

ZONING RESOLUTION #3-D-63  
MODIFYING THE CONDITIONAL USES  
IN THE  
R-1 SINGLE FAMILY DWELLING DISTRICT

ADOPTED MARCH 7, 1963

BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, in regular session assembled this the 7th day of March, A. D. 1963, that the following is hereby adopted as an Amendment to Zoning Resolution #3 pursuant to the authority vested in said Commission by Chapter 59-1686, Special Laws of Florida 1959:

Under Section 6-C - Conditional Uses add:

4. Two family dwellings which are designed, arranged and constructed for the ownership of each dwelling unit by a separate and different owner providing:
  - (a) Each plot upon which a two family structure is erected shall be not less than seventy (70) feet in width and seventy five hundred (7,500) square feet in area provided that each unit of a two family dwelling is located on a lot not less than thirty five (35) feet in width and not less than one hundred (100) feet in depth, except that a portion of a common party wall separating two such one-family dwelling units may be located on the adjoining lot.
  - (b) Minimum floor area of a one-family dwelling unit shall be seven hundred (700) square feet of living area.
  - (c) Height and yard regulations for the R-1 Single Family Dwelling District shall apply with the exception that there shall be no side yard required at the common lot line upon which the dividing party wall is centered when two family dwelling units are erected in accordance with the provisions above.

Attest:

Paula McCoarty  
Clerk

William F. Koch Chairman  
Gene R. Sweetway  
William M. Hume  
J. H. Watson  
Nathaniel Hooper  
As and constituting the Zoning Commission  
of Palm Beach County, Florida.