

◆ SECTION I - DISTRICT REGULATIONS & INCENTIVES

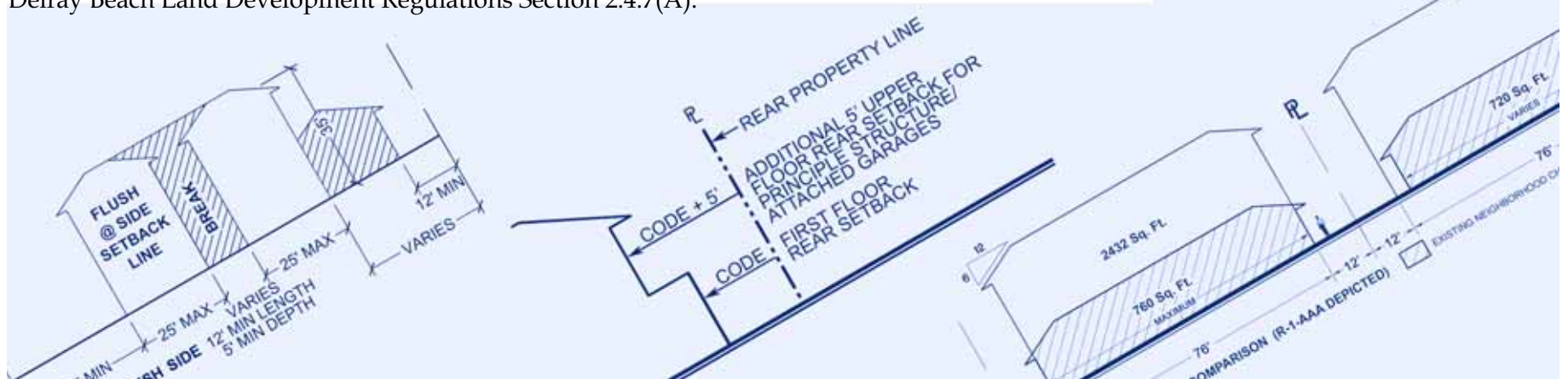
REGULATIONS & INCENTIVES

The Regulations and Incentives of this Design Manual are intended to supplement the existing Delray Beach Land Development Regulations through the creation of Overlay Districts as described in the Introduction.

Currently, citywide regulations do not provide adequate controls to address the mansionization issues facing the Beach Properties. Without some direction other than the envelope established by setbacks and height, new developments could easily become over three times the size of the biggest houses under construction now. That reality does not even take into account teardowns that combine two or more lots together to construct one even larger structure.

The regulations that are in this Design Manual are straightforward, and offer a common sense approach to address Mass (Volume), Bulk (Shape), and Scale of future construction and renovations in the Neighborhoods. The Introduction of lot coverage and upper-story setbacks offer sound regulations but keep flexibility and creativity paramount. The regulations are structured so that transitions will be provided for multi-story structures by moving upper stories away from the property lines and requiring additional landscaping in key locations. Incentives are offered for multi-story structures that incorporate additional setbacks and and/or have garages located in the rear of the property.

The regulations set forth in this section are mandatory for homes in the North Beach and Seagate Neighborhoods. Non-compliance will require a variance as outlined in the City of Delray Beach Land Development Regulations Section 2.4.7(A).



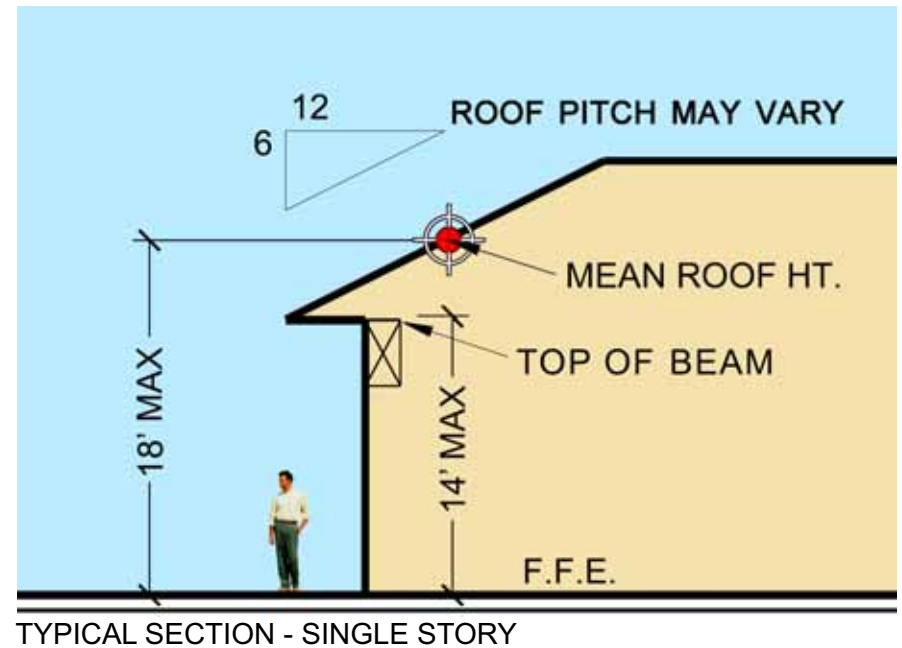
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A. FIRST FLOOR HEIGHT LIMITS

(NORTH BEACH / SEAGATE DISTRICT & OCEAN DISTRICTS)

For determining lot coverage or incentives, single-story structures or first floor limits shall be established by:

- height from finished floor elevation to top of beam (tie or bond) shall not exceed 14'-0"
- mean Roof Height shall not exceed 18'-0"
- any portion exceeding these dimensions shall be considered a multi-story structure



