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3 **ORDINANCE 2023-06 - AN ORDINANCE OF THE CITY OF LAKE WORTH**
4 **BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT**
5 **REGULATIONS,” BY AMENDING ARTICLE 1 “GENERAL PROVISIONS,”**
6 **DIVISION 2, “DEFINITIONS,” SECTION 23.1-12 - DEFINITIONS; ARTICLE 2**
7 **“ADMINISTRATION,” DIVISION 3, “PERMITS,” SECTION 23.2-27 - WAIVER;**
8 **ARTICLE 2 “ADMINISTRATION,” DIVISION 3, “PERMITS,” SECTION 23.2-31 -**
9 **SITE DESIGN QUALITATIVE STANDARDS; ARTICLE 3 “ZONING**
10 **DISTRICTS,” DIVISION 2, “RESIDENTIAL DISTRICTS,” SECTION 23.3-7 – SF-**
11 **R - SINGLE-FAMILY RESIDENTIAL; ARTICLE 3 “ZONING DISTRICTS”**
12 **DIVISION 2, “RESIDENTIAL DISTRICTS,” SECTION 23.3-8 – SF-TF 14 -**
13 **SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL; ARTICLE 3 “ZONING**
14 **DISTRICTS,” DIVISION 2, “RESIDENTIAL DISTRICTS,” SECTION 23.3-10 –**
15 **MF-20 - MULTI-FAMILY RESIDENTIAL; ARTICLE 3 “ZONING DISTRICTS,”**
16 **DIVISION 2, “RESIDENTIAL DISTRICTS,” SECTION 23.3-11 – MF-30 - MEDIUM**
17 **DENSITY MULTI-FAMILY RESIDENTIAL; ARTICLE 3 “ZONING DISTRICTS,”**
18 **DIVISION 2, “RESIDENTIAL DISTRICTS,” SECTION 23.3-12 – MF-40 - HIGH**
19 **DENSITY MULTI-FAMILY RESIDENTIAL; ARTICLE 4 “DEVELOPMENT**
20 **STANDARDS,” SECTION 23.4-1 – SECONDARY (ACCESSORY) DWELLING**
21 **UNIT; ARTICLE 4 “DEVELOPMENT STANDARDS,” SECTION 23.4-10 – OFF-**
22 **STREET PARKING; ARTICLE 4 “DEVELOPMENT STANDARDS,” SECTION**
23 **23.4-13 - ADMINISTRATIVE USES AND CONDITIONAL USES; ARTICLE 4**
24 **“DEVELOPMENT STANDARDS,” SECTION 23.4.16. – MECHANICAL**
25 **SYSTEMS / EQUIPMENT FOR EXISTING RESIDENTIAL STRUCTURES,**
26 **ARTICLE 5 “SUPPLEMENTAL REGULATIONS,” SECTION 23.5-1 – SIGNS;**
27 **ARTICLE 5 “SUPPLEMENTAL REGULATIONS,” SECTION 23.5-3 –**
28 **NONCONFORMITIES; AND PROVIDING FOR SEVERABILITY, THE REPEAL**
29 **OF LAWS IN CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.**
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32 **WHEREAS**, as provided in Section 2(b), Article VIII of the Constitution of the State
33 of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the
34 “City”), enjoys all governmental, corporate, and proprietary powers necessary to conduct
35 municipal government, perform municipal functions, and render municipal services, and
36 may exercise any power for municipal purposes, except as expressly prohibited by law;
37 and
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39 **WHEREAS**, as provided in Section 166.021(3), Florida Statutes, the governing
40 body of each municipality in the state has the power to enact legislation concerning any
41 subject matter upon which the state legislature may act, except when expressly prohibited
42 by law; and
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44 **WHEREAS**, the City wishes to amend Chapter 23, Article 1 “General Provisions,”
45 to amend, Division 2 “Definitions,” to amend Section 23.1-12 – Definitions to create a
46 definition for street wall and revise the definition for pawn shop; and
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48 **WHEREAS**, the City wishes to amend Chapter 23, Article 2 “Administration,” to
49 amend, Division 3 “Permits,” to amend Section 23.2-27 – Waiver to establish a waiver
50 review process of limited specified land development regulations;

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WHEREAS, the City wishes to amend Chapter 23, Article 2 “Administration,” to amend, Division 3 “Permits,” to amend Section 23.2-31 – Site Design Qualitative Standards to create street wall regulations for the redevelopment of existing nonconforming properties and auto-centric uses that cannot meet build-to line requirements; and

WHEREAS, the City wishes to amend Chapter 23, Article 3 “Zoning Districts,” Division 2 “Residential Districts,” Section 23.3-7 “SFR – Single-family residential,” Section 23.3-8 “SF-TF 14 – Single-family and two family residential,” Section 23.3-10 “MF-20 – Multifamily residential,” Section 23.3-11 “MF-30 – Medium density multi-family residential,” and Section 23.3-12 “MF-40 – High density multi-family residential,” to reduce the minimum side setback requirement for lots over 50 feet to a minimum of five (5) feet allowing additional flexibility in the placement of accessory structures and pools; and

