

Sec. 94-78. - Historic residential districts.

- a. *Historic residential districts established.* In order to preserve and protect the existing character, to ensure that new buildings are compatible with each other and with the existing urban fabric, and to promote the desired future character of the historic residential districts of West Palm Beach, a series of residential historic districts is established. These districts are patterned on the existing residential districts applicable in the city; however, development standards based on the particular context in which the districts are located have been derived, as set forth in the following sections (see Table III-2 below for summary of districts).

TABLE III-2: HISTORIC RESIDENTIAL ZONING DISTRICTS			
ZONING DISTRICT		RESIDENTIAL CONTEXT	APPLICABLE HISTORIC DISTRICTS
SF7-C4	Single-Family Low Density, Low Scale Historic Residential District	Context 4	Northwood Harbor Northwood Hills West Northwood Vedado/Hillcrest
SF14-C2	Single-Family High Density, Medium Scale Historic Residential District	Context 2	Belair Flamingo Park Grandview Heights (SF14 only) Mango Promenade (SF14 only) Northboro Park
SF14-C3	Single-Family High Density, Large Scale Historic Residential District	Context 3	El Cid (SF14 non-waterfront only) Old Northwood Prospect/Southland Park (non waterfront only)
SF14-C5	Single-Family High Density, Waterfront Historic Residential District	Context 5	Belair (waterfront only) El Cid (waterfront only) Prospect/Southland Park (waterfront only)
MF14-C2	Multifamily Low Density, Historic Residential District	Context 2	Northwest (area north of Palm Beach Lakes Blvd.)
MF14-C1	Multifamily Low Density, Urban Historic Residential District	Context 1	Grandview Heights (MF14 only)
NWD-R-C1	Northwest District Residential	Context 1	Northwest (area south of PB Lakes Blvd., NWD-R portion only)
MF20-C1	Multifamily Medium Density, Urban Historic Residential District	Context 1	Central Park
MF32-C1	Multifamily High Density, Urban Historic Residential District	Context 1	El Cid (MF32 only) Mango Promenade (MF32 only)

- b. In addition to the development standards for each residential historic district and their corresponding residential contexts, a series of design standards shall also apply, which promote the character and compatibility of these historic residential areas (see section 94-79). Designs within the historic district are also subject to the historic preservation ordinance, the City of West Palm Beach Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation and reviewed by the Historic Preservation Planner or designee or board per the board approved review matrix.

- c. For any development regulation not specifically addressed in section 94-80 through section 94-84, the related zoning category for non-historic zoning areas shall apply.

(Ord. No. 4265-10, § 6 (Exh. 1), 5-17-2010)