

ZONING RESOLUTION NO. 3-L.L.L-58

MODIFYING THE YARD REQUIREMENTS IN COMMERCIAL DISTRICTS  
AS SET FORTH IN

ZONING RESOLUTION NO. 3, SECTION 14.9

ADOPTED DECEMBER 5, 1958

BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, in regular session assembled this the 5th day of December, A. D. 1958, that the following is hereby adopted as an amendment to Zoning Resolution No. 3 pursuant to the authority vested in said Commission by Chapter 57-1691, Special Laws of Florida, 1957:

Delete Section 14-9-(e) and substitute the following:

SECTION 14-9-(e).

Front yards required for all commercial buildings, except those governed by Section 14-9-(d) above, shall be determined by the building setback lines as follows:

1. Where the ultimate right-of-way line is thirty feet (30') from the center line of the ultimate right-of-way, the building setback line shall be forty feet (40') from said center line, or to the actual right-of-way line, whichever is greater.
2. Where the ultimate right-of-way line is forty feet (40') from the center line of the ultimate right-of-way, the building setback line shall be fifty-three feet (53') from said center line, or to the actual right-of-way line, whichever is greater.
3. Where the ultimate right-of-way line is fifty (50) or more feet from the center line of the ultimate right-of-way, the building setback line shall be sixty-five feet (65') from said center line, or to the actual right-of-way line, whichever is greater.

Delete Section 14-9-(f) and substitute the following:

SECTION 14-9-(f).

No side yard shall be required for commercial buildings, except where lot side line abuts a side street, in which case the requirements of Section 14-9-(d) and Section 14-9-(e) shall apply; provided however that where the side street has an ultimate right-of-way line thirty feet (30') from the center line of the ultimate right-of-way, and is not located on or near a line generally parallel with and nominally one-quarter (1/4) mile from a street having an ultimate right-of-way width of eighty feet (80') or more, the setback line for commercial buildings other than those governed by Section 14-9-(d) shall be thirty feet (30') from the center line of the ultimate right-of-way of said side street; provided further that where two such side streets are near and substantially equidistant from a line generally parallel with and nominally one-quarter (1/4) mile from a street having an ultimate right-of-way width of eighty feet (80') or more, the Zoning Commission by formal action shall designate which of the two shall have a setback line of thirty feet (30') from the center line of the ultimate right-of-way for commercial buildings other than those governed by Section 14-9-(d); and provided further that a side street having an ultimate right-of-way line thirty feet (30') from the center line of the ultimate right-of-way, which side street dead ends within nominally one-quarter (1/4) mile against a barrier such as a railroad, a limited access highway, a wide lake, or the like, shall in any event have a setback line of only thirty feet (30') from the center line of its ultimate right-of-way for commercial buildings other than those governed by Section 14-9-(d).

BE IT FURTHER RESOLVED THAT ZONING RESOLUTION  
NO, 3-AAA-58, adopted October 3, 1958, is hereby rescinded.

/s/ Kenneth P. Foster  
Chairman

/s/ Roy E. Michael, Jr.

/s/ Lake Lytal

/s/ Ben F. Sundy

/s/ Paul Rardin  
As and constituting the Zoning  
Commission of Palm Beach  
County, Florida

Attest:

/s/ R. B. McKee  
Clerk