

Sec. 94-122. - Clematis waterfront district (CWD).

a. *Intent*. As the historic retail corridor in downtown, the Clematis waterfront district (CWD) signifies one of the major community spaces for the city and provides a sense of identity for West Palm Beach.

Within this district, Clematis Street is characterized as a low-scale, pedestrian-oriented street. Existing buildings contribute to the aesthetic, cultural, historic and economic value of downtown West Palm Beach. The city intends to create the Clematis Street conservation district (CWD-CD) including all lots fronting Clematis Street between Rosemary Street and Flagler Street, to preserve the character and scale of these buildings. New buildings and buildings alterations shall support the character and scale of the district. The park and fountain are integral to the district's character as it provides a central gathering space for downtown and serves as an extension of the waterfront.

- b. Development characteristics.
 - 1. Terraces in CWD-CD are encouraged to be programmed with activities such as outdoor dining or private gardens to animate buildings and public spaces.
 - 2. Buildings in CWD-CD include local retailers, small and unique storefronts and buildings with restaurants, sidewalk cafes, specialty shops, and design stores, with second story retail, night clubs, residential, and offices uses.
 - 3. Proposed developments in CWD-CD should have unique storefronts, as well as awnings and other shading devices which reinforce the main individual character of each building.
 - 4. Outdoor restaurant seating is encouraged.
 - 5. Ground floor retail is encouraged throughout the district.
- c. CWD subdistricts shall include: CWD-10, CWD-5, and CWD-CD.
- d. Subdistrict requirements. Developments shall comply with the following:
 - a. Table IV-24: CWD-10.
 - b. Table IV-25: CWD-5.
 - c. Table IV-26: CWD-CD.
- e. Additional subdistrict requirements.
 - Parking.
 - a. Proposed developments within CWD-CD are not required to provide parking.
- f. Special requirements.
 - a. All proposed developments in CWD-CD shall be subject to a special review by the DAC.
 - b. All structures within the CWD-CD shall qualify as sending sites for the TDR program.
 - c. Maximum lot agglomeration within the CWD-CD is 25,000 square feet.
 - d. Towers shall be oriented away from Clematis Street to preserve the scale of the corridor.
 - e. Colonnades shall be limited to Rosemary Avenue building frontages only and shall comply with section 94-109 and Table IV-5.
 - f. Passageways shall provide bollards, landscaping, or any other type of physical barrier where they intersect with an alley or public right-of-way for the purpose of separating and protecting pedestrians from vehicular traffic. Passageways may be secured and gated at night to enhance public safety. When such a measure is taken, all owners shall be required to provide an agreement to the city which specifies the time at which the passageway shall be closed to the public, provisions for lighting the passageway during these hours, and a maintenance plan.
 - g. Pedestrian overhead connections shall be permitted over alleys to connect to parking structures to make the redevelopment of existing structures in CWD-CD more feasible.

