

**Section 4.4.21      Community Facilities (CF) District:**

(A) **Purpose and Intent:** The Community Facilities (CF) District is a special purpose zone district primarily, but not exclusively, intended for locations at which facilities are provided to serve public, semi-public, and private purposes. Such purposes include governmental, religious, educational, health care, social service, and special facilities. It is also applied to regulated properties subjected to a transfer of development rights pursuant to Section 4.6.20. In addition, this district has provisions for the Medical Arts Overlay District. **[Amd. Ord. 09-11 4/5/11] [Amd. Ord. 32-94 6/21/94]**

The CF District is deemed compatible with all land use designations shown on the Future Land Use Map.

(B) **Principal Uses and Structures Allowed:** The following types of use are allowed within the CF District as a permitted use:

(1) Governmental, such as: civic centers, courts, courthouses, temporary holding facilities, fire stations, governmental offices, public health facilities, law enforcement offices and facilities, post offices, public utility facilities (e.g. lift stations), water storage tanks, water treatment plants, water wells, wastewater treatment plants, drainage facilities. **[Amd. Ord. 32-94 6/21/94]**

(2) Community, such as: civic centers, community centers, community theater, cultural facilities and auditoriums, arts and crafts centers, libraries, museums, public parking lots and garages. **[Amd. Ord. 32-94 6/21/94]**

(3) Recreation, such as: community centers, tennis centers, swimming centers. **[Amd. Ord. 32-94 6/21/94]**

(4) Services, such as: abused spouse residences, child care centers, day care centers. **[Amd. Ord. 23-01 5/1/01]; [Amd. Ord. 32-94 6/21/94]**

(5) Religious, such as: churches and places of worship with attendant uses of day care, pre-school, educational facilities, and with other normal educational (Sunday school) and recreational facilities, and support facilities (e.g., parsonage). **[Amd. Ord. 32-94 6/21/94]**

(6) Restricted usage allowed pursuant to an ordinance enacted to sever developments rights under a Transfer of Developments (TDR). (See Section 4.6.20).

(7) Public educational facilities of The School District of Palm Beach County, pursuant to the regulations set forth in Section 4.3.3 (HH). **[Amd. Ord. 24-02 7/16/02]**

(8) Clubs and Lodges provided that alcoholic beverages shall not be served or consumed on the property. **[Amd. Ord. 46-05 7/19/05]**

## SECTION 4.4.21 (B) (9)

(9) Assisted Living Facilities and Continuing Care Facilities, subject to the requirements of the RM District except for setback and height requirements which shall be pursuant to this Section. **[Amd. Ord. 01-10 1/19/10]; [Amd. Ord. 20-08 4/15/08]**

(C) **Accessory Uses and Structures Permitted**: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking lots and garages.

(2) Service and Refuse Areas.

(3) Cafeterias, snack bars, restaurants, exercise facilities, etc., when contained in the same structure as the principal use.

(4) Storage of inventory, equipment, or materials, within a structure or in an approved outside location. **[Amd. Ord. 60-93 10/12/93]**

(5) Concessions and services provided under a license agreement with the City. **[Amd. Ord. 32-94 6/21/94]**

(D) **Conditional Uses and Structures Allowed**: The following uses are allowed as conditional uses within the CF District: **[Amd. Ord. 35-00 1/2/01]**

DELETED (1) and RENUMBERED **[Amd. Ord. 09-11 4/5/11]**

(1) Private educational facilities pursuant to the regulations set forth in Section 4.3.3 (HHH), and vocational schools except for training or programs which can be conducted in multipurpose buildings or offices (e.g. a dance school, real estate school, etc.) which may be located in various commercial districts, pursuant to the regulations set forth in Section 4.3.3 (HHH). **[Amd. Ord. 24-02 7/16/02]; [Amd. Ord. 32-94 6/21/94]**

(2) Services, such as: Community Residential Homes and Group Homes, Type 2, pursuant to restrictions set forth in Section 4.3.3(I), Senior Housing as set forth in Section 4.3.3 (II). **[Amd. Ord. 39-05 6/21/05]; [Amd. Ord. 23-01 5/1/01]**

(3) Transportation, such as: bus stations, railway stations, taxi dispatch (more than one taxi), and park and ride areas. **[Amd. Ord. 32-94 6/21/94]**

(4) Special Services and Facilities, such as: privately operated parking lots and garages; stadiums and arenas; refuse transfer stations; resource recovery facilities, pursuant to provisions of Section 4.3.3(Z); and power transfer stations. **[Amd. Ord. 31-97 9/9/97]; [Amd. Ord 21-97 6/3/97]; [Amd. Ord. 32-94 6/21/94]**

## SECTION 4.4.21 (E)

### (E) Review and Approval Process:

(1) In established structures, principal and accessory uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy. **[Amd. Ord. 32-94 6/21/94]**

(2) For any new development, approval must be granted by the Historic Preservation Board or the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), 2.4.5(H), and (I).

(3) Conditional uses must be approved pursuant to Section 2.4.5(E).

(F) **Development Standards:** The development standards as set forth in Section 4.3.4 shall apply as guidelines for site development. While deviations from these standards are allowed, each deviation must be specifically approved by the Historic Preservation Board or the Site Plan Review and Appearance Board. **[Amd. Ord. 32-94 6/21/94]**

(G) **Supplemental District Regulations:** In addition to the supplemental district regulations as set forth in Article 4.6, the following supplemental district regulations shall apply in the CF District.. **[Amd. Ord. 09-11 4/5/11]; [Amd. Ord. 60-93 10/12/93]**

(1) **Medical Arts Overlay District:** The following supplemental district regulations apply to the Medical Arts Overlay District, as defined in Section 4.5.18. **[Amd. Ord. 09-11 4/5/11]**

(a) In addition to the uses listed in 4.4.21(B), the following uses are allowed as permitted uses: **[Amd. Ord. 09-11 4/5/11]**

1. Institutional uses, such as: Non-residential Licensed Service Provider Facilities; Hospitals, with or without helipads and associated laboratories; Treatment Centers; Rehabilitation Centers; Testing Facilities; and Mental Health Treatment Facilities, including residential care. **[Amd. Ord. 09-11 4/5/11]**

### (H) Special Regulations:

(1) The perimeter setback area, when provided, shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line. **[Amd. Ord. 32-94 6/21/94]**

(2) When this zone district is adjacent to residential zoning, the perimeter landscape area should be increased to a depth of fifteen feet (15'); or, as an alternative, either a wall, decorative fencing, or hedging should be installed for aesthetic and buffer purposes. **[Amd. Ord. 32-94 6/21/94]**

## **SECTION 4.4.21 (H) (3)**

(3) For CF zoned properties located within the West Atlantic Avenue Redevelopment Area, a minimum of 10% non-vehicular open space shall be provided. Notwithstanding the provisions of this section, the body acting upon a development application may require additional open areas, including but not limited to courtyards, plazas, and landscaped setbacks, in order to add interest and provide relief from the building mass. All landscape requirements for parking lots and buffering of residential properties, pursuant to Sections 4.6.5 and 4.6.16, shall apply. **[Amd. Ord. 44-02 10/1/02]**