

#### **Section 23.3-4. Inclusionary as to Permitted Use.**

The intent of this chapter is that it be "inclusionary." That is, principal uses, accessory uses, and conditional uses specifically stated for each zoning district shall be the only uses permitted. Any use proposed within any given zoning district which is not a stated use or use type within said district is expressly prohibited. Questions of whether a use is of a type listed shall be interpreted by either the Planning and Zoning Board or the Historic Resources Preservation Board, but no use variance shall be approved.

#### **Section 23.3-23. AI - Artisanal Industrial.**

a) *Intent.* The Artisanal Industrial District is intended to provide for the establishment and enlargement of office and industrial uses related to the arts without restriction on traffic generating characteristics. The artisanal industrial district is also intended to permit establishment of certain other uses which are compatible with artisanal industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The industrial district implements the industrial land use category of the Lake Worth Comprehensive Plan.

b) *Use restrictions.* Uses permitted both by right and as either administrative or conditional uses shall also comply with the applicable regulations in Article 4, Development Standards. Refer to Permitted Use Table at Section 23.3-6 for complete list of uses.

1. Principal uses permitted by right.
  - A. Commercial – Low Intensity.
  - B. Office – Low Intensity.
  - C. Retail – Low Intensity.
  - D. Personal Services - Low Intensity.
  - E. Industrial – Low Intensity.
  - F. Intensity Cultural & Artisanal Arts – Low Intensity
  - H. Institutional Uses. – Low Intensity
  - I. Essential Services
  - J. Mixed-use developments, consisting of retail, office or residential.
2. Accessory uses permitted by right.
  - A. Any use accessory to and customarily incidental to a principal use permitted by right.
  - B. Office.
3. Principal uses permitted by either administrative or conditional use:
  - A. Commercial – Medium to High Intensity.
  - B. Office – Medium Intensity
  - C. Personal Services – Medium Intensity
  - D. Industrial – Medium Intensity
  - E. Cultural & Artisanal Arts – Medium to High Intensity
  - F. Institutional – Medium Intensity
  - G. Residential uses as follows:
    - Multifamily Dwelling

Townhouses  
Bed and Breakfast Inns

4. Accessory uses permitted as either administrative or conditional use. Any use accessory to and customarily incidental to a principal use permitted as a conditional use.
5. Uses prohibited. All uses not specifically identified as permitted shall be deemed to be prohibited in the district. Refer to Permitted Use Table.

c) *Development regulations for uses permitted by right.*

Lot Area	6,500 sq. ft.	
Lot Width	50 ft.	
Height	Primary	30 ft. (not to exceed 2 stories) *Additional 5 ft of height under Sustainable Bonus Incentive Program (not to exceed 3 stories).
	Accessory	24 ft. (not to exceed 2 stories)
Setback	Front	10 ft. not to exceed 22 ft.
	Rear	15 ft. or 10% of lot depth when next to residential zoning district. 10 ft. in general. 5 ft. for accessory structure
	Side	10 ft. on street and 0 ft. on interior lot.
		Roof overhangs shall not exceed more than 2 feet.
Bonus Height and Stories	For all stories above the second story, both the front façade and rear façade must be set back an additional distance beyond the minimum. A. Front Façade for third story and above must have front setback of eight (8) to twelve (12) feet in addition to minimum. B. Rear façade for third floor and above must have rear setback of eight (8) to twelve (12) feet in addition to minimum.	
Living Area	Single-Family	800 sq. ft. first dwelling
		400 sq. ft. second dwelling
	Multiple-	400 sq. ft. Eff.

	family	600 sq. ft. 1BR
		750 sq. ft. 2BR
		900 sq. ft. 3BR
		1,350 sq. ft. 4BR
Accessory Structure Limitations	The total area for accessory structures is limited to 40% of the principal structure area or 1,000 sq. ft., whichever is less.	
Impermeable Surface Total	A. Small lot - 65% B. Medium lot - 65% C. Large Lot - 65%	
Maximum Lot Coverage for all Buildings	A. Lots up to 4,999 sq. ft. (small lot) - 55% B. Lots 5,000 sq. ft. to 7,499 sq. ft. (medium lot) - 55% C. Lots over 7,500 sq. ft. (large lot) - 55%	
Maximum Wall Heights at Side Setback	30'-0" wall height at setback. 35'-0" wall height with sustainable incentive	
Floor Area Ratio (F.A.R.) Limitation	Maximum F.A.R. is 1.5. The F.A.R. shall be 1.00 for lots up to 4,999 sq. ft.; 1.00 for lots between 5,000 sq. ft. and 7,499 sq. ft.; and 1.00 for lots 7,500 sq. ft. and greater. An additional 0.50 of F.A.R. shall be granted under the Sustainable Bonus Incentive Program.	

1. Minimum lot dimension.
  - A. Minimum lot area: six thousand five hundred (6,500) square feet.
  - B. Minimum lot width: fifty (50) feet.
2. Maximum height of buildings.
  - A. Principal building: thirty (30) feet in height not to exceed two (2) stories.
  - B. Additional five (5) feet in height shall be granted under the Sustainable Bonus Incentive Program (not to exceed three (3) stories).
  - C. Garages and other accessory buildings: twenty (24) feet in height not to exceed two (2) stories.
3. Minimum setbacks for buildings.
  - A. Minimum front setback: ten (10) feet not to exceed twenty two (22) feet.
  - B. Minimum side setback:
    - (1). Interior side: none.
    - (2). Street side: ten (10) feet not to exceed twenty two (22) feet.
  - C. Minimum rear setback:
    - (1). Ten (10) feet in general.

- (2). For lots next to residential zoning districts: fifteen (15) feet or ten percent (10%) of lot depth, whichever is greater.
- (3). For accessory structures: five (5) feet.
- D. Where the property is adjacent to a residential zoning district, all setbacks shall be twenty (20) feet.
- 4. Maximum impermeable surface. The maximum impermeable surface shall be:
  - A. Sixty five percent (65%) of the lots up to 4,999 sq. ft.;
  - B. Sixty five percent (65% ) for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
  - C. Sixty five percent (65%) for lots 7,500 sq. ft. and greater.
- 5. Maximum impermeable surface for all structures: The maximum impermeable surface shall be:
  - A. Fifty five percent (55%) for lots up to 4,999 sq. ft.;
  - B. Fifty five percent (55%) for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
  - C. Fifty five percent (55%) for lots 7,500 sq. ft. and greater.
- 6. Floor Area Ratio (F.A.R.) limitations. Maximum F.A.R. is 1.50. The F.A.R. shall be:
  - A. 1.00 for lots up to 4,999 sq. ft.;
  - B. 1.00 for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
  - C. 1.00 for lots 7,500 sq. ft. and greater.
  - D. An additional 0.50 of F.A.R. shall be granted under the Sustainable Bonus Incentive Program.
- 7. Accessory structures. All accessory structures shall not exceed forty percent (40%) of the gross floor area of the principal structure, excluding approved prefabricated metal storage buildings totaling no more than 144 square feet.
- 8. Location of accessory buildings, pools, etc.: Accessory buildings, pools and similar structures shall be allowed within the rear or side yards of a double front or corner lot between the main structure and a public street, provided that minimum setbacks are maintained.
- 9. Required street trees: Street trees shall be installed at a minimum of every twenty five (25) feet of frontage. Approved native species shall be used.

d) *Locational and development regulations for uses permitted as either administrative or conditional uses.* Uses permitted as conditional uses shall be regulated pursuant to the requirements of sections 23.2-28 and 23.2-29 Article 4, Development Standards