

Sec. 94-117. - Cultural arts district (CAD).

- a. *Intent.* As the main cultural and educational center within the downtown, the district shall be reinforced by the promotion of additional cultural and educational facilities with campus style development. The district is anchored by the Kravis Center for the Performing Arts, the Dreyfoos School of the Arts, and the Palm Beach County Convention Center. Stronger connectivity among the cultural facilities and CityPlace should be promoted by improving Sapodilla Avenue as the main pedestrian walking street with a high percentage of tree canopy to provide shade. In addition, the semi-public open space, which is part of the Dreyfoos School campus, should be protected.
- b. *Development characteristics.*
 1. Campus style development with large setbacks and public open spaces.
 2. The public realm should be improved according to CPTED principles.
 3. Buildings are encouraged to be connected by covered walkways.
- c. *CAD subdistricts shall include:* CAD-5.
- d. *Subdistrict requirements.* Developments shall comply with Table IV-13.
- e. *Additional subdistrict requirements.*
 1. *Uses.*
 - a. Ground floor residential, if provided, shall be raised a minimum of 18 inches above the sidewalk elevation.

TABLE IV-13: BUILDING REQUIREMENTS — CAD-5			
(a) FAR			
Lot Frontage > 55'	2.75		
Lot Frontage ≤ 55'	3.50		
(b) HEIGHT			
5 stories or 68' whichever is less; 5 (68')			
(c) SETBACKS			
STREET DESIGNATION/SIDE/REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 5 (68')		GROUND TO 5 (68')
	MINIMUM	MAXIMUM	RESIDENTIAL USES ON GROUND FLOOR
			MINIMUM
Avenue	18'	40'	23'
Primary Pedestrian	18'	40'	23'
Secondary	16'	50'	19'
Side Interior	5' or NFPA	—	0' or NFPA
Rear	5'	—	5'
(d) MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (44')	90%	87%	85%
Tower: 4 to 5 (68')	90%	87%	85%
(e) MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF

**TABLE IV-13:
BUILDING REQUIREMENTS — CAD-5**

Public	—	5%	7%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.		
Private	25%	25%	25%
(f) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')	
Avenue	60%	60%	
Secondary	30%	—	
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Pedestrian	50%		
Secondary	30%		
(h) MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')	
Commercial	25'	20'	
Residential	15'	15'	

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