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B. LOT COVERAGE

	EXISTING CODE	OVERLAY DISTRICTS			
		OCEAN		NORTH BEACH/SEAGATE	
		SINGLE-STORY	MULTI-STORY	SINGLE-STORY	MULTI-STORY
MAXIMUM LOT COVERAGE (BLDG FOOT PRINT)	-NA-	40%	40%	40%	30% STANDARD 35% INCENTIVE
EXISTING STRUCTURE INCENTIVE	-NA-	45%	40%	45%	40%
MINIMUM OPEN SPACE	25%	35%	35%	35%	45%

LOT COVERAGE: The area or “footprint” under roof that the principal structure and any accessory structures occupy on the ground plane within the building envelope. Usually expressed as a percentage, lot coverage can be determined by:

$$\frac{\text{building footprint (Sq. Ft. under Roof)}}{\text{lot size (Sq. Ft.)}} = \text{lot coverage \%}$$

EXISTING STRUCTURE INCENTIVES: To discourage teardowns of existing structures that exhibit a preferred architectural style, the following incentives are provided:

- Existing single story structures with a preferred architectural style may increase lot coverage up to 45% provided it remains a single story.
- Existing multi-story structures with a preferred architectural style may increase lot coverage up to 40% provided the upper floors do not exceed 50% of the allocated lot coverage.

OPEN SPACE: All areas of natural plant communities or areas replanted with vegetation after construction, such as: revegetated natural areas; tree, shrub, hedge or ground cover planting areas; and lawns. Water bodies cannot be used to calculate open space areas.

INCENTIVES: See the incentive descriptions on the following page to increase lot coverage from 30% to 35% in the North Beach/Seagate Districts.

SINGLE STORY EXAMPLE



TYPICAL 100'x150' LOT
 $\frac{6,000 \text{ Sq. Ft.}}{15,000 \text{ Sq. Ft.}} = 40\% \text{ lot coverage}$

- SETBACK AREA
- BUILDING ENVELOPE

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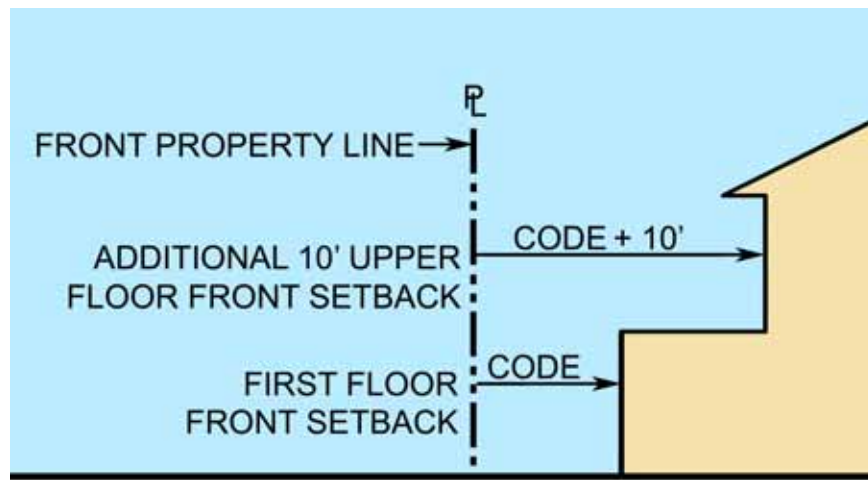
C. INCENTIVE (INCREASED LOT COVERAGE) (NORTH BEACH / SEAGATE DISTRICT ONLY)

As an incentive to promote additional front transitions for multi-story structures, lot coverage can be expanded from 30% to 35%, provided the following criteria is met or exceeded.

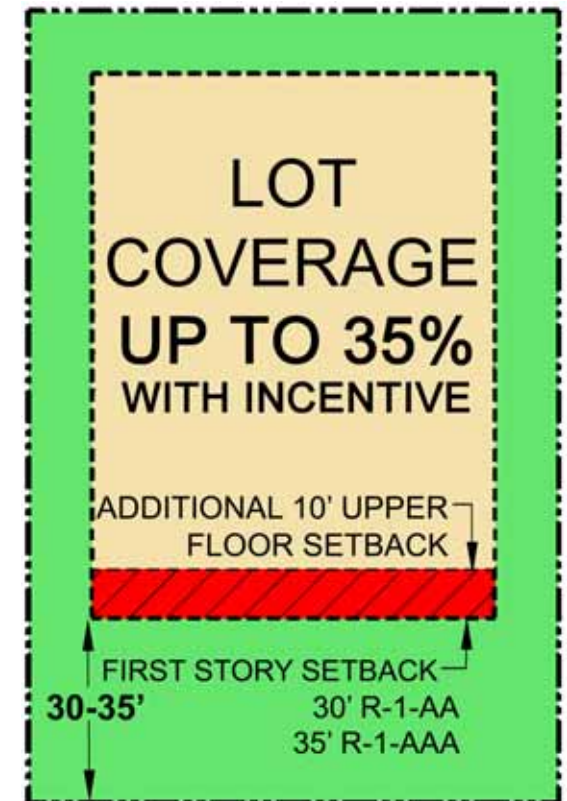
ADDITIONAL FRONT SETBACK FOR UPPER FLOORS

An additional 10' setback from the required front setback line shall be applied to all portions of a structure that exceed 1 story (see first floor height limits).




- R-1-AA Zoning: 30' front setback + 10' additional = 40' front setback for any multi-story portion of a structure
- R-1-AAA Zoning: 35' front setback + 10' additional = 45' front setback for any multi-story portion of a structure
- Incentive Program may not be used if any discouraged elements exceed the Design Guideline threshold or prohibited elements are present



SECTION: FRONT SETBACK



PLAN

-  STANDARD SETBACK
-  BUILDABLE AREA UP TO 35% LOT COVERAGE
-  ADDITIONAL SETBACK REQUIRED FOR INCENTIVE

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D. SIDE SETBACK COMPARISONS (FRONT VIEW)
(NORTH BEACH / SEAGATE DISTRICT AND OCEAN DISTRICT)

Currently, the City of Delray Beach has a uniform side setback of 10' for R-1-AA and 12' for R-1-AAA zoning districts. While two-story houses are becoming the market trend, the history of houses in the North Beach/Seagate District has been typically one-story.

