

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY

ZONING RESOLUTION NO. R-72-92

ADDING SECTION 6A - R-1B  
MULTIPLE FAMILY DWELLING DISTRICT

ADOPTED February 17, 1972

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA,  
in regular session assembled this the 17th day of February, 1972,  
adopted as an Amendment to Zoning Resolution No. 3-57, pursuant  
to the authority vested in said Commission by Chapter 57-1691,  
Special Laws of Florida 1957, Chapter 59-1686, Special Laws of  
Florida 1959, and Chapter 70-863, Special Laws of Florida 1970:

Add a new section: Section 6A - R-1B Multiple Family  
Dwelling District: See Attached:

The foregoing resolution was offered by Commissioner

Lytal, who moved its adoption. The motion was seconded

by Commissioner Weaver, and upon being put to a vote, the  
vote was as follows:

Chairman Culpepper	Aye
Commissioner Lytal	Aye
Commissioner Johnson	Aye
Commissioner Warren	Aye
Commissioner Weaver	Aye

The Chairman thereupon declared the resolution duly

passed and adopted this 17th day of February, 1972.

BOARD OF COUNTY COMMISSIONERS OF  
PALM BEACH COUNTY, FLORIDA

JOHN B. DUNKLE, CLERK

By: James S. Shelton  
Deputy Clerk

FILED THIS 17th DAY OF  
February, 1972  
AND RECORDED IN RESOLUTION  
MINUTE BOOK NO. 15 AT  
PAGE 4-7, RECORD VERIFIED  
JOHN B. DUNKLE, CLERK  
BY James S. Shelton, D.C.

WILLIAM R. BOOSE, DIRECTOR (72-68)

SECTION 6A - R-1B MULTIPLE FAMILY DWELLING DISTRICT

A. DESCRIPTION OF DISTRICT

This district is composed of medium low density multiple family dwelling areas plus additional open areas where it is likely and desirable to extend such type of development. Due to the higher than average concentrations of persons and density, these districts are situated where they are well served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements and density are as hereinafter set forth to reflect the relative need for open space of the various types of residences based on expected family composition.

B. USES PERMITTED

Within the R-1B Multiple Family Dwelling District, no building, structure, land, or water, shall be used, unless otherwise permitted by this Resolution, except for one or more of the following uses:

1. Single family dwellings.
2. Two family dwelling structure, observing the area and yard requirements hereinafter specified.
3. Multiple family dwelling structures of more than two dwelling units.
4. Accessory uses incident to the respective dwelling structure uses.
5. Boarding and lodging houses.
6. Student Apartments and Student Dormitories.

C. CONDITIONAL USES

When, after review of an application and hearing thereon, the Zoning Commission finds as a fact that the proposed use or uses are consistent with the general plan, comply with the standards and guidelines as set forth in the preamble, Section 1, Section 12, and Section 14 and all other requirements of the Zoning Resolution and are in the public interest, the following uses shall be permitted:

1. Apartment hotels having no commercial businesses connected therewith, but equipped to serve meals to their tenants.
2. Motels when located on officially designated State and Federal highways and on sites having a lot area of at least twenty thousand (20,000) square feet, an average width of at least one hundred (100) feet and a minimum lot area per sleeping unit of one thousand (1,000) square feet.
3. Hospitals, sanitariums, convalescent or nursing homes.
4. Clubs.
5. Medical and dental clinics.
6. Utility structures and buildings such as sewage disposal plants, water treatment plants and electric substations.

SECTION 6A - R-1B MULTIPLE FAMILY DWELLING DISTRICT: (cont.)

D. BUILDING HEIGHT REGULATIONS

1. For dwelling structures having not in excess of four dwelling units, the height shall not exceed thirty-five (35) feet.
2. No height limits for structures of more than four dwelling units except applications for all such structures in excess of thirty-five (35) feet shall be subject to review and approval of the Zoning Commission, as they relate to the site area, yard spaces, offstreet parking requirements and methods of ingress and egress.

E. BUILDING SITE AREA REGULATIONS

1. For a single family dwelling structure, the building site area shall be the same as for the R-1 Single Family Dwelling District.
2. For a two (2) or three (3) family dwelling structure the lot or building site area shall not be less than seven thousand five hundred (7,500) square feet, and have a minimum width of seventy (70) feet measured at the building line
3. For the first four (4) dwelling units, on a lot or building site area, the minimum lot area shall be not less than nine thousand nine hundred (9,900) square feet.
4. The maximum density shall be limited to twelve (12) dwelling units per gross acre.
5. The minimum width of lot for dwelling structures in excess of three (3) dwelling units, shall be eighty-five (85) feet measured at the building line.

F. FRONT, REAR, AND SIDE YARD REGULATIONS

1. For a single family dwelling structure, the yard regulations shall be the same as for the R-1 Single Family Dwelling District.
2. For two (2) family dwelling structures, the yard regulations shall be the same as for the R-1 Single Family Dwelling District.
3. For all other structures, the following front, rear and side yards shall be observed:
  - (a) A front yard of not less than twenty-five (25) feet measured from the street, road or highway right-of-way line to the front of the main building or structure.
  - (b) There shall be a side yard on each side of the dwelling structure of not less than ten (10) feet for the first two (2) stories; twelve (12) feet for a structure of three (3) stories and fourteen (14) feet for a structure of four (4) stories. For each story in excess of four (4) the required side and rear yard shall be increased two (2) feet for each story so added except any side yard abutting a street shall be the same as the front yard requirement of the intersecting street.
  - (c) A rear yard of at least ten (10) feet shall be observed.
4. Where setback lines have been established by the County on streets, roads or highways for the purpose of future widening, the front and side yards of the streets, roads or highways so affected, shall be measured from said ultimate right-of-way lines.

SECTION 6A - R-1B MULTIPLE FAMILY DWELLING DISTRICT: (cont.)

G. MINIMUM AREA AND YARD VARIATIONS AND EXCEPTIONS

See Section 14.

H. OFFSTREET PARKING REGULATIONS

See Section 12

I. MINIMUM FLOOR AREA

The minimum floor area of any one family dwelling unit shall be seven hundred (700) square feet of living area, except as follows:

STUDENT APARTMENTS shall have a minimum living area of three hundred twenty-five (325) square feet for each family unit of one or two persons and an additional one hundred (100) square feet for each person thereafter.

STUDENT DORMITORIES shall have a minimum of one hundred (100) square feet of living area for each sleeping room and a minimum of one hundred (100) square feet for each sleeping accommodation.

MULTIPLE DWELLING UNITS (three or more units per structure) shall have minimum living areas as follows:

- |                                    |                   |
|------------------------------------|-------------------|
| 1. Efficiency Apartment            | - 350 square feet |
| 2. One Bedroom Apartment           | - 475 square feet |
| 3. Two Bedroom Apartment           | - 600 square feet |
| 4. Three or more Bedroom Apartment | - 700 square feet |