



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING DEPARTMENT
 ZONING DIVISION**

POLICY AND PROCEDURES

FROM: Jon MacGillis, ASLA, Zoning Director
SUBJECT: Official List of Specific Permit Types Not Subject to Concurrency
PPM #: ZO-O-049

ISSUE DATE
 4/27/21

EFFECTIVE DATE
 4/27/21

PURPOSE:

To establish the official list of specific permit types for accessory uses, structures or site elements that are located on a legally established lot, and are subject to building permit review but are deemed to have a de minimis impact on public facilities (Concurrency), pursuant to ULDC Article 2.F.1.D.6. This PPM may be periodically amended by the Zoning Director to add new uses and/or structures or site elements.

AUTHORITY:

Unified Land Development Code (ULDC) Article 2.F.1.D, Exemptions.

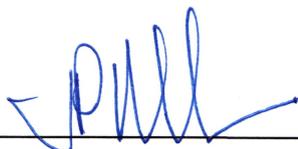
PROCEDURES:

Building permits for the following accessory uses, structures or site elements located on a legally established lot shall not be subject to the requirements of Article 2.F, Concurrency (Adequate Public Facility Standards).

Residential Accessory Uses/Structures/Site Elements
Accessory Quarters
Addition to a Single Family Dwelling
Detached Structures (garages, sheds, cabana, etc.)
Dock, Private (Single Family)
Estate Kitchen
Excavation, Type I
Groom's Quarters (accessory to a Private Stable)
Guest Cottage
Kennel, Type I (Private)
Replacing a Single Family Dwelling or Mobile Home <i>(within 1 year of removal of the original residence)</i>
Shade House for private use
Stable, Private (accessory to a Single Family Dwelling)
Temporary Trailer (during construction of a Single Family Dwelling)

Non-Residential Accessory Uses/Structures/Site Elements
ATM Kiosk (excluding freestanding)
Commercial Communication Tower, Communication Cell Site on Wheels (COW) or Communication Panel or Antenna
Electrical and Lighting Permits, such as: site lighting
Freestanding Structures (rain or lightening shelter, restroom facilities, equipment shelters such as, pump house, etc.)
Repaving & Drainage
Guardhouse
Kiosk (mail or mass transit information)
Recycling Drop-Off Bin (<i>collocated with a principal use</i>)
Security or Caretakers Quarters
Special Event (temporary structures)

Other Uses / Structures / Site Elements
Accessory and Amateur Radio Tower, Television Antenna and Satellite Dish
Air Conditioning, Cooler/Refrigerator, Generator and other Mechanical/Plumbing Equipment
Canopy/Awning (that does not meet the ULDC definition of Building Square Footage)
Entry Feature (arches, columns, fountains, etc.)
Electric Vehicle Charging Stations (accessory to an approved principal use, with no fee charged to users)
Fence
Pool and Spa (accessory use only)
Produce Stand (Temporary)
Renovations, Interior (with no change in use or increase in square footage)
Temporary Green Market (temporary structures)
Screen Enclosure (that does not meet the ULDC definition of building square footage)



Director

Supersession History:

PPM ZO-O-049, Issued 2/15/2011;
 PPM ZO-O-049, Revised 7/15/2015;
 PPM ZO-O-049, Revised 4/27/2021;