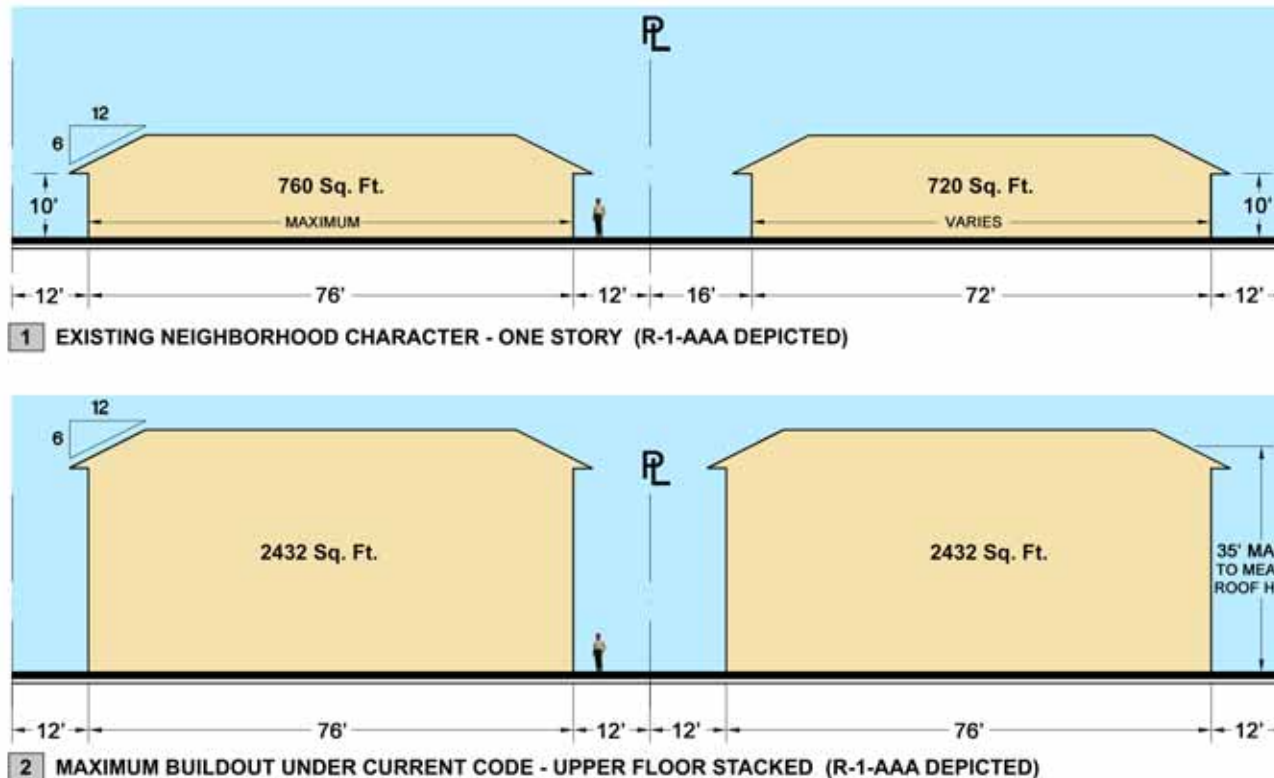
To respect the current neighborhood scale and space between buildings, an **increased upper floor side setback of 5 (five) feet on each side** is required.

The increased upper floor setback will help transition proposed larger two-story homes with abutting homes at the side property

lines.

