
Sec. 94-4. - Zoning districts established; relationship to land use categories in comprehensive plan.

- a. *Zoning districts established.* The city is hereby divided into various residential, commercial, industrial, and special zoning districts that are shown on the Zoning Atlas for West Palm Beach. These zoning districts shall be applied to real property within the city by ordinance of the city commission. The zoning districts shall be as follows:

ZONING DISTRICTS	
SF3	Single-Family Low Density-3 Residential
SF5	Single-Family Medium Density-5 Residential
SF7	Single-Family Low Density Residential
SF11	Single-Family/Small Lot High Density Residential
SF14	Single-Family High Density Residential
SF7-C4	Historic Single-Family Low Density Residential, Context 4
SF14-C2	Historic Single-Family High Density Residential, Context 2
SF14-C3	Historic Single-Family High Density Residential, Context 3
SF14-C5	Historic Single-Family High Density Residential, Context 5
MF14	Multifamily Low Density Residential
MF20	Multifamily Medium Density Residential
MF32	Multifamily High Density Residential
MF14-C1	Historic Multifamily Low Density Residential, Context 1
MF14-C2	Historic Multifamily Low Density Residential, Context 2
MF20-C1	Historic Multifamily Medium Density Residential, Context 1
MF32-C1	Historic Multifamily High Density Residential, Context 1
CC2	City Center Lake Front
CM	Commercial Marine
OC	Office Commercial
NC	Neighborhood Commercial
GC	General Commercial
POR	Professional Office Residential
IL	Industrial Light
I	Industrial
ROS	Recreation and Open Space
CS	Community Service
UT	Utility
PC	Planned Community
PD	Planned Development
(CON)	Conservation
NMUD	Northwood Mixed-Use District
CMUD	Currie Mixed-Use District
BMUD - I	Broadway Mixed-Use District - Building Type I
BMUD - II	Broadway Mixed-Use District - Building Type II
CAD-5	Cultural Arts District - 5
CLD-25	Clearlake District - 25
FWD-5	Flagler-Waterfront District - 5
ICD-2	Industrial Chic District - 2
ICD-5	Industrial Chic District - 5
LD-R	Loftin District - Residential
LD-4	Loftin District - 4
LD-5	Loftin District - 5
LD-10	Loftin District - 10
BPD-R	Brelsford Park District - Residential
BPD-5	Brelsford Park District - 5

CWD-CD	Clematis-Waterfront District - Conservation District
CWD-5	Clematis-Waterfront District - 5
CWD-10	Clematis-Waterfront District - 10
QGD-5	Quadrille Garden District - 5
QGD-10	Quadrille Garden District - 10
QGD-25	Quadrille Garden District - 25
TOD-8	Transit-Oriented District - 8
TOD-10	Transit-Oriented District - 10
TOD-25	Transit-Oriented District - 25
QBD-3	Quadrille Business District - 3
QBD-5	Quadrille Business District - 5
QBD-8	Quadrille Business District - 8
QBD-10	Quadrille Business District - 10
NWD-R	Northwest District - Residential
NWD-2	Northwest District - 2
NWD-4	Northwest District - 4
NWD-5	Northwest District - 5
PPD-R	Providencia Park District - Residential
PPD-PO	Providencia Park District - Professional Office Overlay
UOS	Urban Open Space
RTD	Railroad Transition District

- b. *Boundaries.* The boundaries of each district are designed and established as shown on the Zoning Atlas of the City of West Palm Beach, Florida.
- c. *Relationship to land use categories in comprehensive plan.* Table I-1 shows which zoning districts are consistent with and implement the land use categories in the city comprehensive plan, future land use element.
- d. *Relationship to the future land use map.* Special impact zone (SIZ) notation on the future land use map does not reflect or change densities or intensities but is to ensure heightened site plan review and could be subject to more restrictive site plan requirements. (see future land use element policies 1.7.4 and 1.7.5)

