

10.2.4 Zoning Categories

Zoning Designation Description

Governing Document

The City of West Palm Beach, Florida Code Of Ordinances was codified through Ordinance No. 4193-08, Supplement No. 20, adopted Dec. 15, 2008. This is the official governing document for zoning classifications and designations within the municipal limits of the City of West Palm Beach, FL.

Chapter 94 - Zoning And Land Development Regulations of the Code of Ordinances establishes the zoning categories and sets forth the land development regulations within the municipal limits of the City of West Palm Beach, FL.

The current future land use designations of the Palm Beach Renewable Energy Park are SIZ/CS – Special Impact Zone/Community Service and SIZ/I – Special Impact Zone/Industrial. The current zoning designations for the site are CS – Community Service with a Class A Special Use Permit approval to allow a Heavy Utility Use and the Construction of a Central Resource Recovery and Landfill Facility and I – Industrial.

Chapter 94 - Zoning and Land Development Regulations

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

(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.

TABLE I-1
LAND USE CATEGORY/ZONING DISTRICT CORRESPONDENCE

	Zoning Districts																
Land Uses	SF3 thru SF14	MF1 4 thru MF3 2	BTI thru BTIV	CC2 CC2/P D	CM	OC	NC	GC	AC	POR	I	ROS	CS	PC	PD	W	MU
Single-Family	X														X		
Multifamily		X				X				X					X		
Commer				X	X	X	X	X	X						X		

cial																	
CBD			X	X											X		
Office/ Residen tial						X				X					X		
Industria l								X			X				X		
Conserv ation																X	
Commer cial Incentiv e 1						X	X	X		X					X		
Special Impact Zone 2	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	
Planned Commu nity														X	X		
Commu nity Service												X	X		X		
Recreati on Uses												X					
Mixed Use																	X

There is no written description or definition in the City of West Palm Beach Code for the CS district.

Sec. 94-202. Community Service (CS) district.

(a) *Development standards.* Development standards in the community service (CS) district shall be as follows:

(1) *Minimum lot dimensions:*

- a. Lot area: two acres.
- b. Lot width: 100 feet.

- (2) *Minimum setbacks:*
 - a. Front: 25 feet.
 - b. Side: 15 feet.
 - c. Rear: 15 feet.
 - d. Minimum building separation: 15 feet.
- (3) *Maximum lot coverage by buildings:* 60 percent.
- (4) *Maximum coverage by impervious surfaces:* 85 percent.
- (5) *Maximum building height:* 60 feet.
- (6) *Maximum floor area ratio:* Maximum floor area ratio shall be 0.75.
- (7) *Minimum required open space area.* The required open space area shall be 40 percent of total lot area. Space area may consist of setbacks, landscape and buffer areas, and parking lot areas.
- (8) *Minimum required landscape area.* The minimum required landscape area shall be 15 percent of total lot area.
- (b) *State standards.* Mandatory standards or regulations affecting any use permitted in the community service (CS) district, enacted or adopted by the state legislature or a state regulatory agency, shall prevail if there exists a conflict with the provisions of this section.
(Code 1979, § 33-81)

Sec. 94-171. Intent.

The intent of the industrial district is to allow a variety of industrial and industrial-related activities and uses at specific locations within the city. Industrial districts are to be located to minimize the affects of their activities on adjacent, nonindustrial uses.
(Code 1979, § 33-71)

Sec. 94-172. General development standards.

- (a) *Use restrictions.* Use restrictions in the industrial district are established in article IX of this chapter.
- (b) *Height, bulk, mass, and placement of structures.* Regulations governing the height, bulk, mass, and placement of structures in all industrial districts are provided in Table VI-1.
- (c) *Parking and loading.* Parking and loading facilities in all industrial districts shall be provided pursuant to article XV of this chapter.
- (d) *Landscaping.* Landscaping in all industrial districts shall be provided pursuant to article XIV of this chapter.
- (e) *Signs.* Signs in all industrial districts shall be regulated pursuant to article XIII of this chapter.
- (f) *Fences and walls.* Fences and walls in all industrial districts shall be constructed pursuant to section 94-302.
- (g) *Installation of public utilities.* All public utilities service connections, including telephone, cable and electric distribution service, shall be installed underground on all sites of 30,000 or more square feet. Also, commercial uses subject to the site

design standards of section 94-35 shall install all utilities service connections underground.

(h) *Sidewalks*. Sidewalks in all industrial districts shall be constructed as follows:

(1) Minimum sidewalk width: Five feet.

(2) Sidewalk paving requirements: All sidewalks shall be paved with concrete or other equally durable impervious surface as approved by the city engineer.

(i) *Visibility at intersections*. Visibility at all intersections of public rights-of-way shall be provided pursuant to subsection 94-305(e).

(Code 1979, § 33-72)

Class A Special Use Approval for Utility Facilities, Heavy, Public and Private

Site received Class A Special Use Permit approval on May 30, 1989 via Resolution 94-89.

Appendix A. Master Use List defines Utility Facilities, Heavy, Public and Private (168) as:

Facilities for the collection and disposal of refuse, as listed in SIC group 4953.

Processing of wastes collected through a sewage system as listed in SIC group 495.

Processing of water for domestic, commercial and industrial uses as listed in SIC group 494.

Production facilities for electrical service including all uses listed in SIC groups 491 and 493.

Production facilities for natural and liquefied petroleum gas including all uses listed in SIC groups 492 and 493.

United States Dept. of Labor Occupation Safety & Health Administration (OSHA) Standard Industrial Classification (SIC)

SIC Description for 4953

Description for 4953: Refuse Systems

Division E: Transportation, Communications, Electric, Gas, And Sanitary Services

Major Group 49: Electric, Gas, And Sanitary Services

Industry Group 495: Sanitary Services

4953 Refuse Systems

Establishments primarily engaged in the collection and disposal of refuse by processing or destruction or in the operation of incinerators, waste treatment plants, landfills, or other sites for disposal of such materials. Establishments primarily engaged in collecting and transporting refuse without such disposal are classified in Transportation, Industry 4212.

- Acid waste, collection and disposal of
- Ashes, collection and disposal of
- Dumps, operation of
- Garbage: collecting, destroying, and processing
- Hazardous waste material disposal sites
- Incinerator operation
- Landfill, sanitary: operation of
- Radioactive waste materials, disposal of
- Refuse systems
- Rubbish collection and disposal
- Sludge disposal sites
- Street refuse systems
- Waste materials disposal at sea

The Rezoning approval for all of the property from the Palm Beach County designation of Agricultural Residential to the City of West Palm Beach Community Service (CS) zoning district was granted by the City Commission on April 16, 1990 via Ordinance 2378-90.

Attachments – Zoning Ordinances

H:\JOBS\SWA N. Cty 09-003\Waste to Energy Exp .000\Documents\DEP Permitting\060109 Draft Documents to MP\10.3 Appendix Zoning Designation Description w-o Industrial.doc