



**Palm Beach County**

# **UNIFIED LAND DEVELOPMENT CODE USE REGULATIONS PROJECT SUBCOMMITTEE MEETING**

## **RESIDENTIAL USES**

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**June 18, 2014**

**Zoning Division**



# **MEETING AGENDA**

**A. CALL TO ORDER**

**B. SUBCOMMITTEE RULES AND PROCEDURES**

**C. RESIDENTIAL USES**

1. Article 4, Use Regulations (Exhibit B)
2. Tentative Changes
  - AGR Workshop
  - Accessory Uses
  - Consolidation of Mobile Home Standards

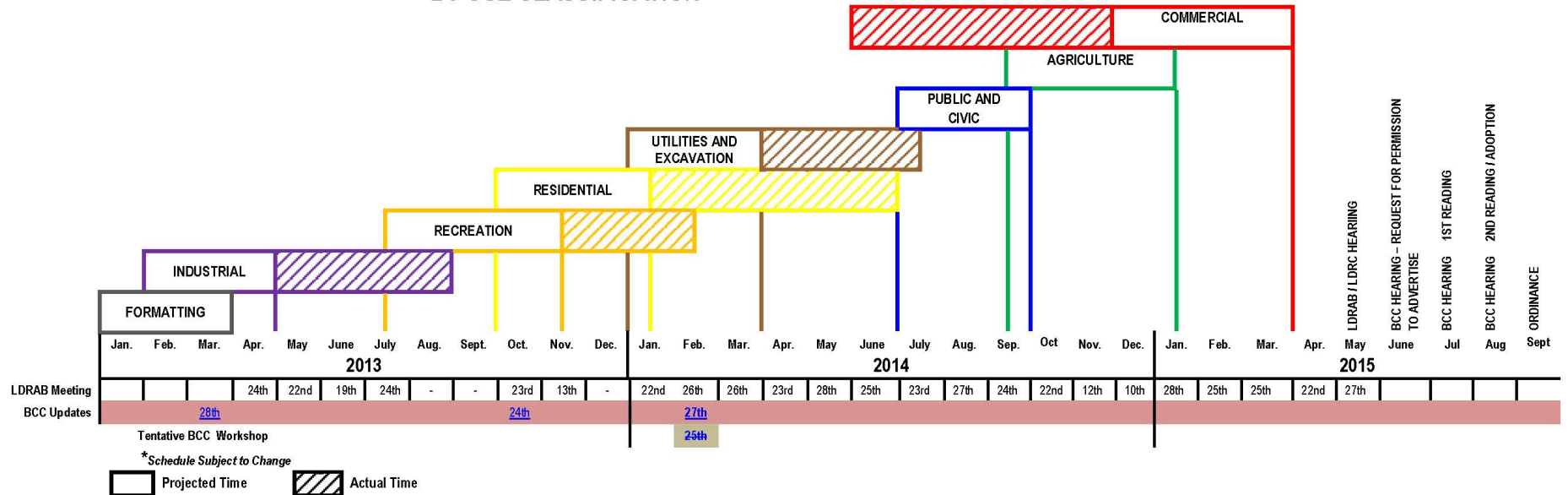
**D. STAFF COMMENTS**

**E. ADJOURN**



# PROJECT TIMELINE CHANGES

TENTATIVE SCHEDULE\* TO ADDRESS  
USE REGULATIONS PROJECT 2013 - 2014  
BY USE CLASSIFICATION





# Reorganization of Residential Uses

## Residential Use Matrix

Accessory Dwelling
Congregate Living Facility, Type 1
Congregate Living Facility, Type 2
Congregate Living Facility, Type 3
Estate Kitchen
Farm Residence
Farm Workers Quarters
Garage Sale
Guest Cottage
Groom's Quarters
Home Occupation
Kennel, Type 1 (Private)
Live/Work
Mobile Home Dwelling
Multifamily
Nursing or Convalescent Facility
Security or Caretaker Quarters
Single Family
Townhouse
Zero Lot Line

## Principal Uses

Congregate Living Facility, Type 1
Congregate Living Facility, Type 2
Congregate Living Facility, Type 3
Mobile Home Dwelling
Multifamily
Nursing or Convalescent Facility
Single Family
Townhouse
Zero Lot Line

## Accessory Uses

Accessory Dwelling
Estate Kitchen
Farm Residence
Farm Workers Quarters
Garage Sale
Guest Cottage
Groom's Quarters
Home Occupation
Kennel, Type 1 (Private)
Security or Caretaker Quarters







