

Sec. 23.3-13. - MU-E—Mixed use east.

- a) *Intent.* The "MU-E mixed use east district" is geared toward the commercial gateways and thoroughfares that are adjacent to the central commercial core of the city. The intent of MU-E district is to encourage the establishment and expansion of a broad range of office, commercial, hotel/motel and medium-density multiple-family residential development as well as to facilitate redevelopment within these areas that achieves a mix of residential and professional office land uses. It also strives to create a place of common vision and physical predictability for all new construction, renovations, and redevelopment. Certain commercial uses are not permitted along some thoroughfares because they will be detrimental to the adjacent residential neighborhoods. The district implements in part the mixed use land use category of the Lake Worth Comprehensive Plan.

The district has four (4) sub-areas as follows:

- (1) MU-E - Lake and Lucerne Avenues.
- (2) MU-E - First and Second Avenues.
- (3) MU-E - Federal Highway.
- (4) MU-E - Sixth and Tenth Avenues - Gateways.

Provision is made for the establishment of the following nonresidential uses for all areas of the district:

- (1) Low intensity commercial uses.
- (2) Low intensity office uses.
- (3) Low intensity retail uses.
- (4) Low intensity personal service uses.
- (5) Low intensity cultural and artisanal arts.
- (6) Low intensity institutional uses.
- (7) Residential apartments as related uses in structures with office uses as primary uses.

Provision is also made for the establishment of low-density multiple-family residential uses and single-family and two-family residential uses in accordance with the provisions of the "medium-density multiple-family residential district, 30 du/net acre."

- b) Use restrictions and development regulations for residential uses. In mixed use (MU) districts, projects that are all residential are allowed and can follow the height, setback, FAR and building lot coverage of the mixed use district versus the multi-family district. Multiple-family, two-family and single-family residential uses may be established subject to the provisions of section 23.3-11. Townhouses are permitted as conditional uses subject to the regulations and standards as set

forth in [Article 4](#), Development Standards. Single-family residences existing as of August 16, 2013 are permitted uses as of right, and may be expanded provided that they do not increase existing nonconformities in regard to the applicable development regulations of [section 23.3-11\(c\)](#).

- c) *Use restrictions for nonresidential uses.* Uses permitted by right and uses permitted as conditional uses shall be subject to applicable provisions of [Article 4](#), Development Standards. Refer to the permitted use table at [section 23.3-6](#) for a complete list of uses.
1. *Principal nonresidential uses permitted by right in all subareas of district.*
 - A. Commercial - low intensity.
 - B. Office - low intensity.
 - C. Retail - low intensity.
 - D. Personal services - low intensity.
 - E. Cultural and artisanal arts - low intensity.
 - F. Institutional - low intensity.
 - G. Community residences, up to six (6) residents, subject to regulations as set forth in [Article 4](#), Development Standards.
 - H. Essential services.
 2. *Principal uses permitted as either administrative or conditional uses in all subareas of district.*
 - A. Commercial - medium intensity.
 - B. Office - medium intensity.
 - C. Retail - medium intensity.
 - D. Personal services - medium intensity.
 - E. Cultural and artisanal arts - medium intensity.
 - F. Institutional - medium intensity.
 - G. Community residences, up to fourteen (14) residents, subject to the regulations as set forth in [Article 4](#), Development Standards.
 - H. Bed and breakfast inns.
 - I. Cemeteries, public and private.
 - J. Places of worship.
 - K. Day care centers.
 - L. Hotels and motels; subject to the following requirement:

Each guest room and bath unit shall have a minimum area of two hundred fifty (250) square feet measured from the interior face of the exterior walls and from the interior face of the demising walls of the unit.

- M. Light utility facilities.
 - N. Public indoor neighborhood recreation and service.
 - O. Public outdoor neighborhood recreation.
 - P. Schools, elementary.
 - Q. Schools, intermediate and secondary, offering courses in general and vocational education but not offering courses which involve the regular use of heavy equipment out-of-doors.
 - R. Transitional parking facilities.
3. *Accessory uses permitted by right.*
- A. Home occupations.
 - B. Any use accessory to and customarily incidental to a principal use permitted by right.
4. *Accessory uses permitted as either administrative or conditional uses.*
- A. Child day care centers and nursery school uses accessory to places of worship.
 - B. Residential apartments as secondary uses in structures with office uses as primary uses.
 - C. Restaurant accessory to hotels.
 - D. Any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use.
5. *Additional principal nonresidential uses permitted as either administrative or conditional uses in the Lake and Lucerne sub-area and the Sixth and Tenth Avenue sub-area of the district.*
- A. Commercial - high intensity.
 - B. Office - high intensity.
 - C. Retail - high intensity.
 - D. Personal services - high intensity.
 - E. Cultural and artisanal arts - high intensity.
 - F. Institutional - high intensity.
6. *Principal uses permitted as either administrative or conditional uses.*
- A. Parking facilities.
 - B. Places of worship (see [Article 4](#), Development Standards).
- d) *Development regulations for nonresidential uses permitted by right.*

