

ZONING RESOLUTION #3-E-64

MODIFYING THE R-2 MULTIPLE FAMILY DWELLING DISTRICT
TO ALLOW STUDENT APARTMENTS AND DORMITORIES

ADOPTED MAY 7, 1964

BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, in regular session assembled this the 7th day of May, A. D. 1964, that the following modification is hereby adopted as an Amendment to Zoning Resolution #3 pursuant to the authority vested in said Commission by Chapter 59-1686, Special Laws of Florida 1959:

Under Section 2 - DEFINITIONS, insert the following definitions in their proper alphabetical order:

DWELLING UNIT - One or more rooms with principal kitchen facilities designed as a unit for occupancy by only one family for cooking, living, and sleeping purposes.

LIVING AREA - That area within any dwelling or rooming unit made usable for human habitation with the following exceptions:

1. Any utility room or storage space that is not accessible from within the principal structure.
2. All common corridors, hallways, or exits provided for access or vertical travel between stories.
3. Any portion of a room with a ceiling height of less than eight feet.
4. That area of a screened porch or screened breezeway over ten percent of the required living area.

ROOMING UNIT - One or more rooms designed for occupancy by one or more persons for living and sleeping purposes, but not including cooking facilities.

STUDENT APARTMENTS - Dwelling units in an R-2 Multiple Family Dwelling District located within two air miles of the main campus of an accredited institution of higher learning and made available for students attending said institution.

STUDENT DORMITORIES - Structures providing rooming units in an R-2 Multiple Family Dwelling District within two air miles of the main campus of an accredited institution of higher learning and made available for students attending said institution.

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Add the following after Section 7-B-5:

6. Student Apartments and Student Dormitories

Delete Section 7-I as written and substitute the following:

- I. MINIMUM FLOOR AREA - The minimum floor area of any one family dwelling unit shall be seven hundred square feet of living area, except as follows:
- STUDENT APARTMENTS shall have a minimum living area of three hundred twenty five square feet for each family unit of one or two persons and an additional one hundred square feet for each person thereafter.
- STUDENT DORMITORIES shall have a minimum of one hundred square feet of living area for each sleeping room and a minimum of one hundred square feet for each sleeping accommodation.

Add the following after Section 12-2-(t)

- (u) Student Housing; one space for every two (2) sleeping accommodations.

Attest:

Viola McCarthy
Clerk

Henry K. Brockway
Chairman
James H. Watson
William F. Koch
William M. Harvey
W. J. Brock

As and constituting the Zoning Commission
of Palm Beach County, Florida.