

ARTICLE I. - IN GENERAL

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Sec. 94-1. - Title.

This chapter shall be known as the "Zoning and Land Development Regulations Code for the City of West Palm Beach, Florida" or the "zoning code." When subsequently used within this chapter, unless otherwise indicated, the terms "Code," "ordinance," "chapter," or "article" shall refer to the Zoning Code for West Palm Beach...

(Code 1979, § 33-1)

Sec. 94-2. - Legislative authority.

The legislative authority for the zoning and land development regulations code is F.S. ch. 166, and the city Charter, as amended.

(Code 1979, § 33-2)

Sec. 94-3. - Legislative purpose and intent.

The purpose and intent of the zoning code is to assist implementation of the city's comprehensive plan. The zoning code is adopted to assist in carrying out the desired general policies of the comprehensive plan for managing the use of land, water, and resources within the city. The zoning code is and shall remain consistent with the comprehensive plan, as mandated by the state's local government comprehensive planning act. The zoning code shall be amended as necessary to assure consistency with the city's comprehensive plan.

(Code 1979, § 33-3)

Sec. 94-4. - Zoning districts established; relationship to land use categories in comprehensive plan.

- a. *Zoning districts established.* The city is hereby divided into various residential, commercial, industrial, and special zoning districts that are shown on the Zoning Atlas for West Palm Beach. These zoning districts shall be applied to real property within the city by ordinance of the city commission. The zoning districts shall be as follows:

| ZONING DISTRICTS | |
|------------------|--|
| SF3 | Single-Family Low Density-3 Residential |
| SF5 | Single-Family Medium Density-5 Residential |
| SF7 | Single-Family Low Density Residential |
| SF11 | Single-Family/Small Lot High Density Residential |
| SF14 | Single-Family High Density Residential |
| SF7-C4 | Historic Single-Family Low Density Residential, Context 4 |
| SF14-C2 | Historic Single-Family High Density Residential, Context 2 |
| SF14-C3 | Historic Single-Family High Density Residential, Context 3 |
| SF14-C5 | Historic Single-Family High Density Residential, Context 5 |
| MF14 | Multifamily Low Density Residential |
| MF20 | Multifamily Medium Density Residential |
| MF32 | Multifamily High Density Residential |
| MF14-C1 | Historic Multifamily Low Density Residential, Context 1 |
| MF14-C2 | Historic Multifamily Low Density Residential, Context 2 |
| MF20-C1 | Historic Multifamily Medium Density Residential, Context 1 |
| MF32-C1 | Historic Multifamily High Density Residential, Context 1 |
| CC2 | City Center Lake Front |
| CP-SF11 | Coleman Park Single-family 11 |
| CP-MF14-C2 | Coleman Park Multi-family 14 historic context 2 |
| CP-MF14 | Coleman Park Multi-family 14 |
| CP-MF20 | Coleman Park Multi-family 20 |
| CP-MF32 | Coleman Park Multi-family 32 |
| CP-POR-C2 | Coleman Park Historic District Professional Office Residential context 2 |
| CP-POR | Coleman Park Professional Office Residential |
| CP-H-NC | Coleman Park Historic District Neighborhood Commercial |
| CP-NC | Coleman Park Neighborhood Commercial |
| CP-CS | Coleman Park Community Service |
| CP-ROS | Coleman Park Recreation and Open Space |
| CP-I | Coleman Park Industrial |
| CP-U | Coleman Park Utility |
| CM | Commercial Marine |
| OC | Office Commercial |
| NC | Neighborhood Commercial |
| GC | General Commercial |
| POR | Professional Office Residential |
| IL | Industrial Light |
| I | Industrial |
| ROS | Recreation and Open Space |
| CS | Community Service |
| UT | Utility |
| PC | Planned Community |
| RPD | Residential Planned Development |
| CPD | Commercial Planned Development |
| OCPD | Office Commercial Planned Development |
| CMPD | Commercial Marine Planned Development |
| PORPD | Professional Office Residential Planned Development |
| CSPD | Community Service Planned Development |
| ROSPD | Recreation Open Space Planned Development |
| IPD | Industrial Planned Development |
| DPD | Downtown Planned Development |
| CON | Conservation |