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| Lot Area | 6,500 square feet with max density 1 du per each 1,450 square feet net lot area | |
| | Max density 30 dwelling units per gross acre of 43,560 square feet, minimum of 1,450 square feet per unit | |
| Lot Width | 25 ft. on Lake Avenue and Lucerne Avenue | |
| | 50 ft. on First Avenue South and Second Avenue North | |
| | 50 ft. on Federal Highway | |
| | 100 ft. on Sixth Avenue South and Tenth Avenue North - Gateways | |
| | 50 ft. in general | |
| Height | Primary | 30 ft. (not to exceed 2 stories) *Additional 5 ft. of height under Sustainable Bonus Incentive Program (not to exceed 3 stories). *Additional 15 ft. of height under Sustainable Bonus Incentive Program (not to exceed 4 stories) for lots west of the FEC Railroad Tracks and east of F Street. |
| | Accessory | 24 ft. (not to exceed 2 stories) |

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| Setback | Front | Lake Avenue and Lucerne Avenue - 10 ft. minimum not to exceed 22 ft. |
| | | First Avenue South and Second Avenue North - 10 ft. minimum not to exceed 22 ft. |
| | | Federal Highway - 10 ft. minimum not to exceed 22 ft. |
| | | Sixth Avenue South and Tenth Avenue South - 10 ft. minimum not to exceed 22 ft. |
| | Rear | 15 ft. or 10% of lot depth when next to residential zoning district. 10 ft. in general. 5 ft. for accessory structure |
| | Side | Lake Avenue and Lucerne Avenue - 10 ft. on street and 0 ft. on interior lot. |
| | | First Avenue South and Second Avenue North - 10 ft. on street and 0 ft. on interior lot for. |
| | | Federal Highway - 10 ft. on street and 10% of width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width on interior lot. |
| | | Sixth Avenue South and Tenth Avenue North - Gateways - 10 ft. on street and 10% of width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width on interior lot. |
| | | Roof overhangs shall not exceed more than 2 feet. |

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| | <p>Bonus Height and Stories</p> | <p>For all stories above the second story, both the front façade and rear façade must be set back an additional distance beyond the minimum.</p> <p>A. Front façade for third story and above must have front setback of eight (8) to twelve (12) feet in addition to minimum.</p> <p>B. Rear façade for third floor and above must have rear setback of eight (8) to twelve (12) feet in addition to minimum.</p> <p>C. Façades facing major thoroughfares must have setbacks of eight (8) to twelve (12) feet in addition to minimum for third story and above.</p> |
| <p>Living Area</p> | <p>Single-Family</p> <p>Multiple-Family</p> | <p>800 square feet first dwelling</p> <p>400 square feet second dwelling</p> <p>400 square feet Eff.</p> <p>600 square feet 1 BR</p> <p>750 square feet 2 BR</p> <p>900 square feet 3 BR</p> <p>1,350 square feet 4 BR</p> |
| <p>Accessory Structure Limitations</p> | <p>The total area for accessory structures is limited to 40% of the principal structure area or 1,000 square feet, whichever is less.</p> | |

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| Impermeable Surface Total | A. Small lot - 75% |
| | B. Medium lot - 70% |
| | C. Large lot - 65% |
| Maximum Lot Coverage for all Buildings | A. Lots up to 4,999 square feet (small lot) - 65% |
| | B. Lots 5,000 square feet to 7,499 square feet (medium lot) - 60% |
| | C. Lots over 7,500 square feet (large lot) - 55% |
| Maximum Wall Heights at Side Setback | 30'-0" wall height at setback, 35'-0" wall height with sustainable incentive; and 45'-0" for additional stories with sustainable incentive between Lake and Lucerne west of FEC Railroad Tracks and east of F Street. |
| Floor Area Ratio (FAR) Limitation | Maximum FAR is 1.5. |
| | The FAR shall be 1.00 for lots up to 4,999 square feet; 0.95 for lots between 5,000 square feet and 7,499 square feet; and 0.90 for lots 7,500 square feet and greater. |
| | An additional 0.50 of FAR shall be granted under the Sustainable Bonus Incentive Program. |

1. *Maximum density and minimum lot dimensions uses.*
 - A. Minimum lot area: six thousand five hundred (6,500) square feet.
 - B. Minimum lot width:
 - (1) Lake Avenue and Lucerne Avenue - twenty-five (25) feet.
 - (2) First Avenue South and Second Avenue North - fifty (50) feet.
 - (3) Federal Highway - fifty (50) feet.
 - (4) Sixth Avenue South and Tenth Avenue North - one hundred (100) feet.
 - (5) Fifty (50) feet in general.
2. *Maximum height of building.*

