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## **Sec. 94-128. - Northwest neighborhood district (NWD).**

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- a. *Intent.* As one of the first historic districts in the city and one of the few intact single-family residential neighborhoods in the downtown, the intent of the NWD is to preserve its existing residential scale and provide for open space created through setback requirements. The historic character of the district shall be preserved and enhanced through rehabilitation and adaptive reuse for commercial, low-scale multifamily, and mixed-uses along Tamarind Avenue, Rosemary Avenue, and Palm Beach Lakes Boulevard. Infill housing is encouraged as an opportunity to promote attainable and workforce housing options. Extending Douglas and Division Avenues south will enhance the district's connectivity to the urban core planning area.

The revitalization of the historic mixed-used corridors in the neighborhood, such as Tamarind Avenue and Rosemary Avenue, shall be encouraged and developed in a low to medium scale compatible with the single-family structures. Within these corridors, the future development of the existing vacant parcels or the renovation of existing structures shall respect the scale and character of the historic Northwest Neighborhood while creating new commercial and residential activity that serves the neighborhood and promotes its connection with the downtown core and surrounding areas.

- b. *Development characteristics.*

1. *Development characteristics for the NWD-8, NWD-5, NWD-4, NWD-2, and NWD-2C subdistricts:*

- a. Residential buildings should have an urban character and may include walk-up units with individual entrances and mail service.
- b. The preservation of eligible or contributing historic structures is encouraged.
- c. Adaptive reuse of existing structures is encouraged to preserve the historic building stock and promote creative uses.
- d. The ground floor should promote pedestrian activity and a low scale residential character.
- e. Proposed developments should have historic and vernacular characteristics which are harmonious with the historic character.
- f. Proposed developments are encouraged to include wrap around verandas or porches, canopies, and wood siding.
- g. Proposed development shall be developed in a low to medium scale to be compatible with the scale and character of the existing neighborhood. Special attention shall be given to the transition between the low and medium scale developments to ensure the character of the neighborhood is maintained.

2. *Development characteristics for the NWD-R-C1 subdistrict:*

- a. Historic preservation of eligible and contributing historic structures is encouraged.
- b. Proposed developments should have historic and vernacular characteristics which are harmonious with the existing historic buildings.
- c. Proposed developments are encouraged to include wrap around verandas or porches, canopies, and wood siding.
- d. Outdoor recreational uses or outdoor markets are encouraged as temporary uses for the existing surface parking lots.

- c. *NWD subdistricts shall include:* NWD-8, NWD-5, NWD-4, NWD-2, NWD-2C, and NWD-R-C1.

- d. *Subdistrict requirements.* Developments shall comply with the following:

1. Table IV-35a: NWD-8.
2. Table IV-36: NWD-5.
3. Table IV-37: NWD-4.
4. Table IV-38: NWD-2.
5. Table IV-38a: NWD-2C.
6. Table IV-39: NWD-R-C1. Building requirements for NWD-R-C1 are included in section 94-84 and shall be applied in conjunction with sections 94-78, 94-79, 94-85, and 94-86. Properties within the NWD-R-C1 district

utilizing the NWD 3-8 incentive are regulated by Table IV-58a: Building Requirements NWD 3-8 Story Receiving Sites.

e. *Additional subdistrict requirements.*

1. *Parking.*

- a. For the NWD-4 and NWD-5, parking structures shall be a maximum of two levels or 24 feet in height, whichever is less.
- b. Parking areas shall be located behind the building.
- c. For properties designated as NWD-2 along Tamarind Avenue and south of 6th Street, the required setback may include the five-foot landscape buffer required for surface parking lots. Fences or walls are not allowed within the required landscape buffer.
- d. For properties designated as NWD-5 and NWD-4 along Rosemary Avenue, the required setback may include the five-foot landscape buffer required for surface parking lots. Fences or walls are not allowed within the required landscape buffer.

2. *Minimum lot area.* Lots of record which existed prior to the adoption of these urban regulations may be considered buildable without limitation to minimum lot size.

3. *Special requirements.*

- a. *Alleys.* Where possible, alleys which are improved shall be utilized as the primary parking access for proposed developments.

