

# TOWN OF PALM BEACH DESIGN GUIDELINES

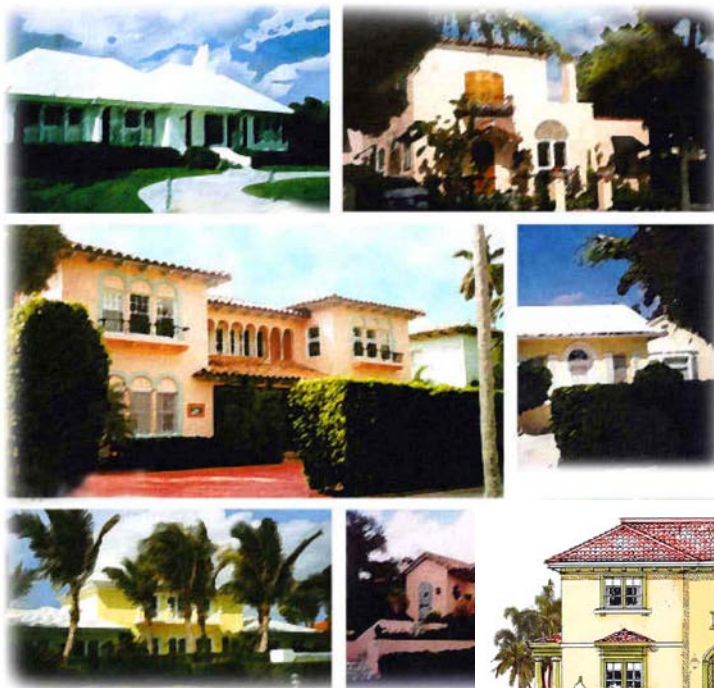
## PALM BEACH, FLORIDA

The Town of Palm Beach retained the services of Urban Design Kilday Studios and Duncan Associates to develop prototypical design guidelines for the Single Family Residential Zoning District.

The study was prompted by the Town's concern for the adverse affect that development trends were having on the character of the town, including: the demolition of existing dwellings, consolidation of contiguous lots and the construction of new homes or additions to existing homes that were inconsistent with the existing neighborhood scale and character. UDKS analyzed and addressed the development trends that were considered by many residents to adversely affect the character of streets and neighborhoods within the R-B zoning district.

The study focused on 'mansionization', specifically the interrelationship of mass, bulk and scale of residential buildings. An extensive recommendation matrix was developed to compare both current and proposed regulation impacts. Preferred, Discouraged and Prohibited categories were established to implement design strategies.

The UDKS team developed prototypical zoning techniques, design guidelines and incentives to direct the redevelopment or expansion of existing dwellings in a manner consistent with the overall Preferred character of the individual streets, neighborhoods and town as a whole.



RECOMMENDATION MATRIX			
LEGEND:		Restrict	Relaxed
Regulations		Existing	Mediterranean
MASS (Volume)		Sliding Scale with 4.0 Base	Standard 3.0 Base
CCR For Lots Under 10,000 S.F.		Sliding Scale with 3.5 Base	Standard 3.0 Base
CCR For Lots 10,000 S.F. & Over		None	Standard 3.0 Base
1 <sup>st</sup> Floor / 2 <sup>nd</sup> Floor	CCR - 2 <sup>nd</sup> Floor < 20,000 S.F. Lots	None	Standard 3.0 Base
12.5' / 24' Max	Atrium Space or "Free Zone" 1 Story Only	None	Standard 3.0 Base



PREFERRED



DISCOURAGED



PROHIBITED

Client: Town of Palm Beach, FL