WHEREAS, the City wishes to amend Chapter 23, Article 4 “Development Standards,” to amend Section 23.4-1 – Secondary (Accessory) Dwelling Unit to identify minimum unit sizes and to allow relief requests from setback requirements; and

WHEREAS, the City wishes to amend Chapter 23, Article 4 “Development Standards,” to amend Section 23.4-10 – Off-Street Parking to clarify parking surface materials for single-family and two-family dwelling units; and

WHEREAS, the City wishes to amend Chapter 23, Article 4 “Development Standards,” to amend Section 23.4-13 – Administrative Uses and Conditional uses to clarify the review process for Pawn Shops; and

WHEREAS, the City wishes to amend Chapter 23, Article 4 “Development Standards,” to amend Section 23.4-16 – Mechanical Systems/Equipment for Existing Residential Structures to establish a minimum side setback to allow for maintenance of mechanical equipment with trespass onto adjacent property; and

WHEREAS, the City wishes to amend Chapter 23, Article 5 “Supplemental Regulations,” to amend Section 23.5-1 – Signs to establish a review process for changeable message signage for public and institutional uses outside of the City’s Major Thoroughfares; and

WHEREAS, the City wishes to amend Chapter 23, Article 5 “Supplemental Regulations,” to amend Section 23.5-3 – Nonconformities to clarify when the street wall feature shall be required for nonconforming structures/buildings; and

WHEREAS, the City of Lake Worth Beach, Florida (the “City”), is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

98 **WHEREAS**, the Planning and Zoning Board, in its capacity as the local planning
99 agency, considered the proposed amendments at a duly advertised public hearing; and
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101 **WHEREAS**, the Historic Resources Preservation Board, in its capacity as the local
102 planning agency, considered the proposed amendments at a duly advertised public
103 hearing; and

104 **WHEREAS**, the City Commission finds and declares that the adoption of this
105 ordinance is appropriate, and in the best interest of the health, safety and welfare of the
106 City, its residents and visitors.
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108 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
109 **CITY OF LAKE WORTH BEACH, FLORIDA, that:**
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111 **Section 1:** The foregoing “WHEREAS” clauses are ratified and confirmed as
112 being true and correct and are made a specific part of this ordinance as if set forth herein.
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114 **Section 2:** Chapter 23 “Land Development Regulations,” Article 1 “General
115 Provisions,” Division 2 “Definitions,” Section 23.1-12 “Definitions” is hereby amended by
116 adding the words shown in underline type as indicated in **Exhibit A**.
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118 **Section 3:** Chapter 23 “Land Development Regulations,” Article 2
119 “Administration,” Division 3 “Permits,” Section 23.2-27 “Waiver” is hereby amended by
120 adding the words shown in underline type as indicated in **Exhibit B**.
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122 **Section 4:** Chapter 23 “Land Development Regulations,” Article 2
123 “Administration,” Division 3 “Permits,” Section 23.2-31 “Site Design Qualitative
124 Standards” is hereby amended by adding the words shown in underline type and deleting
125 words struck through as indicated in **Exhibit C**.
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127 **Section 5:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning
128 Districts,” Division 2 “Residential Districts,” Section 23.3-7 “SF-R - Single-Family
129 Residential” is hereby amended by adding the words shown in underline type and deleting
130 words struck through as indicated in **Exhibit D**.
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132 **Section 6:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning
133 Districts,” Division 2 “Residential Districts,” Section 23.3-8 “SF-TF 14 - Single-Family and
134 Two-Family Residential” is hereby amended by adding the words shown in underline type
135 and deleting words struck through as indicated in **Exhibit E**.
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137 **Section 7:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning
138 Districts,” Division 2 “Residential Districts,” Section 23.3-10 “MF-20 - Multi-Family
139 Residential” is hereby amended by adding the words shown in underline type and deleting
140 words struck through as indicated in **Exhibit F**.
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142 **Section 8:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning
143 Districts,” Division 2 “Residential Districts,” Section 23.3-11 “Medium Density Multi-Family
144 Residential” is hereby amended by adding the words shown in underline type and deleting
145 words struck through as indicated in **Exhibit G**.

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Section 9: Chapter 23 “Land Development Regulations,” Article 3 “Zoning Districts,” Division 2 “Residential Districts,” Section 23.3-12 “High Density Multi-Family Residential” is hereby amended by adding the words shown in underline type and deleting words struck through as indicated in **Exhibit H**.

Section 10: Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-1 “Secondary (Accessory) Dwelling Unit” is hereby amended by adding the words shown in underline type and deleting words struck through as indicated in **Exhibit I**.

Section 11: Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-10 “Off-Street Parking” is hereby amended by deleting words struck through as indicated in **Exhibit J**.

Section 12: Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-13 “Administrative Uses and Conditional Uses” is hereby amended by adding the words shown in underline type as indicated in **Exhibit K**.

Section 13: Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-16 “Mechanical Systems/Equipment for Existing Residential Structures” is hereby amended by adding the words shown in underline type as indicated in **Exhibit L**.

Section 14: Chapter 23 “Land Development Regulations,” Article 5 “Supplemental Regulations,” Section 23.5-1 “Signs” is hereby amended by adding the words shown in underline type as indicated in **Exhibit M**.