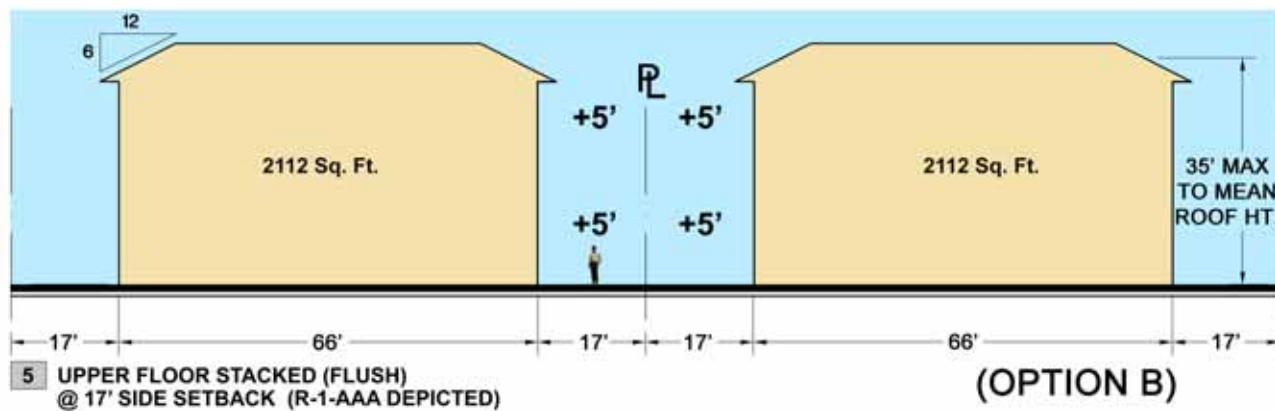
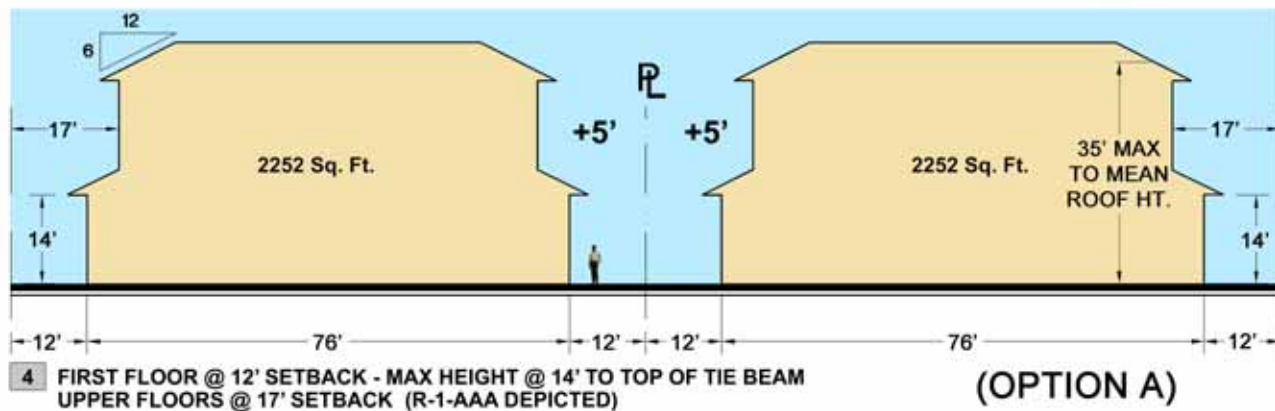
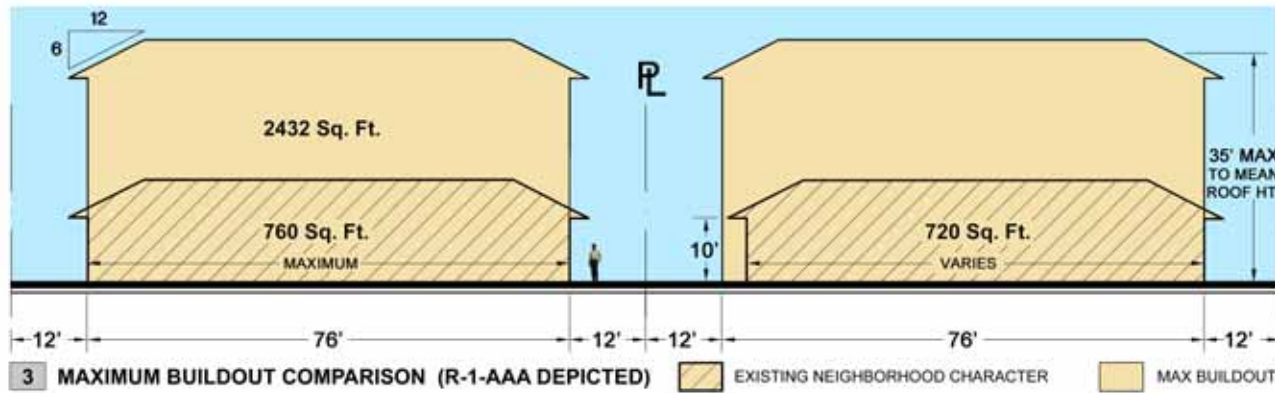
Using a setback versus a stepback regulation allows flexibility of architectural styles. Some styles benefit from having a stacked or flush side elevation. In such cases, the building must be positioned an additional 5 (five) feet on each side farther from the side property line. The increased distance provides more space between buildings and reduces the looming effect multiple story buildings can have on single story structures. See Options A, B, and C on the following pages.

Side corner lots are not required to have an increased upper floor setback on that street side due to the required extended corner setback.



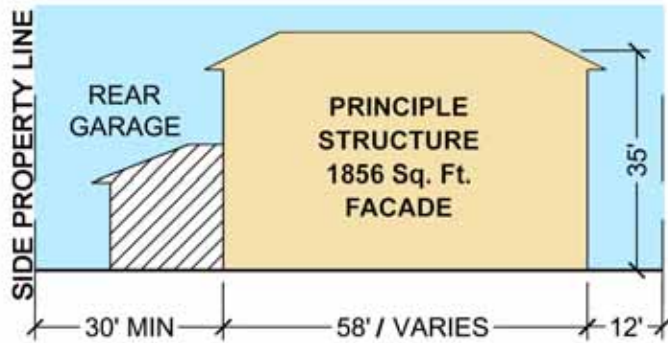
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SIDE SETBACK COMPARISONS (FRONT VIEW)



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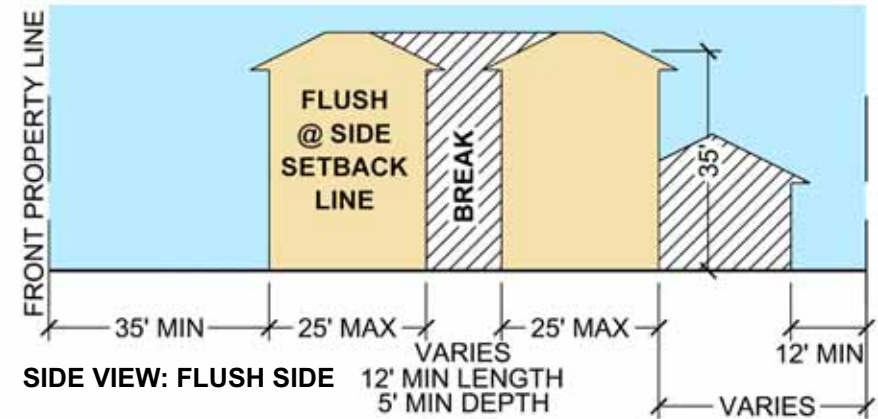
E. SIDE SETBACKS FOR STRUCTURES WITH ATTACHED AND DETACHED REAR GARAGES (OPTION C)



