



# Palm Beach County • Zoning Division

## UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 1, Issue 1 • February 2013

### ARTICLES INSIDE THIS ISSUE

Project Overview	1
Project Objectives	2
Subcommittee Members	3
Public Involvement	3
Project Timeline	3
Calendar of Events	4

### ARTICLES FOR THE UPCOMING ISSUE:

Project Overview
Project Timeline Update
Industrial Use Status
March Calendar of Events

### CONTACT INFORMATION:

**Palm Beach County  
Planning, Zoning & Building  
Zoning Division**  
2300 North Jog Road,  
West Palm Beach, FL 33411  
Phone: 561-233-5200  
[www.pbcgov.com/pzb/zoning](http://www.pbcgov.com/pzb/zoning)

### NEWSLETTER PRODUCED by PZ&B ZONING DIVISION:

**Jon P. MacGillis, ASLA,**  
*Zoning Director*  
**Dorine Kelley,**  
*Public Relations Manager*  
**Melissa Matos,**  
*Zoning Site Plan Technician*

## OVERVIEW OF ULDC USE REGULATIONS PROJECT

### Background

The Unified Land Development Code (ULDC) was comprehensively amended in 2003 which included updates to Uses provided in the code. During the past ten years, minor amendments to the Uses have been made in response to industry trends, updates to the Comprehensive Plan and direction from the Board of County Commissioners.

### General Project Goal

#### Uses:

1. Simplify Use definitions.
2. Review Supplementary Use Standards.
3. Review approval process for each Use.
4. Thresholds for approval of Uses.

#### Formatting:

1. Consolidate all Use matrices (Standard, Planned Development District (PDD), Traditional Development District (TDD) into one Use Matrix.
2. Consolidate Uses by classification.
3. Standardize formatting of Supplementary Standards for each Use.

### Contact Us

If you have additional questions regarding the  
*ULDC Use Regulations Project*  
you can contact us at  
[PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org)  
Or via telephone by calling (561) 233-5566



## *PROJECT OBJECTIVES*

### **- USE REGULATIONS -**

- Review history of existing regulations.
- Determine consistency with Federal, State Laws and the Comprehensive Plan.
- Clarification of Accessory Uses and Collocated Uses.
- Review comprehensively all Uses in the code.
- Review the approval process for each Use in the new consolidated Use Matrix (Standard, PDD and TDD).
- Establish consistent approval processes for Uses located in similar Zoning Districts.
- Relocate or delete duplicated Use standards found in other articles.

### **- FORMATTING -**

#### **Article 1 - General Provisions**

- Delete duplicate Use definitions contained in Article 1.

#### **Article 3 - Overlays and Zoning Districts**

- Relocate Planned Development Districts and Traditional Development Districts Use Matrices into one new consolidated Standard Use Matrix in Article 4.

#### **Article 4 - Use Regulations**

- Establish an introductory "User Guide" section to explain how to use the code.
- Group the Uses by classification using the following headings: Residential, Commercial, Recreation, Institutional, Industrial, Agricultural, Utility, Communication Towers and Excavation. Each Use classification includes:
  - Consolidated Use Matrix.
  - Consolidated General Provision - Relate to common standards applicable to all Uses within the classification.
  - Reorganize supplementary Use standards to coincide with the order one would apply the regulations to a project.

**We are here to serve you!**



## FEBRUARY EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18 Holiday	19	20 Proposed Formatting Draft; e-mail to Subcommittee and Interested Parties	21	22	23
24	25	26 Subcommittee Meeting on Proposed Formatting VC-1W-58 - 3:30 p.m	27	28 Public Forum Meeting - Status of Use Regulations Project VC-2E-12 - 3:00 p.m.		

## PAST EVENTS



Date	Event
<b>December 3, 2012</b>	<b>Planning and Zoning Division</b> Clarification of Industrial use policies in the Plan.
<b>December 13, 2012</b>	<b>Planning and Zoning Division</b> Initial discussion of Recreation use policies in the Plan.
<b>December 20, 2012</b>	<b>Planning, Zoning &amp; Building Department</b> Presentation of Proposed Use Regulations Formatting.
<b>January 15, 2013</b>	<b>Special DROOC Meeting</b> Presentation of Proposed Use Regulations Formatting.

### Contact Us

If you have additional questions regarding the  
*ULDC Use Regulations Project*  
 you can contact us at  
[PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org)  
 Or via telephone by calling (561) 233-5566