Section 15: Chapter 23 “Land Development Regulations,” Article 5 “Supplemental Regulations,” Section 23.5-3 “Nonconformities” is hereby amended by adding the words shown in underline type as indicated in **Exhibit N**.

Section 15: Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 16: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 17: Codification. The sections of the ordinance may be made a part of the City Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section”, “division”, or any other appropriate word.

193 **Section 18:** Effective Date. This ordinance shall become effective 10 days after
194 passage.

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196 The passage of this ordinance on first reading was moved by _____, seconded by
197 _____, and upon being put to a vote, the vote was as follows:

- 198
- 199 Mayor Betty Resch
- 200 Vice Mayor Christopher McVoy
- 201 Commissioner Sarah Malega
- 202 Commissioner Kimberly Stokes
- 203 Commissioner Reinaldo Diaz
- 204

205 The Mayor thereupon declared this ordinance duly passed on first reading on the
206 _____ day of _____, 2023.

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209 The passage of this ordinance on second reading was moved by
210 _____, seconded by _____, and upon being put to a vote,
211 the vote was as follows:

- 212
- 213 Mayor Betty Resch
- 214 Vice Mayor Christopher McVoy
- 215 Commissioner Sarah Malega
- 216 Commissioner Kimberly Stokes
- 217 Commissioner Reinaldo Diaz
- 218

219 The Mayor thereupon declared this ordinance duly passed on the _____ day of
220 _____, 2023.

222 LAKE WORTH BEACH CITY COMMISSION

225 By: _____
226 Betty Resch, Mayor

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230 ATTEST:

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233 _____
234 Melissa Ann Coyne, City Clerk

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EXHIBIT A

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"

Article 1, "General Provisions," Division 2, "Definitions"

Sec. 23.1-12. – Definitions.

Extended stay hotel/motel (Extended stay lodging facility): A type of motel or hotel that offers lodging for extended periods up to sixty (60) days, and may include a kitchen.

Lodging Facility: As listed in Section 23.3-6 – Use Tables, shall include hotel or motel uses as defined in this section, but shall exclude extended stay lodging facilities.

Pawn shop: An establishment whose principal business is to lend money on security of personal property deposited with the establishment in pledge for the debt, redeemable by the pledger on the terms and conditions agreed to by the pawnbroker and as set forth in F.S. § 539.001, and with the implied power of sale on default. The term does not include a financial institution as defined in F.S. § 655.005, or any person who regularly loans money or any other thing of value on stocks, bonds or other securities. This use is classified as a single-destination commercial use with accessory money business services. The use table provisions in Section 23.3-6 imposing the greater restriction, and the review criteria in Section 23.4-13 are both applicable in determining the permitted use location.

Street wall: A decorative wall or portion of a wall installed at the build-to line to enhance the continuation of building walls along a street. Street walls are required to be designed in a manner to compliment the architecture of a site's existing structure/s.

EXHIBIT B

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"

Article 2, "Administration," Division 3, "Permits"

Sec. 23.2-27. – Waiver.

- c) A waiver of limited land development regulations relating to site development requirements only, and excluding use regulations, may be requested to certain sections or subsections of Chapter 23 – Land Development Regulations where it is expressly stated in that section or subsection that a waiver may be requested to specified provisions for approval by the applicable review board. A variance per Section 23.2-26 shall be required for all other sections or subsections of Chapter 23 where is it not clearly indicated that a waiver or an administrative adjustment per Section 23.2-28 may be requested. The waiver shall meet the following review criteria:
1. The waiver requested is the smallest or minimum modification necessary.
 2. The waiver request shall not negatively impact adjacent property owners or protected land uses as described in Section 23.1-12.
 3. The applicable review board has determined that the waiver is appropriate in massing, scale, visual impact and does not create noise, light or other impacts greater than similar improvements permitted in the immediate area.
 4. The waiver request supports the goals, objectives and policies of the City's Comprehensive Plan.
 5. The waiver request is supportive of currently permitted uses, and shall not create or increase a nonconformity with regards to use as described in Section 23.5-3.

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314 **EXHIBIT C**
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316 Chapter 23
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318 LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"
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320 *Article 2, "Administration," Division 3, "Permits"*
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322 **Sec. 23.2-31. – Site Qualitative Standards.**
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325 l) Street wall. The purpose of the street wall is to complete the continuation of building
326 walls along a street when a proposed development is not able to meet the maximum
327 front setback (build-to) requirements from streets. Street walls shall not be utilized for
328 new construction, except for inherently auto-centric uses such as gas stations and
329 automobile drive-thrus. Utilization of a street wall in lieu of meeting front build-to line
330 requirements shall require a waiver approval as described in Section 23.2-27.c. Upon
331 substantial enlargement, substantial improvement or new construction for principal
332 buildings the following standards shall apply:

- 333 1. Breaks may be permitted in the street wall to provide pedestrian access to the
334 site and for the purpose of tree protection.
- 335 2. Parking facilities shall be permitted at the rear or interior side of the principal
336 structure, or street wall as approved by the appropriate review board. If parking
337 is located to the rear of the street wall, then the street wall shall screen the
338 parking area with a combination of wall and landscaping improvements.
- 339 3. For existing nonconforming structures, a street wall may be utilized to meet the
340 build-to line requirement provided that:
- 341 a. The expansion of existing structure to meet the build-to line is not feasible
342 as determined by the DRO.
- 343 b. The expansion of the structure is less than 25% of the existing building.
- 344 c. The expansion does not increase any nonconformities. The front building
345 line shall be maintained or modified to reduce the build-to line
346 nonconformity.
- 347 d. The street wall shall provide a base, middle, and top expressed with
348 materials finished and wrapped on all façades facing a right-of-way. Street
349 walls shall be designed in a manner to compliment the architecture of the
350 site's structure/s.
- 351 e. Street walls shall have visual breaks every 75 feet at a minimum. The
352 breaks shall be setbacks of either 8" or 12" or more to create reveal lines or
353 step backs on the façade and to add rhythm. The street wall shall be
354 articulated by architectural details. Such details may include openings,
355 canopies, awnings, changes in parapet height, material changes,
356 projections, recesses, or similar features. A physical half wall with a pergola

357 structure in combination with landscaping that creates a living green wall
358 effect shall be encouraged.

359 f. Use of durable, high-quality materials that are appropriate for the climate,
360 such as stone, steel, glass, precast concrete, or masonry. Such materials
361 and associated architectural features must wrap around all sides of the
362 street wall that are visible from the public realm. Traditional stucco may be
363 appropriate adjacent to historic districts. Street walls incorporating EIFS
364 (Exterior Insulation Finishing System) or other faux-stucco finish for more
365 than 10% of a street-facing façade do not meet this requirement.

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367 h) m) Community appearance criteria. The general requirements outlined in this section
368 are minimum aesthetic standards for all site developments, buildings, structures, or
369 alterations within the corporate limits of the city, except single-family residences.
370 However, additions to existing buildings and sites shall be subject to review by the
371 development review official for a determination regarding submission to the planning
372 and zoning board or historic resources preservation board for review. All site
373 development, structures, buildings or alterations to site development, structures or
374 buildings shall demonstrate proper design concepts, express honest design
375 construction, be appropriate to surroundings, and meet the following community
376 appearance criteria:

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379 m) n) Compliance with other requirements. The requirements of this section are in
380 addition to any other requirement of the Code of Ordinances of the city, such as the
381 building code. Approval by the decision-making body of a given set of plans and
382 specifications does not necessarily constitute evidence of applicant's compliance
383 with other requirements of the city code.

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EXHIBIT D

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"

Article 3, "Zoning Districts"

Sec. 23.3-7. – SF-R – Single-Family Residential.

c) *Development regulations for uses permitted by right*

portion of table omitted for brevity.

Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth for primary structures, whichever is less.
		5 ft. for accessory structures.
	Side	10% lot width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two story buildings shall be set back a minimum of 5 ft.
		Roof overhangs not to exceed more than 2 ft.
	<u>Accessory</u>	<u>A. 10% lot width, minimum side setback of 3 ft. for lots 50 ft. wide or less</u>
		<u>B. A minimum of 5 ft. side setback for lots 50 ft. wide and over in width.</u>
		<u>C. Minimum 5 ft. rear setback.</u>

portion of table omitted for brevity.

3. *Minimum setbacks.*

B. Minimum side setback:

- (1) Ten (10) percent of lot width, with a minimum of three (3) feet up to a minimum of ten (10) feet for lots over one hundred (100) feet in width.
- (2) Two-story buildings shall have side set back of five (5) feet minimum.
- (3) Roof overhangs shall not project more than two (2) feet into the setback.
- (4) Accessory structures and pools shall have a side setback of 10% of lot width, with a minimum setback of three (3) feet up to a minimum of five (5) feet for lots over 50 ft. in width.

EXHIBIT E

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"

Article 3, "Zoning Districts"

Sec. 23.3-8. – SF-TF 14 – Single-Family and Two-Family Residential.

c) *Development regulations for uses permitted by right.*

portion of table omitted for brevity.

Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth for primary structures; 5 ft. for accessory structures
	Side	10% of lot width, minimum of 3 feet up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two story buildings shall be set back a minimum of 5 ft.
		Roof overhangs not to exceed more than 2 ft.
Accessory	A. <u>10% lot width, minimum side setback of 3 ft. for lots 50 ft. wide or less</u> B. <u>A minimum of 5 ft. side setback for lots 50 ft. wide and over in width.</u> C. <u>Minimum 5 ft. rear setback.</u>	

portion of table omitted for brevity.

3. *Minimum setbacks.*

B. Minimum side setback:

- (1) Ten (10) percent of lot width, with a minimum of three (3) feet and a minimum of ten (10) feet for lots over one hundred (100) feet in width.
- (2) Two-story buildings shall have side set back of five (5) feet minimum.
- (3) Roof overhangs shall not project more than two (2) feet into the setback.
- (4) Accessory structures and pools shall have a side setback of 10% of lot width, with a minimum setback of three (3) feet up to a minimum of five (5) feet for lots over 50 ft. in width. Secondary (accessory) dwelling units shall comply with the more restrictive of the requirements in Section 23.4-1 or the zoning district.

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4. Minimum facilities and living area per residential unit.

