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## **Sec. 94-122. - Clematis waterfront district (CWD).**

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- a. *Intent.* As the historic retail corridor in downtown, the Clematis waterfront district (CWD) signifies one of the major community spaces for the city and provides a sense of identity for West Palm Beach.

Within this district, Clematis Street is characterized as a low-scale, pedestrian-oriented street. Existing buildings contribute to the aesthetic, cultural, historic and economic value of downtown West Palm Beach. The city intends to create the Clematis Street conservation district (CWD-CD) including all lots fronting Clematis Street between Rosemary Street and Flagler Street, to preserve the character and scale of these buildings. New buildings and buildings alterations shall support the character and scale of the district. The park and fountain are integral to the district's character as it provides a central gathering space for downtown and serves as an extension of the waterfront.

- b. *Development characteristics.*

1. Terraces in CWD-CD are encouraged to be programmed with activities such as outdoor dining or private gardens to animate buildings and public spaces.
2. Buildings in CWD-CD include local retailers, small and unique storefronts and buildings with restaurants, sidewalk cafes, specialty shops, and design stores, with second story retail, night clubs, residential, and offices uses.
3. Proposed developments in CWD-CD should have unique storefronts, as well as awnings and other shading devices which reinforce the main individual character of each building.
4. Outdoor restaurant seating is encouraged.
5. Ground floor retail is encouraged throughout the district.

- c. *CWD subdistricts shall include:* CWD-10, CWD-5, and CWD-CD.

- d. *Subdistrict requirements.* Developments shall comply with the following:

- a. Table IV-24: CWD-10.
- b. Table IV-25: CWD-5.
- c. Table IV-26: CWD-CD.

- e. *Additional subdistrict requirements.*

1. Parking.
  - a. Proposed developments within CWD-CD are not required to provide parking.

- f. *Special requirements.*

- a. All proposed developments in CWD-CD shall be subject to a special review by the DAC.
- b. All structures within the CWD-CD shall qualify as sending sites for the TDR program.
- c. Maximum lot agglomeration within the CWD-CD is 25,000 square feet.
- d. Towers shall be oriented away from Clematis Street to preserve the scale of the corridor.
- e. Colonnades shall be limited to Rosemary Avenue building frontages only and shall comply with section 94-109 and Table IV-5.
- f. Passageways shall provide bollards, landscaping, or any other type of physical barrier where they intersect with an alley or public right-of-way for the purpose of separating and protecting pedestrians from vehicular traffic. Passageways may be secured and gated at night to enhance public safety. When such a measure is taken, all owners shall be required to provide an agreement to the city which specifies the time at which the passageway shall be closed to the public, provisions for lighting the passageway during these hours, and a maintenance plan.
- g. Pedestrian overhead connections shall be permitted over alleys to connect to parking structures to make the redevelopment of existing structures in CWD-CD more feasible.

**TABLE IV-24:  
BUILDING REQUIREMENTS — CWD-10**

(a) FAR				
Lot Frontage > 55'	2.75			
Lot Frontage ≤ 55'	3.50			
(b) HEIGHT				
10 stories or 128' whichever is less; 10 (128')				
(c) SETBACKS				
STREET DESIGNATION/SIDE/REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 10 (128')		ABOVE 3 (44')	ABOVE 5 (68')
	MINIMUM	MAXIMUM	PARKING USES ONLY	MINIMUM
			MINIMUM	
Avenue	16'	30'	31'	—
Primary Pedestrian	16'	30'	31'	—
Side Interior	0' or NFPA	—	—	20*
Abutting FEC ROW	60'	70'	—	—
Rear	5'	—	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.				
(d) MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	<50,000SF		50,000SF—80,000SF	
Podium: Ground	87%		84%	
Podium: 2 to 3 (44')	90%		87%	
Podium: 4 to 5 (68')*	90%		60%	
Tower: 6 to 10 (128')	90%		55%	
*Parking uses may exceed maximum building footprint in compliance with conditional setback.				
(e) MINIMUM OPEN SPACE				
TYPE	LOT AREA			
	<50,000SF		50,000SF—80,000SF	
Public	—		3%	
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.			
Private	25%		25%	
(f) MINIMUM ACTIVE USES				
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')	
Avenue	60%		60%	
Primary Pedestrian	80%*		60%	
*65% for lots with buildable lot frontage ≤ 250'				
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES OR GROUND FLOOR				
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY			
Avenue	50%			
Primary Pedestrian	50%			
(h) MINIMUM ACTIVE USE LINER DEPTH				
ACTIVE USE	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')	
Commercial	25'		20'	
Residential	15'		15'	

**TABLE IV-25:  
BUILDING REQUIREMENTS — CWD-5**

(a) FAR		
Lot Frontage > 55'	2.75	
Lot Frontage ≤ 55'	3.50	
(b) HEIGHT		
5 stories or 68' whichever is less; 5 (68')		
(c) SETBACKS		
STREET DESIGNATION/SIDE/REAR	STORIES	
	TYPICAL SETBACKS	
	GROUND TO 5 (68')	
	MINIMUM	MAXIMUM
Avenue	16'	30'
Primary Pedestrian	16'	30'
Secondary	12'	35'
Side Interior	0' or NFPA	—
Rear	5'	—
(d) MAXIMUM BUILDING FOOTPRINT		
STORIES	LOT AREA	
	<50,000SF	50,000SF—80,000SF
Podium: Ground	87%	84%
Podium: 2 to 3 (44')	90%	87%
Tower: 4 to 5 (68')	90%	60%
(e) MINIMUM OPEN SPACE		
TYPE	LOT AREA	
	<50,000SF	50,000SF—80,000SF
Public	—	3%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.	
Private	25%	25%
(f) MINIMUM ACTIVE USES		
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
Secondary	30%	—
*65% for lots with buildable lot frontage ≤ 250'		
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Avenue	50%	
Primary Pedestrian	50%	
Secondary	30%	
(h) MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

**TABLE IV-26:  
BUILDING REQUIREMENTS — CWD-CD**

(a) FAR			
Lot Frontage > 55'	3.50		
Lot Frontage ≤ 55'	3.50		
(b) HEIGHT			
5 stories or 68' whichever is less; 5 (68')			
(c) MAXIMUM LOT AREA			
25,000 square feet			
(d) SETBACKS			
STREET DESIGNATION/SIDE/REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 5 (68')		ABOVE 2 (32')
	MINIMUM	MAXIMUM	MINIMUM
Avenue	16'	30'	—
Primary Pedestrian	16'	30'	—
Clematis Street	16' or Match Adjacent		56'
Secondary	12'	35'	—
Side Interior	0' or NFPA	—	—
Rear	5'	—	—
(e) MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	≤25,000SF		
Podium: Ground to 2 (32')	90%		
Tower: 3 to 5 (68')	70%		
(f) MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	≤25,000SF		
Private	20% Terrace required within setback atop 2nd story (32')		
(g) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 <sup>ND</sup> STORY (32')
Avenue	60%		60%
Primary Pedestrian	80%		60%
Secondary	30%		—
(h)MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Pedestrian	50%		
Secondary	30%		
(i) MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR		LINERS: 2ND STORY (32')
Commercial	25'		20'
Residential	Not Permitted		15'

(Ord. No. 4213-09, § 6(Exh. A), 6-29-2009)