

Sec. 94-71. - General standards.

- a. *District regulations.* Regulations governing the height, bulk, mass and placement of structures within all residential districts are provided in Table III-1.
- b. *Accessory structures.* Accessory structures or private recreational facilities shall include, but not be limited to sheds, unattached garages, tennis courts, and swimming pools. Accessory structures shall be regulated pursuant to section 94-304. Accessory apartments shall be regulated pursuant to section 94-303. Lots less than the minimum district requirements for lot width and lot area shall not be considered nonconforming lots for the purpose of allowing accessory structures provided the structure is constructed within the required district setbacks.
- c. *Outdoor storage in residential districts.* Outdoor storage in residential districts for residential purposes shall be limited to domestic equipment and normal supplies necessary for residents. Storage shall not be permitted in any required or unrequired front setback, nor in any required side setback. Storage shall be permitted in unrequired side setbacks when completely screened by a fence or landscaping.
- d. *Lots.*
 1. Lots within each residential zoning district must contain the minimum area and width requirements; however, if a lot does not meet the area or width requirements of the district within which it is located, uses shall be limited by Table III-1 and pursuant to the limitations in subsection (d)(2). Accessory structures may be permitted in compliance with subsection (b).

TABLE III-1			
DISTRICT	LOT SIZE (SQUARE FEET)	LOT WIDTH (FEET)	PERMITTED USE
SF3, 5, 7	Fewer than 6,000	Fewer than 60	Single-family dwelling
SF11	Fewer than 3,500	Fewer than 40	Single-family dwelling
SF14	Fewer than 6,000	Fewer than 60	Single-family dwelling
SF7-C4	Fewer than 5,000	Fewer than 50	Single-family dwelling
SF14-C2	Fewer than 5,000	Fewer than 50	Single-family dwelling
SF14-C3	Fewer than 6,000	Fewer than 60	Single-family dwelling
SF14-C5	Fewer than 10,000	Fewer than 75	Single-family dwelling and accessory apartment
MF14	Fewer than 6,000	Fewer than 60	Single-family dwelling
	Equal/greater than 6,000	Fewer than 60	Single-family and duplex dwelling
MF20	Fewer than 6,000	Fewer than 60	Single-family dwelling
	Equal/greater than 6,000	Fewer than 60	Single-family and duplex dwelling
MF32	Fewer than 6,000	Fewer than 50	Single-family dwelling
	Equal/greater than 6,000	Fewer than 50	Single-family and duplex dwelling

2. All lots described in sections a. through b. below together with any undevelopable portion of said lot, shall not be subdivided or sold unless the minimum lot width requirements of sections 94-72 through 94-77 are met. Lots platted prior to July 2004 may be developed according to subsection (d)(1) or to the standard minimum lot widths listed in sections 94-72 through 94-77.
 - a. All lots south of the city's northern limits, north of the centerline of Palm Beach Lakes Boulevard and east of the centerline of Flagler Drive that are contiguous to the Lagoon.
 - b. All lots south of the centerline of Acacia Road, north of the centerline of Avila Road and immediately west of Flagler Drive that are separated from the Lagoon only by Flagler Drive or city-owned property.
 - c. All lots south of the centerline of Avila Road, north of the north lot line of Southland Park Rev Block 14 Lot 1, and east of the centerline of Washington Road that are contiguous to the Lagoon.

- d. All lots south of the north lot line of Southland Park Rev Block 14 Lot 1, north of the centerline of Summa Street and immediately west of Flagler Drive that are separated from the Lagoon only by Flagler Drive.
- e. All lots south of the centerline of Summa Street, north of the city's southern limits and east of the centerline of Flagler Drive or Flagler Court that are contiguous to the Lagoon.
- e. *Landscaping*. Landscaping shall be provided pursuant to [ARTICLE XIV](#) of this chapter.
- f. *Signs*. Signs shall be regulated pursuant to [ARTICLE XIII](#) of this chapter.
- g. *Nonconformities*. Except as provided in subsection (b), nonconformities shall be regulated pursuant to [ARTICLE XVI](#) of this chapter.
- h. *Fences and walls*. Fences and walls shall be regulated pursuant to [ARTICLE X](#) of this chapter.
- i. *Parking*. Parking shall be provided pursuant to [ARTICLE XV](#) of this chapter.

(Code 1979, § 33-31; Ord. No. 3777-04, § 2, 7-19-2004; Ord. No. 3850-05, § 2, 5-23-2005; Ord. No. 4265-10, § 4, 5-17-2010)