TABLE IV-35a: BUILDING REQUIREMENTS — NWD-8				
FAR				
Lot Frontage > 55'	2.75			
Lot Frontage ≤ 55'	3.50			
HEIGHT				
8 stories or 90' whichever is less; 8 (90')				
SETBACKS				
STREET DESIGNATION/SIDE/REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 8 (90')		ABOVE 5 (60')	
	MINIMUM	MAXIMUM	MINIMUM	
Primary Pedestrian	16'	25'	50'	
Secondary	12'	25'	—	
Side Interior	5'	—	—	
Future Right of Way	35'	—	—	
MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	<25,000SF	25,000SF—80,000SF	>80,000SF	
Podium: Ground	87%	84%	82%	
Podium: 2 to 3 (40')	90%	87%	85%	
Tower: 4 to 8 (90')	90%	60%	55%	
FOOTPRINT LENGTH (ALONG ROSEMARY AVE AND RAILROAD AVE)				
Maximum	250 feet			
MINIMUM OPEN SPACE				
TYPE	LOT AREA			
	<25,000SF	25,000SF—50,000SF	50,000SF—80,000SF	>80,000SF
Public	2%	2%	3%	5%
Semi-Public	—	—	—	2%
Private	—	18%	25%	25%
MAXIMUM CONTINUOUS BUILDING FRONTAGE*				

TABLE IV-35a: BUILDING REQUIREMENTS — NWD-8		
Rosemary Avenue	150'	
*A public open space must be provided to separate building frontages.		
MINIMUM ACTIVE USES		
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 STORIES (44')
Primary Pedestrian	80%	60%
Secondary	30%	—
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Primary Pedestrian	50%	
Secondary	30%	
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 5 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

TABLE IV-36: BUILDING REQUIREMENTS — NWD-5			
FAR			
All Lots	2.75		
HEIGHT			
5 stories or 60' whichever is less; 5 (60')			
SETBACKS			
STREET DESIGNATION/SIDE/REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 5 (60')		ABOVE 3 (40')
	MINIMUM	MAXIMUM	WHEN ABUTTING R OR NWD-2C SUBDISTRICTS MINIMUM
Primary Pedestrian	10'	30'	—
Rosemary Avenue	12'	30'	—
Secondary	12'	35'	—
Residential	17'	35'	—
Side Interior	5'	—	15'
Abutting CSX	5' or NFPA	—	—
Rear	5'	—	15'
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	<50,000SF		
Podium: Ground	87%		
Podium: 2 to 3 (44')	90%		
Tower: 4 to 5 (68')	90%		
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	<25,000SF	>25,000SF	
Public	—	—	
Private	—	18%	

**TABLE IV-36:  
BUILDING REQUIREMENTS — NWD-5**

MINIMUM ACTIVE USES		
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 <sup>ND</sup> STORY (32')
Primary Pedestrian	80%*	60%
Secondary	30%	—
Residential	30%	—
*65% for lots with buildable lot frontage ≤ 250'		
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Primary Pedestrian	50%	
Secondary	30%	
Residential	30%	
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 <sup>ND</sup> STORY (32')
Commercial	20'	20'
Residential	15'	15'

**TABLE IV-37:  
BUILDING REQUIREMENTS — NWD-4**

FAR			
All Lots	1.75		
HEIGHT			
4 stories or 48' whichever is less; 4 (48')			
SETBACKS			
STREET DESIGNATION/SIDE/REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 4 (48')		ABOVE 2 (24')
	MINIMUM	MAXIMUM	WHEN ABUTTING NWD-2C SUBDISTRICTS MINIMUM
Primary Pedestrian	16'	30'	—
Residential	17'	35'	—
Side Interior	5'	—	15'
Rear	5'	—	15'
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	<50,000SF		
Podium: Ground	87%		
Podium: 2 to 3 (36')	90%		
Tower: 4 (48')	90%		
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	<25,000SF	>25,000SF	
Public	—	—	
Private	—	18%	
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 <sup>ND</sup> STORY (24')	

**TABLE IV-37:  
BUILDING REQUIREMENTS — NWD-4**

Primary Pedestrian	80%*	60%
Residential	30%	—
*65% for lots with buildable lot frontage ≤ 250'		
<b>MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR</b>		
<b>STREET DESIGNATION</b>	<b>PERCENTAGE OF TRANSPARENCY</b>	
Primary Pedestrian	50%	
Residential	30%	
<b>MINIMUM ACTIVE USE LINER DEPTH</b>		
<b>ACTIVE USE</b>	<b>GROUND FLOOR</b>	<b>LINERS: 2<sup>ND</sup> STORY (24')</b>
Commercial	20'	20'
Residential	15'	15'