| | |
|-----------------|---|
| NMUD-CORE | Northwood Mixed-Use District - Core |
| NMUD-EDGE | Northwood Mixed-Use District - Edge |
| NMUD-TRANSITION | Northwood Mixed-Use District - Transition |
| CMUD-CORE I | Currie Mixed-Use District - Core I |
| CMUD-CORE IA | Currie Mixed-Use District - Core IA |
| CMUD-CORE II | Currie Mixed-Use District - Core II |
| CMUD-EDGE | Currie Mixed-Use District - Edge |
| CMUD-TRANSITION | Currie Mixed-Use District - Transition |
| BMUD | Broadway Mixed-Use District |
| BMUD-E | Broadway Mixed-Use District - Expanded |
| CAD-5 | Cultural Arts District - 5 |
| CLD-25 | Clearlake District - 25 |
| FWD-5 | Flagler-Waterfront District - 5 |
| LD-R | Loftin District - Residential |
| LD-4 | Loftin District - 4 |
| LD-5 | Loftin District - 5 |
| LD-10 | Loftin District - 10 |
| BPD-R | Brelsford Park District - Residential |
| BPD-5 | Brelsford Park District - 5 |
| CWD-CD | Clematis-Waterfront District - Conservation District |
| CWD-5 | Clematis-Waterfront District - 5 |
| CWD-10 | Clematis-Waterfront District - 10 |
| QGD-5 | Quadrille Garden District - 5 |
| QGD-10 | Quadrille Garden District - 10 |
| QGD-25 | Quadrille Garden District - 25 |
| TOD-8 | Transit-Oriented District - 8 |
| TOD-10 | Transit-Oriented District - 10 |
| TOD-25 | Transit-Oriented District - 25 |
| QBD-3 | Quadrille Business District - 3 |
| QBD-5 | Quadrille Business District - 5 |
| QBD-8 | Quadrille Business District - 8 |
| QBD-10 | Quadrille Business District - 10 |
| OBD-5 | Okeechobee Business District-5 |
| OBD-25 | Okeechobee Business District-25 |
| NORA-2 | North Railroad Avenue-2 |
| NORA-5 | North Railroad Avenue-5 |
| NWD-R-C1 | Northwest District - Residential - Context 1 |
| NWD-2 | Northwest District - 2 |
| NWD-4 | Northwest District - 4 |
| NWD-5 | Northwest District - 5 |
| NWD-8 | Northwest District - 8 |
| NWD-2C | Northwest District - 2C |
| PPD-R | Providencia Park District - Residential |
| PPD-PO | Providencia Park District - Professional Office Overlay |
| UOS | Urban Open Space |
| RTD | Railroad Transition District |

- b. *Boundaries.* The boundaries of each district are designed and established as shown on the Zoning Atlas of the City of West Palm Beach, Florida.
- c. *Relationship to land use categories in comprehensive plan.* Table I-1 shows which zoning districts are consistent with and implement the land use categories in the city comprehensive plan, future land use element.

- d. *Relationship to the future land use map.* Special impact zone (SIZ) notation on the future land use map does not reflect or change densities or intensities but is to ensure heightened site plan review and could be subject to more restrictive site plan requirements. (see future land use element policies 1.7.4 and 1.7.5)

| TABLE I-1: FUTURE LAND USE DESIGNATION AND ZONING DISTRICT CORRESPONDENCE | | | | | | | | | | | | | | | | |
|--|-----------------------------|------------------|---------------------|------------------|--------|---------------|-----------------------|-------|------------------|--------|---|-------------|--------|--------|--------|--------|
| ZONING DISTRICTS | FUTURE LAND USE DESIGNATION | | | | | | | | | | | | | | | |
| | S F L D | S F M D | S F | M F M D | M F | C E (3) | C - D R I | C | U C B D | O R | I | C O N | P C | C S | U T | M U |
| SF3 thru SF14 | SF3 | SF5 | SF7 SF11 SF14 | | | | | | | | | | | | | |
| Historic Single-Family Residential Districts (SF7-C4 thru SF14-C5) | | | X | | | | | | | | | | | | | |
| MF14 thru MF32 | | | | X | X | | | | | | | | | | | |
| Historic Multifamily Residential Districts (MF14-C1 thru MF32-C1) | | | | X | X | | | | | | | | | | | |
| DMP Subdistricts | | | | | | | | | X | | | | | | | |
| CC2 - CC2/PD | | | | | | | | | X | | | | | | | |
| CM | | | | | | X | | | | | | | | | | |
| OC | | | | | | X (4) | | X (4) | | X | | | | | | |
| NC | | | | | | X | | X | | | | | | | | |
| GC | | | | | | X | | X | | | | | | | | |
| POR | | | | | X (1) | | | | | X | | | | | | X (6) |
| RTD | | | | | | X | | | | | | | | | | |
| IL | | | | | | | | | | | X | | | | | |
| I | | | | | | | | | | | X | | | | | |
| ROS | | | | | | | | | | | | | | X | | |
| CS | | | | | | | | | | | | | | X | | |
| UT | | | | | | | | | | | | | | | X | |
| PC | | | | | | | | | | | | | X | | | |
| PD (9) | X | X | X | X | X (2) | X | X | X | X (5) | | X | | X | X | | X (7) |
| CON | | | | | | | | | | | | X | | | | |