- A. The first dwelling unit on each lot shall contain at least a living room, kitchen, bedroom and bathroom, and shall have a minimum living area of eight hundred (800) square feet.
- B. The second dwelling unit on each lot shall contain at least a living room, kitchen, bedroom and bathroom, and shall have a minimum living area of four hundred (400) square feet.
- C. A secondary (accessory) dwelling unit shall comply with the development standards in Section 23.4-1. The total habitable square footage of an accessory dwelling unit shall not exceed the habitable square footage of the principal residential use.

- 8. Accessory structures. All accessory structures shall not exceed forty (40) percent of the gross floor area of the principal structure or one thousand (1,000) square feet whichever is less, excluding approved prefabricated metal storage buildings totaling no more than one hundred forty-four (144) square feet. If a property has both accessory structure/s and a secondary (accessory) dwelling unit, then the total area requirements in Section 23.4-1 shall apply.

EXHIBIT F

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 “GENERAL PROVISIONS”

Article 3, “Zoning Districts”

Sec. 23.3-10. – MF-20 – Multi-Family and Two-Family Residential.

c) *Development regulations for uses permitted by right.*

portion of table omitted for brevity.

Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth. 5 ft. for accessory structures.
	Side	10% of lot width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two-story buildings shall be set back a minimum of 5 ft.
		Roof overhangs shall not exceed more than 2 feet.
Accessory	<u>A. 10% lot width, minimum side set back of 3 ft. up to a minimum of 5 ft. for lots over 50 ft. in width.</u> <u>B. Minimum rear set back of five (5) feet</u>	

portion of table omitted for brevity.

3. *Minimum setbacks.*

B. Minimum side setback:

- (1) Ten (10) percent of lot width, with a minimum of three (3) feet and a minimum of ten (10) feet for lots over one hundred (100) feet in width.
- (2) Two-story buildings shall have a side set back of five (5) feet minimum.
- (3) Roof overhangs shall not project more than two (2) feet into the setback.
- (4) Accessory structures and pools shall have a side setback of 10% of lot width, with a minimum setback of three (3) feet up to a minimum of five (5) feet for lots over 50 ft. in width. Secondary (accessory) dwelling units shall comply with the more restrictive of the requirements in Section 23.4-1 or the zoning district.

531 4. Minimum facilities and living area per dwelling unit.

532 A. Single-family and two-family structures:

533 (1) The first dwelling unit on each lot in case of duplex construction shall
534 contain at least a living room, kitchen, bedroom and bathroom, and shall
535 have a minimum living area of eight hundred (800) square feet.

536 (2) The second dwelling unit on each lot in the case of duplex construction
537 shall contain at least a living room, kitchen, bedroom and bathroom, and
538 shall have a minimum living area of four hundred (400) square feet.

539 (3) A secondary (accessory) dwelling unit shall comply with the development
540 standards in Section 23.4-1. The total habitable square footage of an
541 accessory dwelling unit shall not exceed the forty (40) percent of the
542 habitable square footage of the principal residential use or one thousand
543 (1,000) square feet whichever is less.

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546 8. Accessory structures. All accessory structures shall not exceed forty
547 (40) percent of the gross floor area of the principal structure or one
548 thousand (1,000) square feet whichever is less, excluding approved
549 prefabricated metal storage buildings totaling no more than one
550 hundred forty-four (144) square feet. If a property has both accessory
551 structure/s and a secondary (accessory) dwelling unit, then the total
552 area requirements in Section 23.4-1 shall apply.

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EXHIBIT G

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 “GENERAL PROVISIONS”

Article 3, “Zoning Districts”

Sec. 23.3-11. – MF-30 – Medium Density Multi-Family Residential.

c) *Development regulations for uses permitted by right.*

portion of table omitted for brevity.

Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth. 5 ft. for accessory structures.
	Side	10% of lot width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two-story buildings shall be set back minimum of 5 ft.
		Roof overhangs shall not exceed more than 2 feet.
	Accessory	<u>A. 10% lot width, minimum side setback of 3 ft. for lots 50 ft. wide or less.</u>
	<u>B. A minimum of 5 ft. side setback for lots 50 ft. wide and over in width.</u> <u>C. Minimum 5 ft. rear setback.</u>	

portion of table omitted for brevity.

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3. *Minimum setbacks.*

B. Minimum side setback:

- (1) Ten (10) percent of lot width, with a minimum of three (3) feet and a minimum of ten (10) feet for lots over one hundred (100) feet in width.
- (2) Two-story buildings shall have a side set back of five (5) feet.
- (3) Roof overhangs shall not project more than two (2) feet into the setback.
- (4) Minimum street side setback: Ten (10) feet up to a maximum of twenty-two (22) feet.
- (5) Accessory structures and pools shall have a side setback of 10% of lot width, with a minimum setback of three (3) feet up to a minimum of five (5) feet for lots over 50 ft. in width. Secondary (accessory) dwelling units

592 shall comply with the more restrictive of the requirements in Section
593 23.4-1 or the zoning district.

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596
597 4. Minimum facilities and living area per dwelling unit.

598 A. Single-family and two-family structures:

599 (1) The first dwelling unit on each lot in the case of duplex construction shall contain
600 at least a living room, kitchen, bedroom and bathroom, and shall have a minimum
601 living area of eight hundred (800) square feet.

