

Sec. 4.4.21. - Community Facilities (CF) District.

- (A) **Purpose and intent.** The Community Facilities (CF) District is a special purpose zone district primarily intended for uses providing a community service or benefit. [Amd. Ord. 09-11 4/5/11] [Amd. Ord. 32-94 6/21/94] (Ord. No. 23-20, § 28, 9-10-20; Ord. No. 07-25, § 3, 10-14-25)
- (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) 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] (Ord. No. 07-25, § 3, 10-14-25)
 - (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]
 - (9) Assisted Living Facilities that do not comport with the definition of "community residence" 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] (Ord. No. 25-17, § 27, 7-18-17)
 - (10) Urban Agriculture pursuant to regulations set forth in Section 4.3.3(D). (Ord. No. 07-17, § 13, 5-16-17)
 - (11) Community Residence housing four to ten individuals, except as required by state law, that (1) is at least 660 linear feet from the closest existing community residence housing four or more individuals as measured from the nearest property line of the proposed community residence to the nearest property line of the existing community residence, and (2) the operator or applicant is

licensed or certified by the State of Florida to operate the proposed community residence, has certification from an appropriate national accrediting agency, or has been recognized or sanctioned by Congress to operate the proposed community residence. (Ord. No. 25-17, § 27, 7-18-17)

(12) Single-family detached residence resulting from adaptive reuse of a Historic Place of Worship. (Ord. No. 07-25, § 3, 10-14-25)

(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]

(6) Urban Agriculture pursuant to regulations set forth in Section 4.3.3(D). (Ord. No. 07-17, § 13, 5-16-17)

(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: 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] (Ord. No. 25-17, § 28, 7-18-17)

(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]

(5) Community Residence housing four to ten individuals, except as required by state law, that (1) is less than 660 linear feet from the closest existing community residence housing four or more individuals as measured from the nearest property line of the proposed community residence to the nearest property line of the existing community residence, or (2) the State of Florida does not require the operator or applicant to be licensed or certified to operate the proposed community

residence, has no certification from an appropriate national accrediting agency, or has not been recognized or sanctioned by Congress to operate the proposed community residence. (Ord. No. 25-17, § 28, 7-18-17)

(E) Reserved. (Ord. No. 32-23, § 26, 10-17-23)

(F) **Development standards.** The development standards in Section 4.3.4 shall apply, except as modified in this Subsection. [Amd. Ord. 01-12 8/21/12] [Amd. Ord. 32-94 6/21/94] (Ord. No. 07-25, § 3, 10-4-25)

(1) Historic Districts, Sites, and Buildings: In addition to the requirements of Section 4.3.4, properties located within a Historic District or Individually Designated Sites, as listed on the Local Register of Historic Places in Section 4.5.1(I), are subject to Section 4.5.1, unless otherwise modified in this Subsection. [Amd. Ord. 01-12 8/21/12] (Ord. No. 32-23, § 26, 10-17-23; Ord. No. 07-25, § 3, 10-4-25)

(2) A single-family detached residence resulting from the adaptive reuse of a Historic Place of Worship is subject to the development standards applicable to single-family detached residences within an R-1-A zoning district. (Ord. No. 07-25, § 3, 10-4-25)

(G) **Supplemental district regulations.** In addition to the supplemental district regulations in Article 4.6, the following supplemental district regulations apply in the CF District. [Amd. Ord. 09-11 4/5/11]; [Amd. Ord. 60-93 10/12/93] (Ord. No. 32-23, § 26, 10-17-23)

(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 Section 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]

(2) **Historic Place of Worship.** A single-family detached residence resulting from adaptive reuse of a Historic Place of Worship is subject to the supplemental district regulations applicable to single-family detached residences within a R-1-A zoning district. (Ord. No. 07-25, § 3, 10-4-25)

(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 15 feet; 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]

(3) For CF zoned properties located within the West Atlantic Avenue Redevelopment Area, a minimum of ten percent 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]

- (4) For a Historic Place of Worship approved for adaptive reuse as a single-family detached residence: (Ord. No. 07-25, § 3, 10-4-25)
 - (a) The Special Regulations required for CF zoned properties do not apply. (Ord. No. 07-25, § 3, 10-4-25)
 - (b) A building mounted or free-standing sign that provides information about the property's historic value is required. Signage shall not exceed three square feet in area and shall not exceed six feet above grade when free-standing. (Ord. No. 07-25, § 3, 10-4-25)