**TABLE I-1:
FUTURE LAND USE DESIGNATION AND ZONING DISTRICT CORRESPONDENCE**

| ZONING DISTRICTS | FUTURE LAND USE DESIGNATION | | | | | | | | | | | | | | | |
|--|-----------------------------|------------------|--------|------------------|--------|---------------|-----------------------|---|------------------|--------|---|-------------|--------|--------|--------|--------|
| | S F L D | S F M D | S F | M F M D | M F | C E (3) | C - D R I | C | U C B D | O R | I | C O N | P C | C S | U T | M U |
| MUD | | | | | | | | | | | | | | | | X (8) |
| FUTURE LAND USE DESIGNATION KEY: | | | | | | | | | | | | | | | | |
| SFLD = Single-Family Low Density SFMD = Single-Family Medium Density SF = Single Family MFMD = Multifamily Medium Density MF = Multifamily CE = Commercial East C-DRI = Commercial DRI C = Commercial UCBD = Urban Central Business District / Downtown OR = Office / Residential I = Industrial CON = Conservation PC = Planned Community CS = Community Service UT = Utility MU = Mixed-Use | | | | | | | | | | | | | | | | |
| NOTES: | | | | | | | | | | | | | | | | |
| 1. Professional offices shall only be located within an existing professional office building that was legally established on or before January 10, 2010. 2. Limited commercial uses that do not occupy more than five percent of the total project square footage may be permitted if they: a) are located within a planned development district; b) are designed for the convenience of the residents and are neighborhood serving commercial uses; and c) are vertically integrated with the residential uses. (see Future Land Use Policy 1.1.3). 3. The commercial east (CE) land use designation is only applicable east of I-95. 4. Residential uses are not permitted in a commercial future land use designation and are only permitted in OC if east of I-95 in a corresponding commercial east (CE) future land use designation. 5. Planned developments (PDs) shall be prohibited unless legally established on or before December 4, 1995 per Ord. No. 2759-94. Existing PDs are regulated by section 94-104(e). 6. The professional office residential (POR) zoning district within the Currie mixed-use district is only applicable to planned developments legally established on or before July 19, 2004. 7. New planned developments (PDs) are not permitted within a mixed-use zoning district. 8. The "MU" zoning district is applicable to the Currie Corridor mixed-use district (CMUD), the Broadway mixed-use district (BMUD), and the Northwood mixed-use district (NMUD). 9. Planned development densities (dwelling units per acre) and intensities (FAR) shall not exceed the allowable maximum densities and intensities provided for in the Comprehensive Plan Future Land Use Element Policy 1.1.3 Future Land Use Designation Densities and Intensities. | | | | | | | | | | | | | | | | |

(Code 1979, § 33-4; Ord. No. 4213-09, § 3, 6-29-2009; Ord. No. 4253-10, § 2, 2-8-2010; Ord. No. 4265-10, § 3, 5-17-2010; Ord. No. 4449-13, § 2, 3-19-2013; Ord. No. 4528-14, § 1 (Exh. A), 11-10-2014; Ord. No. 4620-16, § 3, 4-25-2016; Ord. No. 4650-16, §§ 1 (Exh. A), 2 (Exh. B), 8-29-2016; Ord. No. 4660-16, § 3, 12-5-2016; Ord. No. 4772-18, § 3 (Exh. A), 5-21-2018; Ord. No. [5122-24](#), § 3 (Exh. A), 03-17-2025)

Sec. 94-5. - Rules for interpretation of district boundaries.

When uncertainty exists as to boundaries of the districts on the official zoning map, the following rules shall apply:

1. **Centerlines.** Boundaries indicated as approximately following the centerlines of streets, highway, and alleys shall be construed as following such lines.

2. Lot section and tract lines. Boundaries indicated as approximately following the centerlines of streets, highways, and alleys shall be construed as following such lines.
3. Political boundaries. Boundaries indicated as approximately following political boundaries shall be construed to be following such political boundaries.
4. Railroad lines. Boundaries indicated as following railroad lines shall be construed to be following the centerline of the railroad right-of-way.
5. Shorelines and bulkheads. Boundaries indicated as following shorelines and bulkheads shall be construed to be following such, and in the event of change, shall be construed to be moving with such change. Boundaries indicated as approximately following the centerline of streams, rivers, canals, or other bodies of water shall be construed to be following such centerline.
6. Parallel lines. Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (5) of this section shall be construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
7. Bisecting lines. Where district boundary lines approximately bisect blocks, the boundaries are the median line of such blocks between the centerlines of boundary streets.
8. Uncertainties. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or in case any other uncertainty exists, the zoning board of appeals shall interpret the intent of the official zoning map as to the location of district boundaries.
9. Street abandonments. Where a public road, street, or alley is officially vacated or abandoned, the regulations applicable to the property to which it reverted shall apply to such vacated or abandoned road, street, or alley.
10. Excluded areas. Where a parcel of land or water area has been inadvertently excluded from a zoning district classification in any manner, until changed at public hearing, such parcel shall be classified in conformance with the district which surrounds it and which is most restrictive adjacent to it.