602 (2) The second dwelling unit on each lot in the case of duplex construction shall contain
603 at least a living room, kitchen, bedroom and bathroom, and shall have a minimum
604 living area of four hundred (400) square feet.

605 (3) A secondary (accessory) dwelling unit shall comply with the development standards
606 in Section 23.4-1.. ~~The total habitable square footage of an accessory dwelling unit~~
607 ~~shall not exceed the forty (40) percent of the habitable square footage of the~~
608 ~~principal residential use or one thousand (1,000) square feet whichever is less.~~

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611 8. Accessory structures. All accessory structures shall not exceed forty (40) percent of
612 the gross floor area of the principal structure or one thousand (1,000) square feet
613 whichever is less, excluding approved prefabricated metal storage buildings totaling
614 no more than one hundred forty-four (144) square feet. If a property has both
615 accessory structure/s and a secondary (accessory) dwelling unit, then the total area
616 requirements in Section 23.4-1 shall apply.

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EXHIBIT H

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"

Article 3, "Zoning Districts"

Sec. 23.3-12. – MF-40 – High Density Multi-Family Residential.

c) *Development regulations for uses permitted by right.*

portion of table omitted for brevity.

Setback	Front	10 ft.
	Rear	15 ft. or 10% of lot depth when next to a residential district. 10 ft. in general. 5 ft. for accessory structure
	Side	Street lot side - 10 ft. minimum up to a maximum of 22 ft.
		Interior lot side - 10% of width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two-story buildings shall be set back minimum of 5 ft.
		Roof overhangs shall not exceed more than 2 feet.
	Accessory	A. <u>10% lot width, minimum side setback of 3 ft. for lots 50 ft. wide or less.</u> B. <u>A minimum of 5 ft. side setback for lots 50 ft. wide and over in width.</u> C. <u>Minimum 5 ft. rear setback.</u>

portion of table omitted for brevity.

3. *Minimum setbacks.*

B. Minimum side setback:

- (1) Minimum street side setback: Ten (10) feet up to a maximum of twenty-two (22) feet.
- (2) Minimum interior side setback: Ten (10) percent of lot width, with a minimum of three (3) feet and a minimum of ten (10) feet for lots over one hundred (100) feet in width.
- (3) Two-story buildings shall have a side set back of at least five (5) feet.

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651 (4) Roof overhangs shall not project more than two (2) feet into the
652 setback.

653 (5) Accessory structures and pools shall have a side setback of 10% of lot
654 width, with a minimum setback of three (3) feet up to a minimum of five
655 (5) feet for lots over 50 ft. in width. Secondary (accessory) dwelling
656 units shall comply with the more restrictive of the requirements in
657 Section 23.4-1 or the zoning district.

658 ***

660 4. Minimum living area per dwelling unit.

661 A. Single-family and two-family structures:

662 (1) The first dwelling unit on each lot in the case of duplex construction shall
663 contain at least a living room, kitchen, bedroom and bathroom, and shall
664 have a minimum living area of eight hundred (800) square feet.

665 (2) The second dwelling unit on each lot in the case of duplex construction
666 shall contain at least a living room, kitchen, bedroom and bathroom, and
667 shall have a minimum living area of four hundred (400) square feet.

668 (3) A secondary (accessory) dwelling unit shall comply with the
669 development standards in Section 23.4-1. ~~The total habitable square~~
670 footage of an accessory dwelling unit shall not exceed the forty (40)
671 percent of the habitable square footage of the principal residential use
672 or one thousand (1,000) square feet whichever is less.

673 ***

674 8. Accessory structures. All accessory structures shall not exceed forty (40) percent
675 of the gross floor area of the principal structure or one thousand (1,000) square
676 feet whichever is less, excluding approved prefabricated metal storage
677 buildings totaling no more than one hundred forty-four (144) square feet. If a
678 property has both accessory structure/s and a secondary (accessory) dwelling
679 unit, then the total area requirements in Section 23.4-1 shall apply.

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EXHIBIT I

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 “DEVELOPMENT STANDARDS”

Sec. 23.4-1. – Secondary (Accessory) Dwelling Unit.

a) Purpose. It is the purpose of this section to provide regulations and standards for the establishment of a secondary dwelling unit within designated residential zoning districts that permit this use, and on properties that minimum lot requirements.

b) Design standards. All secondary dwelling units shall conform to the following standards:

1. Existing development on lot. A single-family dwelling must currently exist on the lot or will be constructed in conjunction with the secondary unit.

2. Number of secondary units per parcel. Only one (1) secondary dwelling unit shall be allowed for each parcel.

3. Unit size.

(a) The habitable floor area for secondary units shall not exceed sixty (60) percent of the habitable floor area of the primary residence with a maximum unit size of 1,000 sf unless a waiver is granted to this subsection for the purpose of providing affordable / workforce housing, or to allow for an accommodation for accessibility. However, in no case shall a waiver related to these purposes allow the size of the secondary dwelling unit to exceed the size of the principal structure. See Section 23.2-27. and

(b) The minimum unit size shall be a minimum of four hundred (400) square feet for an efficiency, six hundred (600) square feet for 1 bedroom, seven-hundred and fifty (750) square feet for 2 bedrooms, and nine hundred (900) square feet for 3 bedrooms.