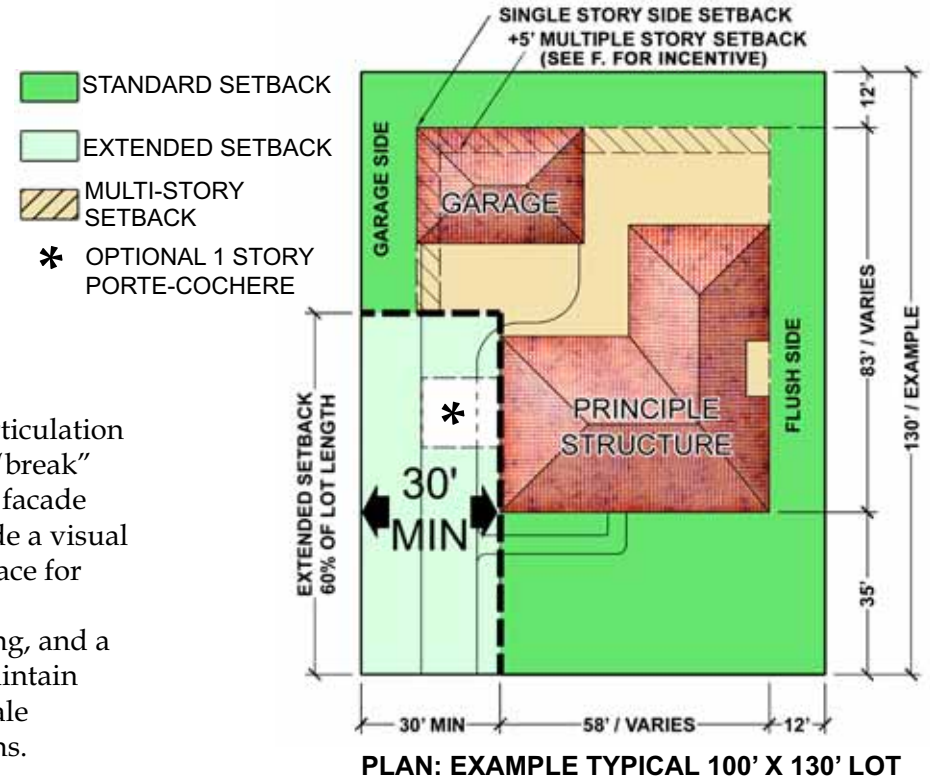
FRONT: VIEW

Side setbacks in Option “C” allow for rear attached or detached garages. The following conditions apply:

- 1) Flush Side: Standard setback for multi-story portions not to exceed 25’ in length without a break (break size is 5’ min deep and 12’ min. long)
- 2) Garage Side: Extended side setback required of 30’ min. side setback for front 60% of lot length
- 3) Principal building and garage square feet shall not exceed the appropriate lot coverage
- 4) A one story, open porte-cochere is allowed in the extended setback*
- 5) No front garages



SIDE VIEW: FLUSH SIDE



PLAN: EXAMPLE TYPICAL 100' X 130' LOT



Vertical articulation such as a “break” or jog in a facade can provide a visual relief, a place for additional landscaping, and a way to maintain human scale proportions.

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F. INCENTIVE (REAR DETACHED GARAGES) (NORTH BEACH / SEAGATE DISTRICT ONLY)

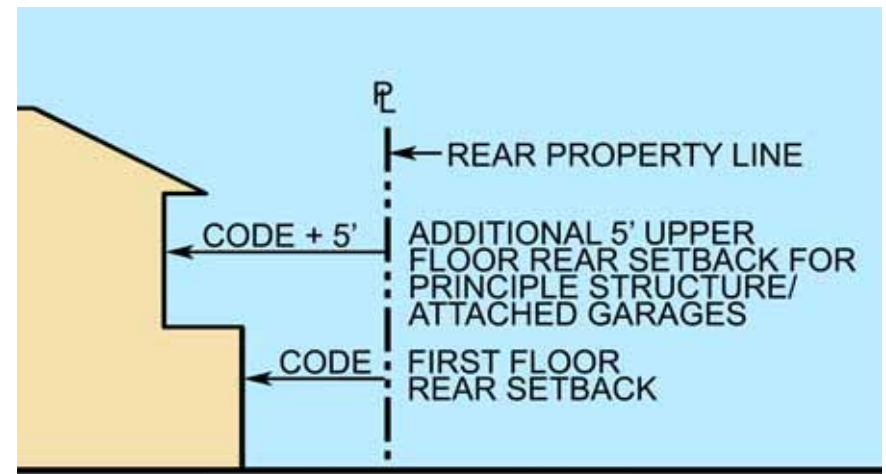
Multi-story detached garages may have one (1) upper story portion along the rear setback line provided it does not exceed 14'-0". Any upper story portions of a garage that exceeds 14'-0" along the rear setback line must have the additional 5' upper floor rear setback.

G. REAR SETBACK (NORTH BEACH / SEAGATE DISTRICT ONLY)

Currently, the City of Delray Beach has a uniform rear setback of 10' for R-1-AA and 12' for R-1-AAA zoning districts. While two-story houses may be becoming the market trend, the history of houses in the North Beach/Seagate District has been typically one-story.

To respect the current neighborhood scale and address rear lot building configurations, an **increased upper floor rear setback of 5 (five) feet** is required.

The increased upper floor setback will help transition proposed larger multi-story homes with abutting homes at the rear property line. To help promote rear detached garages, an incentive is available. (See F. above.)



SECTION: REAR SETBACK

H. ADDITIONS AND RENOVATIONS

Additions and renovations should be designed to match the design of the remainder of the existing structure so that when finished, the addition or rehabilitated portion appears to be an “original” part of the structure. Wherever possible, existing “discouraged” or “prohibited” design elements should be removed or replaced and “preferred” elements incorporated. Very large additions or significant renovations will be treated as completely new structures. See the Introduction, Section “E” for exemptions.

REQUIRED

- For existing homes having one of the styles of architecture described in the Architectural Categories and the Neighborhood Character Supplement, the design of the addition or rehabilitated portion shall conform with the overall intent and character found in those articles for the particular Architectural Style, unless the style of the entire structure is to be changed.
- The design of the addition or renovation shall match the design of the rest of the existing structure as closely as possible, unless the overall design of the entire structure is to be changed.
- The design of the addition shall represent a logical extension of the existing structure in terms of location, form, mass, design and use of design elements.
- The design of the rehabilitated portion shall not create a significant inconsistency of design between the rehabilitated structure and other structures on the property that are not to be renovated or improved.