**TABLE IV-38:  
BUILDING REQUIREMENTS — NWD-2**

<b>FAR</b>		
All Lots	1.00	
<b>HEIGHT</b>		
2 stories or 30' whichever is less; 2 (30')		
<b>DENSITY</b>		
Maximum	20 DU/Acre	
<b>SETBACKS</b>		
<b>STREET DESIGNATION/SIDE/REAR</b>	<b>STORIES</b>	
	<b>TYPICAL SETBACKS</b>	
	<b>GROUND TO 2 (32')</b>	
	<b>MINIMUM</b>	<b>MAXIMUM</b>
Avenue	16'	30'
Primary Pedestrian	10'	30'
Tamarind Ave. south of 6th Street	16'	30'
Secondary	12'	35'
Residential	17'	35'
Side Interior	5' or NFPA	—
Rear	5'	—
<b>MAXIMUM BUILDING FOOTPRINT</b>		
<b>STORIES</b>	<b>LOT AREA</b>	
	<b>&lt;50,000SF</b>	
Podium: Ground	87%	
Podium: 2 (32')	90%	
<b>MINIMUM OPEN SPACE</b>		
<b>TYPE</b>	<b>LOT AREA</b>	
	<b>&lt;25,000SF</b>	<b>&gt;25,000SF</b>
Public	—	—
Private	—	18%
<b>MINIMUM ACTIVE USES</b>		
<b>STREET DESIGNATION</b>	<b>GROUND FLOOR</b>	
Avenue	60%	
Primary Pedestrian	80%*	

TABLE IV-38: BUILDING REQUIREMENTS — NWD-2	
Secondary	30%
Residential	30%
*65% for lots with buildable lot frontage ≤ 250'	
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR	
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Avenue	50%
Primary Pedestrian	50%
Secondary	30%
Residential	30%
MINIMUM ACTIVE USE LINER DEPTH	
ACTIVE USE	GROUND FLOOR
Commercial	20'
Residential	15'

TABLE IV-38a: BUILDING REQUIREMENTS—NWD-2C		
FAR		
All Lots	0.50	
HEIGHT		
2 stories or 30' whichever is less; 2 (30')		
DENSITY		
Maximum	20 DU/Acre	
SETBACKS		
STREET DESIGNATION/SIDE/REAR	STORIES	
	TYPICAL SETBACKS	
	GROUND TO 2 (32')	
	MINIMUM	MAXIMUM
Avenue	16'	30'
Primary Pedestrian	16'	30'
Secondary	12'	35'
Residential	17'	35'
Side Interior	5' or NFPA	—
Rear	5'	—
Abutting to NWD-R-C1	10'	—
MAXIMUM BUILDING FOOTPRINT		
STORIES	LOT AREA	
	>50,000SF	
Podium: Ground	87%	
Podium: 2 (32')	90%	
MINIMUM OPEN SPACE		
TYPE	LOT AREA	
	<25,000SF	>25,000
Public	—	—
Private	—	18%
MINIMUM ACTIVE USES		
STREET DESIGNATION	GROUND FLOOR	

TABLE IV-38a: BUILDING REQUIREMENTS—NWD-2C	
Avenue	60%
Primary Pedestrian	80%*
Secondary	30%
Residential	60%
*65% for lots with buildable lot frontage ≤ 250'	
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR	
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Avenue	50%
Primary Pedestrian	50%
Secondary	30%
Residential	30%
MINIMUM ACTIVE USE LINER DEPTH	
ACTIVE USE	GROUND FLOOR
Commercial	20'
Residential	15'

TABLE IV-39: BUILDING REQUIREMENTS — NWD-R-C1	
(a) DENSITY	
Maximum	14 DU/Acre

(Ord. No. 4213-09, § 6 (Exh. A), 6-29-2009; Ord. No. 4265-10, § 7, 5-17-2010; Ord. No. 4331-11, §§ 4, 5, 3-21-2011; Ord. No. 4674-16, § 4 (Exh. D), 2-27-2017; Ord. No. 4904-20, § 2 (Exh. B), 09-21-2020; Ord. No. 5027-22, § 7-11, 01-09-2023)