# Reorganization of Residential Uses

## Accessory Uses

**Table 4.B.1.D – Corresponding Accessory Use to a Principal Use**

	Principal Use													
	<u>Farm Residence</u>	<u>Mobile Home Dwelling</u>	<u>Multifamily</u>	<u>Single Family</u>	<u>Townhouse</u>	<u>Zero Lot Line</u>	<u>Bona Fide Agriculture</u>	<u>Stable Commercial / Stable Private</u>	<u>Agricultural Uses</u>	<u>Commercial Uses</u>	<u>Industrial Uses</u>	<u>Institutional and Public Uses</u>	<u>Recreation Uses</u>	<u>Utilities and Excavation Uses</u>
<b>Accessory Use</b>														
<u>Accessory Quarters</u>	P	:	:	P	P	P	:	:	:	:	:	:	:	:
<u>Caretaker Quarters</u>	:	:	:	:	:	:	P	P	P	P	P	P	P	P
<u>Farm Residence</u>	:	:	:	:	:	:	P(1)	:	:	:	:	:	:	:
<u>Farm Workers Quarters</u>	:	:	:	:	:	:	P	:	:	:	:	:	:	:
<u>Garage Sale</u>	P	P	P	P	P	P	:	:	:	:	:	:	:	:
<u>Grooms Quarters</u>	:	:	:	:	:	:	:	A	:	:	:	:	:	:
<u>Guest Cottage</u>	P	:	:	P	P	P	:	:	:	:	:	:	:	:
<u>Home Occupation</u>	P	P	P	P	P	P	:	:	:	:	:	:	:	:
<u>Kennel, Type 1A</u>	P	:	:	P	:	:	:	:	:	:	:	:	:	:
<u>Estate Kitchen</u>	P	:	:	P	:	P	:	:	:	:	:	:	:	:
<b>Notes</b>														
:	Accessory use not permitted													
P	Permitted by Right													
A	Accessory use subject to Class A Conditional Use unless stated otherwise – See principal use and accessory use supplementary standards.													
(1)	Farm Residence may only be permitted as accessory to Bona Fide Agriculture in the AGR and AP Zoning Districts.													



# Mobile Home Dwelling vs. Mobile Home Structure

## 46. Mobile Home

- a. **Structure** - A detached, transportable ~~single family dwelling unit structure~~, manufactured upon a chassis or undercarriage as an integral part thereof, without independent motive power, designed for long term occupancy ~~as a complete dwelling unit~~ and containing all conveniences and facilities, with plumbing and electrical connections provided for attachment to approved utility systems.
- b. **Dwelling** - ~~for the purposes of Art. 3 or Art. 4, the use of a residential lot or a unit for one mobile home or manufactured home~~ for occupancy by one household. [Ord. 2012-027]



# Mobile Home Dwelling vs. Mobile Home Structure

Table 5.B.1.A – Mobile Home (1) Applicability

<u>Dwelling Unit</u>	<u>Structure</u>
<u>MHPD or Existing Approved Mobile Home Park (2)</u>	<u>Accessory to Bona Fide Agriculture (2)</u>
	<u>Farm Workers Quarters (2)</u>
	<u>Caretaker Quarters (2)</u>
	<u>Real Estate Management Office (3)</u>
	<u>Construction Trailer (3)</u>
	<u>Watchman Trailer (3)</u>
	<u>While Constructing a SF Dwelling (3)</u>
<u>[Ord. ]</u>	
<u>Notes:</u>	
<u>(1).</u>	<u>Mobile Home shall not be used for storage or display.</u>
<u>(2).</u>	<u>Supplementary use standards are indicated in Article 4, Use Regulations.</u>
<u>(3).</u>	<u>Specific regulations are stated in Article 5, Supplementary Standards.</u>





# Possible Uses Affected by Planning AGR Tier Workshop

### FARM RESIDENCE

- Standard limiting AGR parcels to either Single Family or Farm Residence
- The Comprehensive Plan defines Farm Residence as a dwelling unit, **other than a mobile home**, located on a parcel of land used for a bona fide agricultural use and occupied by the owner or operator of the farm operation. Planning may review amending the plan to delete the MH prohibition.

### MOBILE HOME ACCESSORY TO BONA FIDE AGRICULTURE

- Use will potentially be deleted if the Comprehensive Plan is amended to allow mobile homes to be utilized as a farm residence.