

## Sec. 94-124. - North Railroad Avenue district (NoRA).

- a. *Intent.* The intent of the North Railroad Avenue District (NoRA) is to establish an urban district that adapts the neighborhood into a walkable, mixed-use district. It is located between the FEC Railroad right-of-way and North Dixie Highway, south of Palm Beach Lakes Boulevard and north of North Quadrille Boulevard where the industrial character of the FEC Railroad, less conventional and more intense housing types and commercial uses co-exist. The NoRA District's Goals are to:
1. Improve the relationship between low-density residential neighborhoods and adjacent commercial corridors by creating appropriate transitions of scale and height and introducing new uses compatible with the existing neighborhood.
  2. Increase the residential and commercial densities and intensities through compact and vibrant development to ensure the District's land uses provide a functional critical mass that supports a vibrant mixed-use, walkable environment responding to its proximity to the Downtown core.
  3. Improve and extend the accessibility and use of streets as open spaces via infrastructure improvements with adequate pedestrian crossings and shaded pedestrian routes. This will benefit the neighborhood and adjacent commercial corridors with inviting streets to access and activate ground floor uses.
  4. Ensure that private development contributes to enhanced infrastructure while improving the public realm's accessibility, quality, and safety.
- b. *Development characteristics.*
1. Off-site parking in a centralized location is encouraged.
  2. Compact mixed-use development is encouraged.
  3. On North Railroad Avenue, ground floors are encouraged to be designed with a unique industrial character, which may include working storefronts, garage doors, oversized fenestration, and unusual building materials.
  4. Live work uses are encouraged.
  5. Building massing should protect the scale of the small-scale residential streets.
  6. Boutique hotels are the preferred hotel typology.
  7. A variety of scales, volumes, facade rhythm, and architecture is encouraged.
- c. NoRA subdistricts shall include: NoRA-5 and NoRA-2.
- d. *Subdistrict requirements.* Developments shall comply with the following:
1. [Table IV-28: NoRA-5](#)
  2. [Table IV-29: NoRA-2](#)
- e. Additional subdistrict requirements.
1. Open space.
    - a. When possible, the public open space requirement shall be aligned with street ends that terminate at the railroad right-of-way.

TABLE IV-28: BUILDING REQUIREMENTS — NoRA 5		
FAR		
Lot Frontage >55'	2.75	
Lot Frontage ≤55'	3.50	
HEIGHT		
5 stories or 68' whichever is less; 5 (68')		
SETBACKS		
STREET DESIGNATION / SIDE / REAR	MINIMUM GROUND TO 5 (68")	MAXIMUM AT GROUND

**TABLE IV-28:  
BUILDING REQUIREMENTS — NoRA 5**

Avenue	16'	40'
Primary Street	16'	24'
North Railroad Avenue	5'	10'
11th Street	23'	35'
10th Street	23'*	35'
Secondary Street	12'	30'
Side Interior	0' or NFPA	—
Rear/Alley	5'	—

\*Residential uses at ground level shall include an additional minimum 7' walk-up garden.

**MAXIMUM BUILDING FOOTPRINT**

STORIES	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (44')	90%	87%	85%
Tower: 4 to 5 (68')	90%	60%	55%

**MINIMUM OPEN SPACE**

TYPE	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Public	0%	2%	3%
Private	15%	20%	25%

**MINIMUM ACTIVE USES**

STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Avenue	60%	60%
Primary Street	80%*	60%
Secondary Street	30%	—
Residential Street	60%	60%

\*65% for lots with buildable lot frontage ≤250'

**MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR**

STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Avenue	50%
Primary Street	50%
Secondary Street	30%
Residential Street	30%

**MINIMUM ACTIVE USE LINER DEPTH**

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	20'	20'
Residential	15'	15'

**TABLE IV-29:  
BUILDING REQUIREMENTS — NoRA 2**

FAR			
Lot Frontage >55'	1.00		
Lot Frontage ≤55'	1.75		
HEIGHT			
2 stories or 30' whichever is less; 2 (30')			
SETBACKS			
STREET DESIGNATION / SIDE / REAR	MAXIMUM GROUND TO 5 (68')	MAXIMUM AT GROUND	
Avenue	16'	40'	
Primary Street	16'	24'	
Residential	16'	35'	
10th Street	30'*	35'	
Side Interior	5'	—	
Rear/Alley	5'	—	
*Residential uses at ground level shall include an additional minimum 7' walk-up garden (23' min. setback + 7' walk-up garden).			
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Podium: Ground to 2 (30')	87%	84%	82%
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Public	0%	3%	5%
Private	15%	20%	25%
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 STORIES (30')	
Avenue	60%	60%	
Primary Street	80%*	60%	
Residential Street	80%	80%	
*65% for lots with buildable lot frontage ≤250'			
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Street	50%		
Residential Street	30%		
MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR	LINERS: 2 STORIES (30')	
Commercial	25'	20'	
Residential	15'	15'	

(Ord. No. 4213-09, § 6 (Exh. A), 6-29-2009; Ord. No. 4690-16, §§ 7 (Exh. C), 8 (Exh. D), 3-27-2017; Ord. No. 4674-16, § 4 (Exh. D), 2-27-2017; Ord. No. [4918-20](#), § 3 (Exh. C), 01-11-2021; Ord. No. [4986-21](#), § 4 (Exh. A), 02-07-2022)