

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.

Division 7. Public Districts.

Section 23.3-26. P - Public

a) *Intent.* The "public district" designates locations for public schools and municipal facilities including City Hall, City Hall Annex, Lake Worth Public Library, Pine Crest Cemetery and the reclaimed landfill site at the southern city limits. It also provides for publicly owned utility facilities. Because of the diverse variety of uses permitted in the "public district" and the mapping of the district throughout the city, all uses are permitted as conditional uses. The P public district implements the P public land use category of the Lake Worth Comprehensive Plan.

b) *Use restrictions.* Uses permitted by right and as conditional uses shall be subject to the applicable provisions of Article 4, Development Standards. Refer to Permitted Use Table at Section 23.3-6 for a complete list of uses.

1. Principal uses permitted by right in P public district. No uses are permitted by right in the P public district. All uses shall be subject to conditional use review.
2. Principal uses permitted as either administrative or conditional uses in P public district.
 - A. Office – Low to High Intensity
 - B. Institutional – Low to High Intensity
 - C. Public – Low to High Intensity
 - D. Heavy utility facilities.
 - E. Light utility facilities.
 - F. Marinas.
 - G. Power plants.
 - H. Public safety facilities, including fire stations and police stations.
 - I. Water towers.
 - J. Essential services.
 - K. Communication towers.
 - L. Radio and television broadcasting studios.
3. Accessory uses permitted as either administrative or conditional uses in P public district. Any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use.

c) *Development regulations for P public district sites which lie adjacent to land zoned for residential use.* P public district sites which lie adjacent to any parcel zoned with a district with the term "residential" in its name shall be subject to minimum development regulations as set forth below, or by higher development regulations if determined necessary pursuant to conditional use review and approval. All new public buildings shall use green/sustainable building design and obtain LEED certification.

1. Minimum lot dimension for P public district.
 - A. Minimum lot area: six thousand five hundred (6,500) square feet.
 - B. Minimum lot width: fifty (50) feet.
2. Maximum height of buildings in P public district.
 - A. Principal building: sixty five (65) feet.
 - B. Garages and other accessory buildings: twenty five (25) feet.
3. Minimum setbacks for building in P public district.
 - A. Minimum front setback: twenty (20) feet.
 - B. Minimum side setback:
 - (1) From street side lot lines: twenty (20) feet.
 - (2) From interior side lot lines adjacent to land zoned in any district other than a district with the term "residential" in its name: none.
 - (3) From interior side lot lines adjacent to land zoned in any district with the term "residential" in its name: ten (10) feet.
 - C. Minimum rear setback: ten (10) feet.
 - D. Buildings in excess of thirty five (35) feet in height shall provide an additional front and rear setback of between eight (8) and twelve (12) feet to the minimum required front and rear setbacks.
4. Floor area ratio. The maximum FAR is 2.0.
5. Maximum impermeable surface for use in P public district. The maximum permitted impermeable surface for nonresidential uses in the P public district shall be sixty five percent (65%).

d) *Development regulations for P public district sites which do not lie adjacent to land zoned for residential use.* P public district sites which do not lie adjacent to any parcel zoned with a district with the term "residential" in its name shall be subject to minimum development regulations as set forth in the most restrictive adjacent district.

e) *Supplemental regulations for the P public district.* Uses permitted by right and uses permitted as either administrative or conditional uses shall be subject to applicable provisions of Article 4, Development Standards.