4. Accessory Structure/s Maximum Total Area. The total area of all accessory structures for properties with both detached accessory structure/s and a secondary dwelling unit shall not exceed 60% of the total area of the primary building, including any attached structures having a roof.

54. Setbacks for detached secondary dwelling units. The side-yard setback for detached single story structures containing a secondary dwelling unit shall not be less than three (3) feet. The rear-yard setback for detached single story structures containing a secondary dwelling unit shall not be less than five (5) feet. Secondary units higher than one (1) story shall provide side yard setbacks of five (5) feet and rear yard setbacks of ten (10) feet. If any portion of a secondary dwelling unit is located in front of the main building, then the front and side yard setbacks shall be the same as a main building in the zoning district. The distance between buildings on the same lot must be a

730 minimum of ten (10) feet. Secondary dwelling units are not eligible for
731 variances or waivers for setbacks or minimum building separation.

732 6. In zoning districts where secondary dwelling units are currently permitted, a
733 waiver of land development regulations related to the construction of an
734 accessory dwelling unit may be granted as part of a certificate of
735 appropriateness to allow for the conversion of a contributing accessory structure
736 in a designated historic district or landmark accessory structure to a secondary
737 dwelling unit, or to allow for a larger newly constructed secondary dwelling unit
738 in support of preservation of all sides of a contributing or landmark principal
739 structure. See applicable waiver sections 23.2-27 and 23.5-4 of these LDRs.

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741 7. Secondary dwelling units shall comply with the more restrictive of either the
742 requirements in this section or the regulating zoning district unless otherwise
743 stated.

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745 ~~5.~~ 8. Design. The design of the secondary unit shall relate to the design of the
746 primary residence by use of the similar exterior wall materials, window types,
747 door and window trims, roofing materials and roof pitch, and shall be compatible
748 in architectural style.

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750 ~~6.~~ 9. Minimum housing code. All secondary dwelling units shall meet the city's
751 established minimum housing code requirements.

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EXHIBIT J

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 “DEVELOPMENT STANDARDS”

Sec. 23.4-10. – Off-Street Parking.

d) *Material.* Each parking space shall be surfaced with a hard impermeable dustless material, either solid in area or in individual concrete strips or other approved materials, including but not limited to impervious materials and permeable paving materials in accordance with City of Lake Worth Beach standards. Required off-street parking for single-family and two-family dwelling units may also utilize ~~semi-permeable surface materials including shell rock, gravel, and or~~ other small stone material in lieu of impermeable or permeable paving material as long as it meets the following criteria:

1. Appropriate stabilization shall be established to keep small stone like materials out of the ROW, alley, and storm water systems;
2. All semi-permeable driveway and parking surfaces shall be maintained to ensure permeable qualities and to prevent ponding of water.

f) Minimum parking space requirements by use category.

1. Minimum off-street parking space requirements are as follows:

A. Residential uses:

Multi-family (efficiency) one and twenty-five hundredths (1.25) spaces per unit.

Multi-family (one-bedroom) - One and one-half (1.5) spaces per unit.

Multi-family (two-bedroom) - One and seventy-five hundredths (1.75) spaces per unit.

Multi-family (> 2 bedroom) - Two (2) parking spaces per unit.

The total required residential parking shall be reduced by 25% for developments that provide no less than 15% of all proposed units as income restricted affordable or workforce housing units in accordance with Section 23.2-39. This reduction may not be combined with other parking reduction provisions of these LDRs, and at least one (1) parking space per residential dwelling unit is also required.

825
826 **EXHIBIT K**

827
828 Chapter 23

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830 LAND DEVELOPMENT REGULATIONS ARTICLE 4 “DEVELOPMENT STANDARDS”

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832 **Sec. 23.4-13. – Administrative Uses and Conditional Uses.**

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836 c) *Standards.*

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840 19. *Money business services.*

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842 A. *Purpose.* It is the purpose of this section to provide regulations and
843 standards for money business services such as payment instrument
844 seller, foreign currency exchanger, check casher, or money transmitter.
845 These uses shall be approved through the appropriate decision-making
846 authority. Principal uses shall be reviewed through the conditional use
847 permit process. These uses may also occur as accessory to single
848 destination commercial only provided the development standards are
849 met for both the principal and accessory use.

850 B. *Design and performance standards.*

851 1) *Separation Distance:*

852 (a) A minimum separation distance of four hundred (400) feet for
853 accessory uses from other money business establishments.

854 (b) A minimum separation distance of one thousand (1,000) feet for
855 principal uses from other money business establishments.

856 (c) Distance shall be measured in a straight line from the nearest
857 portion of the money business licensed premises to the nearest
858 property line of the protected land use. For the purposes of such
859 measurement, the nearest exterior wall of the licensed premises,
860 or the nearest wall of the unit containing the use in a multi-tenant
861 structure, or the nearest point on an outside area which is a part
862 of the licensed premises (if any), shall be used. This minimum
863 distance requirement shall not apply when the money business
864 use and the protected land use are located in the same multi-
865 tenant center.

866 2) *Operational Standards:*

867 (a) Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. on
868 Monday through Saturday and 9:00 a.m. to 6:00 p.m. on Sunday.