(Code 1979, § 33-5)

Sec. 94-6. - Restrictions upon land, air rights, water, and structure.

No building or structure shall be erected, reconstructed, or structurally altered, nor shall any building, land, water, or air rights, over land be used for any purpose other than a use permitted in the district in which such building, land, water, or air rights, are located. No buildings or land shall be used so as to produce greater heights, smaller yards, or less unoccupied area, and no building shall be occupied by more families than prescribed in this chapter for such building for the district in which it is located. No lot which is now or may be hereafter built upon as required in this chapter shall be so reduced in area that the yards and open spaces will be smaller than prescribed by this article, and no yard, court, or open space provided about any building for the purpose of complying with the provisions hereof shall be used as a yard, court, or other open space for any other building.

(Code 1979, § 33-6)

Sec. 94-7. - Zoning map.

- a. Map adoption. The boundaries of each zoning district are designated as shown on the Official Zoning Map for West Palm Beach, Florida. The boundaries of the districts together with all explanatory statement therein are hereby adopted and incorporated as a part of this ordinance. The original and official zoning map is continuously maintained by the planning department and kept in the city engineering department.
- b. Map amendment. No changes or amendments to the official zoning map shall be made except in compliance and conformity with all procedures set forth in this zoning code. If, in accordance with these procedures, changes or amendments on the official zoning map shall be made promptly after official adoption of the change or amendment as provided for in this chapter. The planning director shall be responsible for the physical changing and amendment of the official zoning map.
- c. Map replacement. In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature and number of changes and additions, the city commission may adopt a new official zoning map which shall supersede the prior official zoning map.

(Code 1979, § 33-7)

Sec. 94-8. - Legality of zoning code.

- a. *Ratification of prior acts.* All zoning-related resolutions, regulations, order determinations, codes, and policies heretofore made and adopted by the city commission and all acts and things done by the zoning board of appeals, the planning board, or any of the city employees, officers, appointees, or agents in the administration and enforcement of those resolutions, regulations, orders, codes and policies are hereby ratified, approved, and confirmed.
- b. *Relationship of other local, state, and federal regulations.* In the interpretation and application of these zoning regulations, the various provisions shall be held to be minimum or maximum public health, safety, morals, or general welfare. Where any of these zoning regulations are at variance with the requirements of other local, state, and federal adopted statutes, rules, regulations, ordinances or codes, the most restrictive or that imposing the highest standard shall govern.
- c. *Repeal of existing and conflicting regulations.* All city resolutions, regulations, codes, determinations, orders, and policies or parts thereof, which are in conflict or inconsistent with this chapter, and all zoning regulations in effect prior to the effective date of this chapter, are hereby repealed.

(Code 1979, § 33-8)

Sec. 94-9. - Violations and penalties.

- a. Whenever a violation of this chapter occurs or is alleged to have occurred, any person may file a written complaint. Such a complaint stating fully the causes and basis thereof shall be filed with the planning and zoning administrator. The planning and zoning administrator shall record properly such complaint, investigate and take action thereon as provided by this chapter, and maintain a public record of the outcome of the investigation and action concerning such complaint.
- b. Violation of the provisions of this chapter or failure to comply with any of its requirements shall be unlawful. Any person violating any of the provisions of this chapter, who shall fail to abide by and obey all orders and regulations promulgated as provided in this chapter, shall, upon conviction thereof, be punished by a fine not exceeding \$500.00 or by imprisonment. Each day such violation is continued, the violation shall be considered a separate offense.
- c. The owner or tenant of any building, structure, premises, or part thereof, and any architect, engineer, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties provided in this section.
- d. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure, land, or water is used in violation of this chapter, the city, in addition to its other remedies as provided in this chapter, may institute in a court of competent jurisdiction any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to enjoin, re-strain, correct or abate such violation to prevent the occupancy of such building, structure, land, or water or to prevent any illegal act, conduct, business or use in or about such premises.
- e. Nothing contained in this section shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation, including all available code enforcement measures and penalties contained in chapter 26.

(Code 1979, § 33-9)

Sec. 94-10. - Financial debts and obligations owed to the city.

No applications will be processed by the city, and no reviews will be conducted by the city, until an applicant has first shown that the applicant is not financially indebted to the city for any reason, including, but not limited to, ad valorem property taxes, special assessments, city utility charges, and other government-imposed liens. This section does not apply to those loans with the city that are current in payment. Furthermore, this section may be waived by the city upon a showing by the applicant that the review is a necessary prerequisite for bringing a property that is out of compliance with this Code into compliance with this Code.

(Ord. No. 3550-02, § 2, 4-29-2002)

Secs. 94-11—94-30. - Reserved.
