

ORDINANCE NO. 46

AN ORDINANCE OF THE VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA ADOPTING LAND DEVELOPMENT REGULATIONS; ADOPTING A UNIFIED LAND DEVELOPMENT CODE TOGETHER WITH ADMINISTRATIVE PROCEDURES AND A CONCURRENCY MANAGEMENT SYSTEM FOR MAKING ALL LAND USE DECISIONS CONSISTENT WITH THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE STATE OF FLORIDA LOCAL COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; PROVIDING FOR REPEAL OF PREVIOUSLY EXISTING ORDINANCES OR LAND DEVELOPMENT REGULATIONS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION BY REFERENCE.

WHEREAS, the Village of Golf has deemed it necessary and appropriate to revise and herewith amend its existing Land Development Regulations in order to implement the current Comprehensive Development Plan which was determined to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs on August 28, 1989.

WHEREAS, the Village of Golf has complied with the requirements of the State of Florida Local Government Comprehensive Planning and Land Development Regulation Act, by preparing, reviewing and adopting Land Development Regulations and combining into a single Land Development Code for adoption, a copy which is attached to and made a part of the Ordinance by reference.; and

WHEREAS, the Village Council has previously established Land Development Regulations pursuant to Ordinance Nos. 1, 5, 11, 20, 23, 29, 30, 31 and 33; and

WHEREAS, the Village Council deems it in the best interests of the citizens and in accordance with Florida Statue 163.3202 to revise said Ordinances in full and to adopt in their stead a new Village Land Development Code together with Administrative Procedures and a Village Concurrency Management System for making all land use decisions consistent with the Village of Golf, Florida

current Comprehensive Development Plan adopted on July 12, 1989 by the Village Council and determined to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs on August 28, 1989.

NOW, THEREFORE BE IT ORDAINED by official action of the Village of Golf, Florida:

Section 1. That the Land Development Code of the Village of Golf, prepared in accordance and compliance with the State of Florida Local Government Comprehensive Planning and Land Development Regulation Act, and attached herewith, is hereby adopted in full.

Section 2. That all other ordinances, parts of ordinances, land development regulations, which were previously adopted and are in conflict herewith, are hereby repealed.

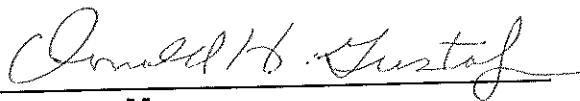
Section 3. That this Ordinance shall become effective immediately upon its second reading.

Section 4. That the Land Development Code attached to this Ordinance shall be codified by reference within the Code of Ordinances of the Village of Golf, Florida.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Land Development Code is for any reason held invalid or unconstitutional by any Court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not invalidate the remaining portions hereof attached

Adopted on the first reading this 27th day of December, 1989.

Adopted on the second reading this 31st day of January 1990.



Mayor



Vice - Mayor

Councilman

Councilman

Councilman

Attest

Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Village Attorney

ORDINANCE NO. 46

AN ORDINANCE OF THE VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA ADOPTING LAND DEVELOPMENT REGULATIONS; ADOPTING A UNIFIED LAND DEVELOPMENT CODE TOGETHER WITH ADMINISTRATIVE PROCEDURES AND A CONCURRENCY MANAGEMENT SYSTEM FOR MAKING ALL LAND USE DECISIONS CONSISTENT WITH THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE STATE OF FLORIDA LOCAL COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; PROVIDING FOR REPEAL OF PREVIOUSLY EXISTING ORDINANCES OR LAND DEVELOPMENT REGULATIONS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION BY REFERENCE.

WHEREAS, the Village of Golf has deemed it necessary and appropriate to revise and herewith amend its existing Land Development Regulations in order to implement the current Comprehensive Development Plan which was determined to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs on August 28, 1989.

WHEREAS, the Village of Golf has complied with the requirements of the State of Florida Local Government Comprehensive Planning and Land Development Regulation Act, by preparing, reviewing and adopting Land Development Regulations and combining into a single Land Development Code for adoption, a copy which is attached to and made a part of the Ordinance by reference.; and

WHEREAS, the Village Council has previously established Land Development Regulations pursuant to Ordinance Nos. 1, 5, 11, 20, 23, 29, 30, 31 and 33; and

WHEREAS, the Village Council deems it in the best interests of the citizens and in accordance with Florida Statute 163.3202 to revise said Ordinances in full and to adopt in their stead a new Village Land Development Code together with Administrative Procedures and a Village Concurrency Management System for making all land use decisions consistent with the Village of Golf, Florida

current Comprehensive Development Plan adopted on July 12, 1989 by the Village Council and determined to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs on August 28, 1989.