- A. Principal building: Thirty (30) feet in height and not to exceed two (2) stories.
 - B. Additional five (5) feet in height and one (1) story shall be granted under the Sustainable Bonus Incentive Program not to exceed three (3) stories.
 - C. Additional fifteen (15) feet in height shall be granted under the Sustainable Bonus Incentive Program (not to exceed four (4) stories) for lots located west of FEC Railroad Tracks and east of F Street.
 - D. Garages and other accessory buildings: Twenty-four (24) feet not to exceed two (2) stories.
3. *Minimum setbacks for nonresidential buildings.*
- A. Minimum front setback: Twenty (20) feet.
 - (1) Lake Avenue and Lucerne Avenue - minimum of ten (10) feet not to exceed twenty-two (22) feet.
 - (2) First Avenue South and Second Avenue North - minimum of ten (10) feet not to exceed twenty-two (22) feet.
 - (3) Federal Highway - minimum of ten (10) feet not to exceed twenty-two (22) feet.
 - (4) Sixth Avenue South and Tenth Avenue North - minimum of ten (10) feet not to exceed twenty-two (22) feet.
 - B. Minimum side setback: Ten (10) feet or ten (10) percent of lot width, whichever is less.
 - (1) Lake Avenue and Lucerne Avenue - ten (10) feet on street and zero (0) feet on interior lot.
 - (2) First Avenue South and Second Avenue North - ten (10) feet on street and zero (0) feet on interior lot.
 - (3) Federal Highway - minimum of ten (10) feet on street and ten (10) percent of lot width, minimum of three (3) feet up to a minimum of ten (10) feet for lots over one hundred (100) feet in width.
 - (4) Sixth Avenue South and Tenth Avenue North - minimum of ten (10) feet on street and ten (10) percent of lot width, minimum of three (3) feet up to a minimum of ten (10) feet for lots over one hundred (100) feet in width.
 - (5) Roof overhangs shall not exceed more than two (2) feet into required setback.
 - C. Minimum rear setback:
 - (1) Fifteen (15) feet or ten (10) percent of lot depth, whichever is less, when next to a residential zoning district.
 - (2) Ten (10) feet in general.
 - (3) Five (5) feet for accessory structures.
 - D.

Additional height and stories setback: Buildings in excess of thirty (30) feet in height shall provide an additional front and rear setback of between eight (8) and twelve (12) feet to the minimum required front and rear setbacks.

- E. Additional height and stories setback along major thoroughfares: Buildings in excess of thirty (30) feet in height shall provide an additional setback of between eight (8) and twelve (12) feet for façades facing a major thoroughfare.
4. *Maximum impermeable surface for entire lot.* The maximum impermeable surface shall be:
- A. Seventy-five (75) percent of the lots up to four thousand nine hundred ninety-nine (4,999) square feet;
 - B. Seventy (70) percent for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet; and
 - C. Sixty-five (65) percent for lots seven thousand five hundred (7,500) square feet and greater.
 - D. Provided however that seventy-five (75) percent of the front yard area shall remain pervious and be landscaped.
5. *Maximum impermeable surface for all structures.* The maximum impermeable surface shall be:
- A. Sixty-five (65) percent for lots up to four thousand nine hundred ninety-nine (4,999) square feet;
 - B. Sixty (60) percent for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet; and
 - C. Fifty-five (55) percent for lots seven thousand five hundred (7,500) square feet and greater.
6. *Floor area ratio (FAR) limitations.* Maximum FAR is 1.50. The FAR shall be:
- A. 1.00 for lots up to four thousand nine hundred ninety-nine (4,999) square feet;
 - B. 0.95 for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet; and
 - C. 0.90 for lots seven thousand five hundred (7,500) square feet and greater.
 - D. An additional 0.50 of FAR shall be granted under the Sustainable Bonus Incentive Program.
7. *Accessory structures.* All accessory structures shall not exceed forty (40) percent of the gross floor area of the principal structure, excluding approved prefabricated metal storage buildings totaling no more than one hundred forty-four (144) square feet.
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Location of accessory buildings, pools, etc. Accessory buildings, pools and similar structures shall be allowed within the rear or side yards of a double front or corner lot between the main structure and a public street, provided that minimum setbacks are maintained.

9. *Required street trees.* Street trees shall be installed at a maximum of every twenty-five (25) feet of frontage. Approved native species shall be used.
 10. *Major thoroughfare design guidelines.* Additional developmental regulations are applicable to certain locations in this district pursuant to the major thoroughfare guidelines, as adopted from time to time by resolution of the city commission. See also section 23.2-31.
- e) *Locational and development regulations for uses permitted as either administrative or conditional uses.* Uses permitted as conditional uses shall be regulated pursuant to the requirements of sections 23.2-28 and 23.2-29 Article 4, Development Standards.

(Ord. No. 2014-22, § 12(Exh. K), 9-9-14; Ord. No. 2018-10, § 8(Exh. G), 7-17-18; Ord. No. 2019-13, § 4, 12-3-19; Ord. No. 2024-06, § 9(Exh. H), 5-21-24)