- 869 (b) No temporary or promotional signage shall be permitted on
870 windows or doors except as expressly permitted in section 23.5-
871 1, signs.
- 872 (c) Interior and exterior video surveillance for security purposes is
873 required and surveillance recordings shall be maintained for a
874 minimum of fourteen (14) days.
- 875 (d) The site shall meet appropriate Crime Prevention through
876 Environmental Design (CPTED) standards as feasible.
- 877 (e) Except, pawn shops shall comply with the more restrictive of F.S.
878 § 539.001, the standards in this section, and the standards in
879 LDR Section 23.4-13(c)(5) for single destination commercial
880 uses.

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EXHIBIT L

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 “DEVELOPMENT STANDARDS”

Sec. 23.4-16. – Mechanical systems/equipment for existing residential structures.

- a) For existing residential structures, placement of mechanical equipment shall be allowed in the rear or side setback and/or between the main structure and a public street if there is insufficient space to locate the equipment outside of the setbacks. However, in no case shall mechanical equipment be located less than 18” from a property line to allow for its maintenance. Equipment located in the setback must meet requirements of the landscape code and the equipment must be screened from view of the right-of-way. In addition, product information or an engineering report must be submitted indicating the noise level will not be in excess of sixty-five (65) decibels as measured at the property line.

EXHIBIT M

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 5 "SUPPLEMENTAL REGULATIONS"

Sec. 23.5-1. – Signs.

- e) *Special regulations by type of sign.* The following types of signs shall be constructed or erected in accordance with the following specific regulations in addition to all other applicable regulations set forth in this section. Special regulations for the core area are the only exception to the regulations provided below.

16. *Changeable copy signs.*

- i. Changeable copy shall be allowed for the following uses along the major thoroughfares of the city. Changeable copy signs may also be allowed on roadways with lower functional classifications for institutional and public uses only with a waiver per Section 23.2-27.c. if approved by the applicable review board.
 - 1. Hotels and motels
 - 2. Institutional and Public uses
 - 3. Gas and service stations
 - 4. Movie theaters and playhouses
 - 5. Menu board signs for restaurants

EXHIBIT N

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 5 “SUPPLEMENTAL REGULATIONS”

Sec. 23.5-3. – Nonconformities.

d) Nonconforming buildings and structures. A nonconforming building or structure is a building or structure properly constructed according to the law existing at the time of permit but which does not presently conform to the property development regulations of these LDRs for minimum site area or dimensions, minimum setback requirements, maximum building or structure height, maximum lot coverage, minimum floor area, parking or loading or for other characteristics of buildings or structures regulated in these LDRs, or for its location on the lot. A nonconforming building or structure may continue to exist in a nonconforming state so long as it otherwise conforms to law, subject to the following provisions:

1. Nonconforming buildings and structures may be enlarged, expanded or extended subject to these LDRs, including minimum site area and dimensions of the district in which the building or structure is located. No such building or structure, however, shall be enlarged or altered in any way so as to increase its nonconformity. Such building or structure, or portion thereof, may be altered to decrease its nonconformity, except as hereafter provided.
2. Should the structure or building be deteriorated or destroyed to an extent of more than fifty (50) percent of the assessed value of the structure or building as determined by the building official, it shall not be reconstructed except in conformity with the provisions of these LDRs. However, a waiver of land development regulations may be granted as part of a certificate of appropriateness for a property within a designated historic district or landmark property. See sections 23.2-27 and 23.5-4 of these LDRs.

6. A street wall may be utilized to meet the build-to line (front building line) requirements for existing buildings and structures as provided for in Section 23.2-31 and Section 23.2-27. Further, these nonconforming buildings and structures may be permitted to expand up to 25% of the building area as provided for in Section 23.2-31 if the proposed expansion does not increase all other nonconformities. A substantial improvement or permitted expansion (maximum 25%) of these buildings and structures shall maintain or reduce the front building line nonconformity.

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e) Nonconforming uses of buildings and structures. A nonconforming use of a major building or structure is an activity primarily occurring within such building or structure, but which may also include the use of surrounding premises including land or nearby minor buildings. Such activity shall have been lawfully permitted at the time of its inception. The decision of the development review officer as to whether a nonconforming use is a nonconforming use of land or a nonconforming use of a building or structure, as each is described in this section, shall be final unless reversed by the planning and zoning board or historic resources preservation board, as applicable. Such nonconforming use may be continued so long as it remains otherwise lawful, subject to the following provisions:

5. When a nonconforming use of a structure or building ceases for six (6) consecutive months, or for eighteen (18) months during any three-year period, and is not replaced by a permitted use, the structure or building shall not thereafter be used except in conformance with the regulations of the district in which it is located. The issuance or existence of a required license, permit or other governmental authorization to conduct such nonconforming use shall not mean that the use has not ceased, but the lack of such license, permit or authority shall create a rebuttable presumption that the use has ceased. Documentation of Aactions or activities of the owner of a property actively attempting to lease or rent the property, or documentation demonstrating that a business owner or property owner intended, but was prevented by no actions of their own to continuously operate said use shall be considered shall not be considered a use of the property in determining whether a nonconforming use of a structure or building has ceased.