

Section 4.4.28 Central Business District-Railroad Corridor (CBD-RC) [New Section Enacted by Ord. 22-95 5/16/95]

(A) **Purpose and Intent:** The CBD-RC district is a specialized district that is intended to allow for development of light industrial type uses on properties that are in the downtown area, but are in close proximity to the FEC railroad. The purpose of the district is to recognize the long-standing light industrial character of this railroad corridor; to provide for the upgrading and expansion of existing uses when appropriate; and to enhance the economic growth of the central business district by providing employment opportunities in the downtown area.

(B) **Principal Uses and Structures Permitted:** The following types of uses are allowed within the CBD-RC District as permitted uses:

(1) All uses allowed as such within the CBD District [Section 4.4.13(B) (1) through (5)].

(2) **Fabrication and/or Assembly:** The working or combining of processed or manufactured materials or parts for distribution or sale, such as sheet metal, sign shops, glass shops, and cabinet making.

(3) **Wholesaling, Storage and Distribution:** The wholesaling, storage and distribution of products and materials, other than self-storage facilities, provided that such products and materials shall not exceed 55 gallons of any substance which is listed on the Generic Substances List of the Palm Beach County Wellfield Protection Ordinance (Reference Palm Beach County Land Development Code, Article 9, Section 9.3).

(4) **Contractor and Trade Services:** Uses which are primarily engaged in providing an off-site service but which maintain inventory, equipment and a business office at a central location, such as general contractor, electrician, painter, plumber, tile contractor, air conditioning specialists.

(5) Automobile brokerage, including vehicle display within an enclosed structure. **[Amd. Ord. 22-99 7/20/99]**

(6) Assisted Living Facilities and Continuing Care Facilities. **[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

(2) Refuse and service areas

(3) Storage of inventory, equipment or materials, within a structure or in an approved outside location.

SECTION 4.4.28 (D)

(D) **Conditional Uses and Structures Allowed:** The following uses are allowed as conditional uses within the CBD-RC zoning district:

(1) All uses allowed as such within the CBD [Section 4.4.13(D)].

(2) Automobile repair and automobile detailing. However, such facilities may not be located north of S.E. 1st Street or south of S.E. 6th Street, extended. Conditional use approval may not be granted for a new automobile repair facility, nor for the expansion of an existing facility, unless it is specifically demonstrated that off-street parking is available in accordance with the requirements of Section 4.6.9. **[Amd. Ord. 18-96 5/21/96]**

(3) Food preparation and/or processing, including but not limited to bakeries and catering operations.

(4) Dry cleaning processing plants.

(5) Multi-family dwelling units and assisted living facilities, but excluding duplexes, at a density greater than thirty (30) units per acre, in the area located west of the FEC Railroad, north of N.E. 2nd Street and south of N.E. 3rd Street, subject to the standards and limitations of LDR Section 4.4.13 (I). In addition, development must be consistent with the Design Guidelines contained within the Pineapple Grove Main Street Neighborhood Plan. The Pineapple Grove Design Review Committee shall review the project for consistency with the Performance Standards and compliance with the Pineapple Grove Neighborhood Plan prior to consideration of the Conditional Use by the Planning and Zoning Board. **[Amd. Ord. 47-11 1/3/12]; [Amd. Ord. 54-01 11/20/01]**

(E) **Review and Approval Process:**

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

(2) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(3) All development applications which are processed through either the Planning and Zoning Board or the Site Plan Review and Appearance Board shall be referred to the Downtown Development Authority, the Community Redevelopment Agency, and Pineapple Grove Main Street (when applicable) for recommendation prior to action by the approving body.

(F) **Development Standards:** The development standards set forth in Section 4.3.4, and the development standards of Section 4.4.13(F) shall apply, except as modified below:

(1) **Open Space.** A minimum of ten percent (10%) non-vehicular open space shall be provided.

SECTION 4.4.28 (G)

(G) **Supplemental District Regulations:** In addition to the supplemental district regulations as set forth in Article 4.6, the following shall apply:

(1) When the parking requirements of Section 4.6.9(E)(4) are applied to either new development, expansion of an existing use or a change in use, which results in the requirement of only one new parking space, a one space exemption shall be allowed. This reduction may only occur once per property. **[Amd. Ord. 6-01 2/20/01]**

(2) If the required parking is not or cannot be provided on-site or off-site, the in-lieu fee option provided in Section 4.6.9(E)(3) may be applied. **[Amd. Ord. 21-11 8/2/11]**

(3) The parking requirement for restaurants is established at six (6) spaces per 1,000 square feet of gross floor area. **[Amd. Ord. 01-09 1/20/09]**

(H) **Special Regulations:**

(1) Overhead doors shall be prohibited from facing any adjacent residentially zoned property. Overhead doors shall be oriented away from any adjacent public right-of-way, except where currently existing, unless it can be demonstrated to the Site Plan Review and Appearance Board that it is not feasible to comply.

(2) Except for outside storage approved pursuant to Section 4.6.6(C)(2), all principal and conditional uses shall be conducted within an enclosed building.

(3) Outside storage that is not properly screened must be brought into conformance with the requirements of Section 4.6.6(C)(2) within one year of the effective date of this ordinance.

(4) 24-Hour or late night businesses as defined herein must be processed as a conditional use and are subject to the provisions of Section 4.3.3(VV). **[Amd. Ord. 41-01 8/7/01]**