- **Additions and/or renovations which exceed 50% but less than 75% of the square footage of the existing structure shall be considered to be a “major renovation” and will require the following:**
 - a statement of intent of selected Architectural Style
 - landscape plans (including “existing” and “proposed”)
 - compliance with all applicable sections of the City of Delray Beach Land Development Regulations
 - consistency with the Regulations and Design Guidelines set forth in the Overlay District it resides in and the Neighborhood Character Supplement
- **Additions and/or renovations which exceed 75% of the square footage of the existing structure shall be considered to be “new” structures and shall be subject to the following standards:**
 - compliance with all applicable sections of the City of Delray Beach Land Development Regulations
 - the Regulations and Design Guidelines set forth in the Overlay District it resides in and the Neighborhood Character Supplement

Special exceptions may be granted for additions and renovations up to 75% of the square footage of the existing structure that incorporates, “discouraged” and “prohibited” design elements that are an integral part of the existing structure. See Special Exceptions for Additions and Renovations for details.

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I. SPECIAL EXCEPTIONS FOR ADDITIONS AND RENOVATIONS

Designs for additions and renovations **may incorporate prohibited design elements if they are an integral part of the existing structure and represent under 75%** of the square footage of the existing structure subject to the following:

PERMITTED SPECIAL EXCEPTIONS

To retain any "discouraged" or "prohibited" elements, it must be demonstrated that any design element listed as such is an integral part of an existing structure. Integral items shall include, but not be limited to: architectural style, building form, roof material, windows and doors; but shall not include cosmetic elements such as paint colors and finishes.

SPECIFIC STANDARDS FOR REVIEW

- The "discouraged" or "prohibited" design element shall be an integral part of the design or structure of the existing building that cannot be changed without substantial expense or structural consequence.
- The incorporation of an existing "discouraged" or "prohibited" design element into the design of the addition or rehabilitated portion of the structure shall be minimized to the extent necessary to provide a continuity of design between the rest of the existing structure and the addition or renovation.
- The "discouraged" or "prohibited" design element shall not have a more prominent appearance on the addition or rehabilitated portion of the structure than it has on the rest of the existing structure.
- The addition or renovation shall not incorporate any "discouraged" or "prohibited" elements not currently present on the existing structure.
- The addition or rehabilitation shall not exceed 75% of the square footage of the existing structure.

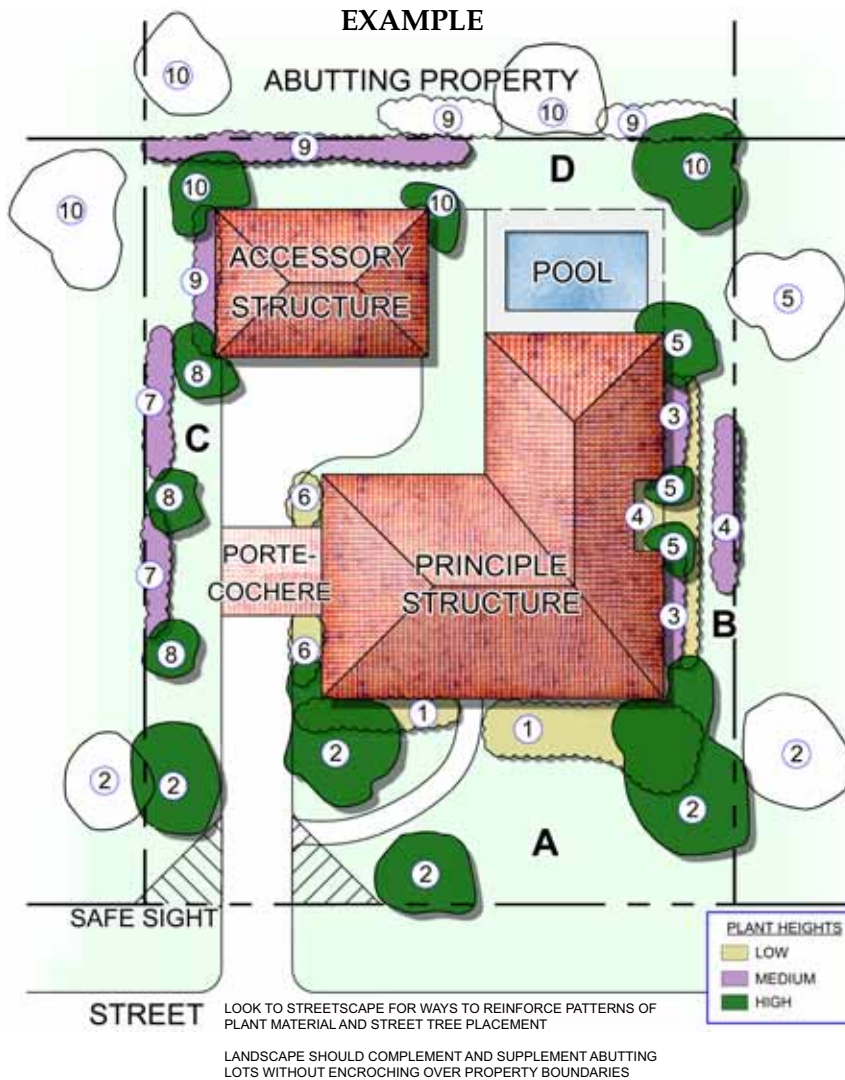
ADDITIONAL REQUIREMENTS

To minimize the impact of any "discouraged" and "prohibited" features, additional Regulations, Guidelines and/or key elements from The Neighborhood Character Supplement may be requested such as:

- additional landscaping to screen the impact
- additions to the side setbacks to provide transition if the impact is between buildings
- additions to the front setbacks if impact effects view from street

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J. LANDSCAPE GUIDE FOR MULTI-STORY STRUCTURES



NOTE: The City of Delray Beach Land Development Regulations should be consulted prior to making any landscape improvements; including, but not limited to Section 2.4.6(F) Site Clearing, Section 2.4.6(G) Tree Removal, and Section 4.6.16 Landscape Regulations.