TABLE I-1: FUTURE LAND USE DESIGNATION AND ZONING DISTRICT CORRESPONDENCE																
ZONING DISTRICTS	FUTURE LAND USE DESIGNATION															
	S F L D	S F M D	S F	M F M D	M F	C E (3)	C - D R I	C	U C B D	O R	I	C O N	P C	C S	U T	M U
SF3 thru SF14	SF3	SF5	SF7 SF11 SF14													
Historic Single-Family Residential Districts (SF7-C4 thru SF14-C5)			X													
MF14 thru MF32				X	X											
Historic Multifamily Residential Districts (MF14-C1 thru MF32-C1)				X	X											

**TABLE I-1:
FUTURE LAND USE DESIGNATION AND ZONING DISTRICT CORRESPONDENCE**

ZONING DISTRICTS	FUTURE LAND USE DESIGNATION															
	S F L D	S F M D	S F	M F M D	M F	C E (3)	C - D R I	C	U C B D	O R	I	C O N	P C	C S	U T	M U
DMP Subdistricts									X							
CC2 - CC2/PD									X							
CM						X										
OC						X (4)		X (4)		X						
NC						X		X								
GC						X		X								
POR					X (1)					X						X (6)
RTD						X										
IL											X					
I											X					
ROS														X		
CS														X		
UT															X	
PC													X			
PD (9)	X	X	X	X	X (2)	X	X	X	X (5)		X		X	X		X (7)
CON												X				
MUD																X (8)

FUTURE LAND USE DESIGNATION KEY:

SFLD = Single-Family Low Density
 SFMD = Single-Family Medium Density
 SF = Single Family
 MFMD = Multifamily Medium Density
 MF = Multifamily
 CE = Commercial East
 C-DRI = Commercial DRI
 C = Commercial
 UCBD = Urban Central Business District / Downtown
 OR = Office / Residential
 I = Industrial
 CON = Conservation
 PC = Planned Community
 CS = Community Service
 UT = Utility
 MU = Mixed-Use

NOTES:

**TABLE I-1:
FUTURE LAND USE DESIGNATION AND ZONING DISTRICT CORRESPONDENCE**

ZONING DISTRICTS	FUTURE LAND USE DESIGNATION															
	S F L D	S F M D	S F	M F M D	M F	C E (3)	C - D R I	C	U C B D	O R	I	C O N	P C	C S	U T	M U
<ol style="list-style-type: none"> Professional offices shall only be located within an existing professional office building that was legally established on or before January 10, 2010. Limited commercial uses that do not occupy more than five percent of the total project square footage may be permitted if they: a) are located within a planned development district; b) are designed for the convenience of the residents and are neighborhood serving commercial uses; and c) are vertically integrated with the residential uses. (see Future Land Use Policy 1.1.3). The commercial east (CE) land use designation is only applicable east of I-95. Residential uses are not permitted in a commercial future land use designation and are only permitted in OC if east of I-95 in a corresponding commercial east (CE) future land use designation. Planned developments (PDs) shall be prohibited unless legally established on or before December 4, 1995 per Ord. No. 2759-94. Existing PDs are regulated by section 94-104(e). The professional office residential (POR) zoning district within the Currie mixed-use district is only applicable to planned developments legally established on or before July 19, 2004. New planned developments (PDs) are not permitted within a mixed-use zoning district. The "MU" zoning district is applicable to the Currie Corridor mixed-use district (CMUD), the Broadway mixed-use district (BMUD), and the Northwood mixed-use district (NMUD). Planned development densities (dwelling units per acre) and intensities (FAR) shall not exceed the allowable maximum densities and intensities provided for in the Comprehensive Plan Future Land Use Element Policy 1.1.3 Future Land Use Designation Densities and Intensities. 																

(Code 1979, § 33-4; Ord. No. 4213-09, § 3, 6-29-2009; Ord. No. 4253-10, § 2, 2-8-2010; Ord. No. 4265-10, § 3, 5-17-2010; Ord. No. 4449-13, § 2, 3-19-2013; Ord. No. 4528-14, § 1 (Exh. A), 11-10-2014; Ord. No. 4620-16, § 3, 4-25-2016; Ord. No. 4650-16, §§ 1 (Exh. A), 2 (Exh. B), 8-29-2016; Ord. No. 4660-16, § 3, 12-5-2016; Ord. No. 4772-18, § 3 (Exh. A), 5-21-2018)