$1147
 - Multi-Family (Apartment/Condo): \$1325
 - Less than 1000sf: \$689
 - Over 1000sf: \$853
 - Mobile Home: \$832
 - Senior Adult Housing (Detached): \$611
 - Senior Adult Housing (Attached): \$442
 - Roads
 - Single Family Detached: \$1,079.00
 - Attached Housing: \$672.00
 - Congregate Living: \$242.00
 - Mobile Home: 542.00
 - Over 55 Restricted Detached: 519.00
 - Over 55 Restricted Attached: 392.00
- **Millage**
 - 18.3396

Village of Wellington:

- **Density**
 - (Residential G & H allow a bonus density up to 30 dwelling units per gross acre (du/ac))
 - Residential G: Allows up to 18.0 dwelling units per gross acre (du/ac). The base density is considered 5DU/ac.
 - Consists of 2-3 story apartments and condominiums, generally located along major thoroughfares.
 - Residential H: Allows up to 22.0 dwelling units per gross acre (du/ac). The base density is considered 5DU/ac.
 - Consists of apartments and condominiums that are 3 stories or higher and is generally located near the intersection of 2 major thoroughfares or the Wellington Green Mall.
- **Height**
 - The Village has a 56' Max Height if Residential and a 72' Max Height if Mixed Use or within 1 Mile of State Road 7.
 - Extra setback and other criteria apply to the 72' Max Height for any height above 35'.
- **Floor Area Ratio (FAR)**
 - Max FAR of 0.5 (Bonus intensity for a total of up to .8) in the Mixed-Use Land Use Class.

- Max FAR of 0.4 (Bonus intensity for a total of up to .8) in the Commercial Land Use Class.
- **Impact Fees**
 - Parks:
 - Single-family Unit: \$4,046.00
 - Multi-family Unit: \$3,378.00
 - Senior Living Unit: \$2,312.00
 - Roads (Multi-Modal Impact Fee Per 1,000 Sq. Ft.):
 - Single Family Residential (Maximum of 10,000 sq. ft.):\$864.00
 - Active Adult (55+) Residential (Maximum 5,000 sq. ft.): \$626.00
 - Multi-Family Residential (Maximum 5,000 sq. ft.): \$1,125.00
 - Overnights (Bed Breakfast, Inn, Hotel, Resort) per room: \$940.00
 - ADU (Accessory, Caretaker, or Groom's Quarters): \$443.00
- **Millage**
 - 18.8896

City of Delray Beach:

- **Density**
 - West of I-95: Up to 40DU/ac with a revitalization/incentive bonus density up to 50DU/ac for properties with Congress Ave Mixed Use.
 - East of I-95: Standard density of 12-30DU/ac with a revitalization/incentive density of 30-100DU/ac for Commercial Core
- **Height**
 - 38' general. Bonus height allowed up to 85'.
- **Floor Area Ratio (FAR)**
 - Commercial Core: 3
 - Congress Ave Mixed Use: 2.5
- **Impact Fees**
 - Parks: \$500
- **Millage**
 - Regular: 18.8998
 - DDA: 19.8998

City of Boynton Beach:

- **Density**
 - West of I-95: Up to 20DU/ac in Suburban Mixed Use (SMU) up to 25DU/ac with TOD Bonus program
 - East of I-95: 80 DU/ac; up to 100DU/ac with TOD Bonus program in Mixed Use – High.
- **Height**
 - West of I-95: Up to 75' in Suburban Mixed Use (SMU).
 - East of I-95: Up to 150' in Mixed Use – High
- **Floor Area Ratio (FAR)**
 - West of I-95: Up to 2.5 in Suburban Mixed Use (SMU)
 - East of I-95: Up to 4.0 in Mixed Use – High

- **Impact Fees**
 - Parks:
 - Single family per unit: \$2,560
 - Dwellings w/2-4 units: \$2,299
 - Multifamily 5+ units: \$1,914
 - Police:
 - Single family per unit: \$450
 - Dwellings w/2-4 units: \$416
 - Multifamily 5+ units: \$365
 - Fire: Annual City Fire Rescue Assessment - \$120 per SF Dwelling
 - Within Downtown Stormwater Improvement Watershed: \$2.23 per impervious square footage for “fee-in-lieu-of” capital contribution
- **Millage**
 - 20.2516