The following landscape plan example offers suggestions for the positioning and height considerations for key plant material intended to reduce the impact of multi-story structures on abutting neighbors and along the streetscape.

The intent of these landscape guidelines is to foster the selection of a variety of plant material and sizes that will help to soften and create a transition for the taller or unarticulated portions of a structure.

A. Front Yard Setback

Front yard setbacks are the easiest locations to impact property value and drive-up appeal. Use of plant materials that are similar to, or compatible with, adjacent lots can also simplify and enhance the overall street scene.

Two levels of landscaping need to be addressed:

1. Low to medium foundation planting that helps to anchor the house
2. Upper level planting of large and/or specialty palms and canopy trees

B. Side Yard Setback

Side yard landscaping serves to anchor and scale down all multi-story structures.

Three levels of landscaping need to be addressed:

3. Foundation planting that helps to anchor the house
4. Mid-level screening shrubs, accent palms and flowering/accents trees (adjacent to the house and/or along property lines in the form of hedges)
5. Upper level planting of accent palms and large palms

C. Extended Side Yard Setback

Extended Side yard landscaping serves to anchor and scale down all multi-story structures as well as provide broader planting areas for larger canopy trees.

Three levels of landscaping need to be addressed:

6. Foundation Planting that helps to anchor the house and Porte-cochere
7. Mid-level screening of shrubs, accent palms and flowering/accents trees (adjacent to the house, Porte-cochere and/or along property lines in the form of hedges)
8. Upper level planting of large palms, specialty palms, and canopy trees

D. Back Yard Setback

Back yard landscaping serves to anchor and scale down all multi-story structures.

Two levels of landscaping need to be addressed:

9. Mid-level screening shrubs, accent palms and flowering/accents trees (adjacent to any accessory structure and/or along property lines in the form of hedges to provide privacy)
10. Upper level planting of large palms and canopy trees

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LANDSCAPE FOR MULTI-STORY STRUCTURES - FRONT AND REAR YARD POINT CALCULATIONS

As a supplement to the landscape requirements set forth by the City of Delray Beach, additional **Trees** and **Palms** should be planted in a manner that will reduce the impact of upper story portions of a structure as viewed from the street or rear property line.

Any portion of a **front facade located within 45' of the front or 25' of the rear setback shall be included in the landscape point calculations.**

Points are determined by:
$$\frac{\text{Front or Rear Facade Length} \times \text{Height}}{15}$$

Example:
$$\frac{60' \text{ Front} \times 35' \text{ Height (Code)}}{15} = \frac{2100}{15} = 140 \text{ Points} \quad \text{AND} \quad \frac{45' \text{ Rear} \times 35' \text{ Height (Code)}}{15} = \frac{1575}{15} = 105 \text{ Points}$$

See Landscape Point Chart, Plant List and Landscape Diagram for options and description of plant types.

The following are two examples of options based on 140 points:

Example 1:

(3) 12' Large Palms	90 points
(1) 10' Canopy Trees	35 points
(1) 12' Accent Palms	<u>15 points</u>
	140 points

Example 2:

(2) 12' Specialty Palms	90 points
(1) 19' Canopy Tree	35 points
(3) 8' Flowering Trees	<u>15 points</u>
	140 points

The intent is to choose a **variety of plant material and sizes that will help to soften and create a transition** for the taller or unarticulated portions of a structure. Corners deserve special attention because they offer significant opportunities to scale down a structure.

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LANDSCAPE FOR MULTI-STORY STRUCTURES - SIDE YARD POINT CALCULATIONS

As a supplement to the landscape requirements set forth by the City of Delray Beach, additional **Trees** and **Palms** should be planted in a manner that will reduce the impact of upper story portions of a structure and provide a transition to houses on adjacent lots.

Any portion of a **side facade located within 25' of the side setback shall be included in the side yard landscape point calculation.**

Points are determined by:
$$\frac{\text{Side Facade Length} \times \text{Height}}{10}$$

Example:
$$\frac{80' \text{ Side} \times 35' \text{ Height}}{10} = \frac{2800}{10} = 280 \text{ Points}$$

See Landscape Point Chart, Plant List and Landscape Guide Diagram in this section for options.

The following are two examples of options based on 280 points:

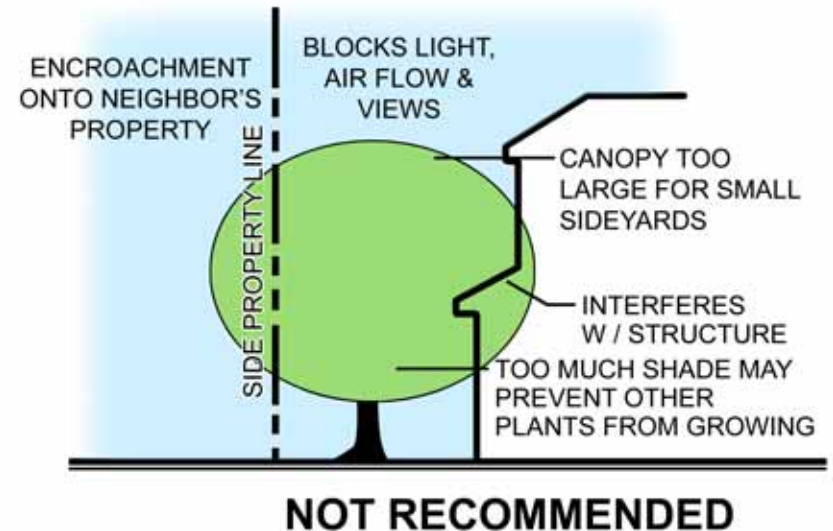
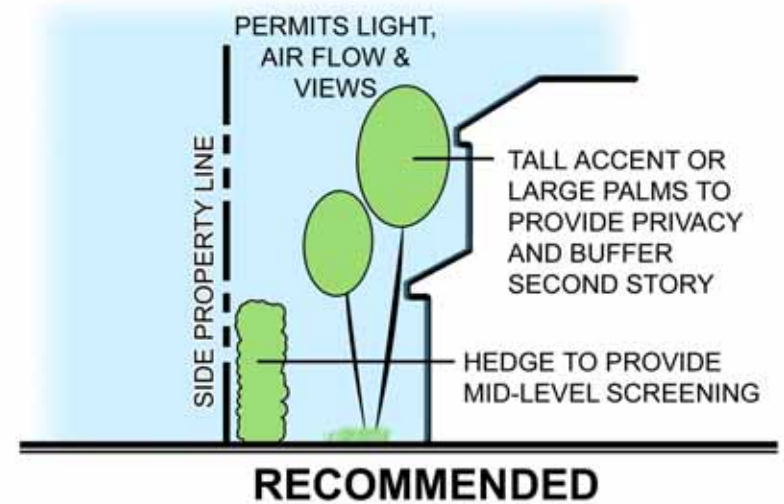
Example 1:

(6) 12' Large Palms	180 points
(3) 8' Flowering Trees	15 points
(4) 12' Accent Palms	60 points
(1) Multi-Trunk Palm	<u>25 points</u>
	280 points

Example 2:

(2) 12' Specialty Palm	90 points
(5) 8' Accent Palm	80 points
(3) 12' Flowering Tree	60 points
(2) Multi-Trunk Palm	<u>50 points</u>
	280 points

The intent is to choose a **variety of plant material and sizes that will help to soften and create a transition** for the taller or unarticulated portions of a structure. Corners deserve special attention because they offer significant opportunities to scale down a structure.



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LANDSCAPE POINT CHART

Palms	8' C.T.	12' C.T.
Accent Palms	10 pts.	15 pts.
Multi-Trunk Palms	25 pts.	N/A
Large Palms	15 pts.	30 pts.
Specialty Palms	20 pts.	45 pts.

Trees	8' OA	12-14' OA	15-19' OA	20'+ OA
Flowering / Accent Trees	5 pts.	20 pts.	30 pts.	N/A
Canopy Trees	N/A	25 pts.	35 pts.	45 pts.

The following list provides plant material that is suitable for the Beach Property Neighborhoods. Many are native to Florida and most are drought and/or salt tolerant. The Palms and Trees listed are offered as a guide. Additional plant material can be used to satisfy the Landscape Point Calculations as long as they are appropriate with one of the plant categories and meet the cumulative points required.

PLANT LIST

PALMS

ACCENT PALMS

Palms with thin trunks and typically smaller fronds. Head size usually 10' wide or less. Especially good for tight, compact areas. Heights vary but seldom exceed 20'. Usually planted in small groups or rows.

- Thatch Palm* (Thrinax parviflora)
- Bottle Palm (Hyophorbe lagenicaulis)
- Christmas Palm (Veitchia merrillii)
- Buccaneer Palm* (Pseudophoenix sargentii)
- Silver Palm* (Coccothrinax argentata)

MULTI-TRUNK PALMS

Palms with a minimum of 5 thin trunks/canes with staggering heads forming a dense cluster. Ideal for mid-level height plantings to soften corners of 1 story buildings, cover blank wall areas, or stand alone in the landscape.

- Areca Palm (Chrysalidocarpus lutescens)
- Paurotis Palm* (Acoelorrhaphe wrightii)
- Fishtail Palm (Caryota mitis)

LARGE PALMS

Palms with thick trunks and large fronds. Head size typically 10' wide or greater. Excellent for buffering and providing privacy for multi-story portions of a structure. Heights vary but often exceed 20'. Can be planted as a specimen, in groups, or in rows.

- Cabbage Palm* (Sabal palmetto)
- Washingtonia Palm (Washingtonia robusta)
- Coconut Palm (Cocos nucifera)
- Queen Palm (Syagrus romanzoffiana)
- Montgomery Palm (Veitchia montgomeryana)

SPECIALTY PALMS

Very large palms with thick trunks and extensive fronds. Head size often reaches over 20' wide. Great for bold landscape statements and focals. Heights vary but often exceed 25'. In a residential setting, typically planted alone as a specimen. Formal rows are sometimes planted on larger lots such as Royal Palms along driveways.

- Bismarck Palm (Bismarckia nobilis)
- Date Palms (Phoenix spp.)
- Latan Palm (Latania spp.)
- Florida Royal Palm* (Roystonea elata)

* Denotes Native Plant Material

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PLANT LIST (CONTINUED)

TREES

FLOWERING/ACCENT TREES

Small, dense foliage or flowering trees with multi or single trunks. Canopy usually 5'–12' wide with a height usually not exceeding 20'. Ideal for mid-level height plantings to soften corners of 1-story buildings, cover blank wall areas, or stand alone in the landscape.

- Crape Myrtle (Lagerstroemia indica, hybrids)
- Yaupon Holly* (Ilex vomitoria)
- Geiger Tree* (Cordia sebestena)
- Weeping Bottlebrush (Callistemon viminalis)
- Sea Grape* (Coccoloba uvifera)
- Pigeon Plum* (Coccoloba diversifolia)
- Dahoon Holly* (Ilex cassine)
- Yellow Tabebuia (Tabebuia caribae)

CANOPY TREES

Large, full foliage trees that provide shade. Canopy and height typically exceed 20' at maturity. Usually broader than tall. Better suited for front, rear, or extended side yards with adequate space. Ideal towards front of house to act as a street tree.

- Live Oak* (Quercus virginiana)
- Mahogany* (Swietenia mahagani)
- Green Buttonwood* (Conocarpus erectus)
- Silver Buttonwood* (Conocarpus erectus sericeus)
- Gumbo Limbo (Bursera simaruba)
- Pines* (Pinus spp.)
- Red Maple* (Acer rubrum)
- Southern Magnolia* (Magnolia grandiflora)

* Denotes Native Plant Material