	TABLE IV-	24:				
BUILDING REQUIREMENTS — CWD-10						
(a) FAR						
Lot Frontage > 55'	2.75					
Lot Frontage ≤ 55'	3.50					
	(b) HEIGHT					
10 stories or 128' whichever is less; 10 (128')						
(c) SETBACKS						
STREET DESIGNATION/SIDE/REAR	STORIES					
	TYPICAL SETBACKS		CONDITIONAL SETBACKS			
	GROUND TO 10 (128')		ABOVE 3 (44')	ABOVE 5 (68')		
	MINIMUM	MAXIMUM	PARKING USES ONLY	MINIMUM		
			MINIMUM	MIMIMION		
Avenue	16'	30'	31'	_		
Primary Pedestrian	16'	30'	31'	_		
Side Interior	0' or NFPA	_	_	20'*		
Abutting FEC ROW	60'	70'	_	_		
Rear	5'		_	_		
*0' for lots with lot frontages < 110'. Also, 0' for	portions of facade	es that abut existi	ng buildings on adjac	ent lots.		
(d) MAXIMUM BUILDING FOOTPRINT						
STORIES	LO [*]		T AREA			
	<50,000SF		50,000SF—80,000SF			
Podium: Ground	87%		84%			
Podium: 2 to 3 (44')	90%		87%			
Podium: 4 to 5 (68')*	90		60%			
Tower: 6 to 10 (128')	90% 55%			%		
*Parking uses may exceed maximum building			nal setback.			
	(e) MINIMUM OPE		TADEA			
TYPE	<50,0		T AREA 50,000SF—80,000SF			
Public	430,0	0031				
	— 3% When Residential Lless on Cround Floor: Walk up gardens shall be					
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.					
Private	25	i%	25%			
	(f) MINIMUM ACT	IVE USES				
STREET DESIGNATION	GROUNE	FLOOR	LINERS: 2 TO 3	STORIES (44')		
Avenue	60	1%	60%			
Primary Pedestrian	80	%*	60%			
*65% for lots with buildable lot frontage ≤ 250'						
(g) MINIMUM TRANSP	ARENCY FOR AC					
STREET DESIGNATION			OF TRANSPARENCY			
Avenue			50%			
Primary Pedestrian	NIMILIM ACTIVE UC		50%			
ACTIVE USE (n) MII	NIMUM ACTIVE US		I INIEDS: 2 TO 2	STORIES (AA')		
Commercial	GROUND FLOOR 25'		LINERS: 2 TO 3 STORIES (44') 20'			
Residential	25' 15'		15'			
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	TABLE IV-25:				
BUIL	DING REQUIREMENTS — CWD-5				
2011	(a) FAR				
Lot Frontage > 55'		2.75			
Lot Frontage ≤ 55'	3.50				
2011 (01) (13)	(b) HEIGHT				
5 stc	ories or 68' whichever is less; 5 (68')				
	(c) SETBACKS				
STREET DESIGNATION/SIDE/REAR	STORIES				
	TYPICAL SETBACKS				
	GROUND TO 5 (68')				
	MINIMUM	MAXIMUM			
Avenue	16'	30'			
Primary Pedestrian	16'	30'			
Secondary	12'	35'			
Side Interior	0' or NFPA	<u> </u>			
Rear	5'	<u> </u>			
(d)	MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA				
Podium: Ground	<50,000SF 87%	50,000SF—80,000SF 84%			
	90%	87%			
Podium: 2 to 3 (44') Tower: 4 to 5 (68')	90%	60%			
10wer. 4 to 5 (66)	(e) MINIMUM OPEN SPACE	60%			
		AREA			
TYPE	<50,000SF	50,000SF—80,000SF			
Public	_	3%			
Semi-Public		nd Floor: Walk-up gardens shall be			
	·	vided.			
Private	25%	25%			
OTREET REGIONATION	(f) MINIMUM ACTIVE USES GROUND FLOOR	LINEDO, O TO O OTODIEO (441)			
STREET DESIGNATION	60%	LINERS: 2 TO 3 STORIES (44') 60%			
Avenue Primary Podestrian	80%*	60%			
Primary Pedestrian		0078			
Secondary *65% for lots with buildable lot frontage ≤ 250	30%	-			
	PARENCY FOR ACTIVE USES ON GR	OUND ELOOR			
STREET DESIGNATION		F TRANSPARENCY			
Avenue		0%			
Primary Pedestrian		0%			
Secondary		50%			
·	MINIMUM ACTIVE USE LINER DEPTH				
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')			
Commercial	25'	20'			
Residential	15'	15'			

	TABLE IV 20.				
RIII DIN	TABLE IV-26: G REQUIREMENT:				
BOILDIN	(a) FAR	3 — CWD-CD			
Lot Frontage > 55'	3.50				
Lot Frontage ≤ 55'	3.50				
(b) HEIGHT					
5 stories	or 68' whichever is	s less: 5 (68')			
	(c) MAXIMUM LOT A				
	25,000 square fe				
	(d) SETBACKS				
	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
STREET DESIGNATION/SIDE/REAR	GROUND TO 5 (68')		ABOVE 2 (32')		
	MINIMUM	MAXIMUM	MINIMUM		
Avenue	16'	30'	_		
Primary Pedestrian	16'	30'	_		
Clematis Street		h Adjacent	56'		
Secondary	12'	35'	_		
Side Interior	0' or NFPA	_	_		
Rear	5'	_	_		
(e) MA	XIMUM BUILDING F				
STORIES	LOT AREA				
	≤25,000SF				
	90%				
Podium: Ground to 2 (32')					
Tower: 3 to 5 (68')		70%			
Tower: 3 to 5 (68')	f) MINIMUM OPEN S	70% PACE	Ó		
Tower: 3 to 5 (68')	f) MINIMUM OPEN S	70% PACE LOT AF	REA		
Tower: 3 to 5 (68') TYPE		70% PACE LOT AF ≤25,000	REA OSF		
Tower: 3 to 5 (68') TYPE Private	20% Terra	70% PACE LOT AF ≤25,000 ce required within s	REA		
Tower: 3 to 5 (68') TYPE Private	20% Terra	70% PACE LOT AF ≤25,000 the required within section with section with section within section within section with section within section	REA OSF eetback atop 2nd story (32')		
Tower: 3 to 5 (68') TYPE Private	20% Terra	70% PACE LOT AF ≤25,000 ce required within s USES D FLOOR	REA OSF		
Tower: 3 to 5 (68') (TYPE Private (STREET DESIGNATION Avenue	20% Terracy) MINIMUM ACTIVE	70% PACE LOT AF ≤25,000 ce required within s USES D FLOOR %	REA OSF eetback atop 2nd story (32') LINERS: 2ND STORY (32')		
Tower: 3 to 5 (68') TYPE Private (g STREET DESIGNATION	20% Terra 3) MINIMUM ACTIVE GROUNI 60	70% PACE LOT AF ≤25,000 ce required within s USES D FLOOR 1%	REA DSF eetback atop 2nd story (32') LINERS: 2ND STORY (32') 60%		
Tower: 3 to 5 (68') TYPE Private STREET DESIGNATION Avenue Primary Pedestrian	20% Terrae 3) MINIMUM ACTIVE GROUND 60 80	70% PACE LOT AF ≤25,000 ce required within s USES D FLOOR % %	REA DSF etback atop 2nd story (32') LINERS: 2 ND STORY (32') 60% 60% —		
Tower: 3 to 5 (68') TYPE Private (g STREET DESIGNATION Avenue Primary Pedestrian Secondary	20% Terractive GROUND 60 80 30 RENCY FOR ACTIVE	70% PACE LOT AF ≤25,000 ce required within s USES D FLOOR % %	REA DSF setback atop 2nd story (32') LINERS: 2ND STORY (32') 60% 60% — D FLOOR		
Tower: 3 to 5 (68') TYPE Private STREET DESIGNATION Avenue Primary Pedestrian Secondary (h)MINIMUM TRANSPAL	20% Terractive GROUND 60 80 30 RENCY FOR ACTIVE	70% PACE LOT AF ≤25,000 ce required within s USES D FLOOR % % USES ON GROUND	REA OSF eetback atop 2nd story (32') LINERS: 2ND STORY (32') 60% 60% — D FLOOR RANSPARENCY		
Tower: 3 to 5 (68') TYPE Private (g STREET DESIGNATION Avenue Primary Pedestrian Secondary (h)MINIMUM TRANSPAN STREET DESIGNATION	20% Terractive GROUND 60 80 30 RENCY FOR ACTIVE	70% PACE LOT AF ≤25,000 ce required within s USES D FLOOR 1% 1% 1% 1USES ON GROUND PERCENTAGE OF T	REA DSF eetback atop 2nd story (32') LINERS: 2ND STORY (32') 60% 60% — D FLOOR RANSPARENCY		
Tower: 3 to 5 (68') TYPE Private (g STREET DESIGNATION Avenue Primary Pedestrian Secondary (h)MINIMUM TRANSPAI STREET DESIGNATION Avenue	20% Terractive GROUND 60 80 30 RENCY FOR ACTIVE	70% PACE LOT AF ≤25,000 ce required within s USES D FLOOR % % % 1% E USES ON GROUNE PERCENTAGE OF T 50%	REA DSF LINERS: 2ND STORY (32') 60% 60% — D FLOOR RANSPARENCY		
Tower: 3 to 5 (68') (TYPE Private (GIVENTIFY OF THE INTERIOR OF THE INTERIO	20% Terrae 3) MINIMUM ACTIVE GROUND 60 80 30 RENCY FOR ACTIVE	TO% PACE LOT AF ≤25,000 Dece required within so USES D FLOOR 1% 1% 19% E USES ON GROUND PERCENTAGE OF T 50% 50% 30% NER DEPTH	REA DSF eetback atop 2nd story (32') LINERS: 2ND STORY (32') 60% 60% — DFLOOR RANSPARENCY		
Tower: 3 to 5 (68') TYPE Private STREET DESIGNATION Avenue Primary Pedestrian Secondary (h)MINIMUM TRANSPAI STREET DESIGNATION Avenue Primary Pedestrian Secondary (i) MINII ACTIVE USE	20% Terrains 3) MINIMUM ACTIVE GROUND 60 80 30 RENCY FOR ACTIVE MUM ACTIVE USE LI	TO% PACE LOT AF ≤25,000 Dece required within so USES DIFLOOR W USES ON GROUND PERCENTAGE OF T 50% 50% 30% NER DEPTH DIFLOOR	REA DSF eetback atop 2nd story (32') LINERS: 2ND STORY (32') 60% 60% — DFLOOR RANSPARENCY 60 LINERS: 2ND STORY (32')		
Tower: 3 to 5 (68') (TYPE Private (GIVENTIFY OF THE INTERIOR OF THE INTERIO	20% Terrae 3) MINIMUM ACTIVE GROUND 60 80 30 RENCY FOR ACTIVE	TO% PACE LOT AF ≤25,000 ce required within s USES D FLOOR % USES ON GROUND PERCENTAGE OF T 50% 30% NER DEPTH D FLOOR 5'	REA DSF eetback atop 2nd story (32') LINERS: 2ND STORY (32') 60% 60% — D FLOOR RANSPARENCY		

(Ord. No. 4213-09, § 6(Exh. A), 6-29-2009)