NOW, THEREFORE BE IT ORDAINED by official action of the Village of Golf, Florida:

Section 1. That the Land Development Code of the Village of Golf, prepared in accordance and compliance with the State of Florida Local Government Comprehensive Planning and Land Development Regulation Act, and attached herewith, is hereby adopted in full.

Section 2. That all other ordinances, parts of ordinances, land development regulations, which were previously adopted and are in conflict herewith, are hereby repealed.

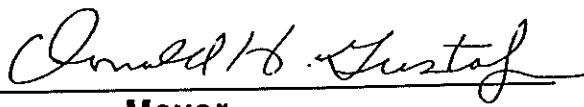
Section 3. That this Ordinance shall become effective immediately upon its second reading.

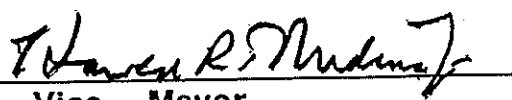
Section 4. That the Land Development Code attached to this Ordinance shall be codified by reference within the Code of Ordinances of the Village of Golf, Florida.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Land Development Code is for any reason held invalid or unconstitutional by any Court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not invalidate the remaining portions hereof attached

Adopted on the first reading this 27th day of December, 1989.

Adopted on the second reading this 31st day of January 1990.


Mayor


Vice - Mayor

John C. Wilson
Councilman

X [Signature]
Councilman

Councilman

Attest Carol Marciano
Village Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

[Signature]
Village Attorney

ORDINANCE NO. 46

AN ORDINANCE OF THE VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA ADOPTING LAND DEVELOPMENT REGULATIONS; ADOPTING A UNIFIED LAND DEVELOPMENT CODE TOGETHER WITH ADMINISTRATIVE PROCEDURES AND A CONCURRENCY MANAGEMENT SYSTEM FOR MAKING ALL LAND USE DECISIONS CONSISTENT WITH THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE STATE OF FLORIDA LOCAL COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; PROVIDING FOR REPEAL OF PREVIOUSLY EXISTING ORDINANCES OR LAND DEVELOPMENT REGULATIONS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION BY REFERENCE.

WHEREAS, the Village of Golf has deemed it necessary and appropriate to revise and herewith amend its existing Land Development Regulations in order to implement the current Comprehensive Development Plan which was determined to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs on August 28, 1989.

WHEREAS, the Village of Golf has complied with the requirements of the State of Florida Local Government Comprehensive Planning and Land Development Regulation Act, by preparing, reviewing and adopting Land Development Regulations and combining into a single Land Development Code for adoption, a copy which is attached to and made a part of the Ordinance by reference.; and

WHEREAS, the Village Council has previously established Land Development Regulations pursuant to Ordinance Nos. 1, 5, 11, 20, 23, 29, 30, 31 and 33; and

WHEREAS, the Village Council deems it in the best interests of the citizens and in accordance with Florida Statute 163.3202 to revise said Ordinances in full and to adopt in their stead a new Village Land Development Code together with Administrative Procedures and a Village Concurrency Management System for making all land use decisions consistent with the Village of Golf, Florida

current Comprehensive Development Plan adopted on July 12, 1989 by the Village Council and determined to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs on August 28, 1989.

NOW, THEREFORE BE IT ORDAINED by official action of the Village of Golf, Florida:

Section 1. That the Land Development Code of the Village of Golf, prepared in accordance and compliance with the State of Florida Local Government Comprehensive Planning and Land Development Regulation Act, and attached herewith, is hereby adopted in full.

Section 2. That all other ordinances, parts of ordinances, land development regulations, which were previously adopted and are in conflict herewith, are hereby repealed.

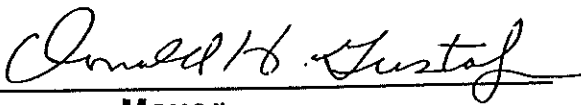
Section 3. That this Ordinance shall become effective immediately upon its second reading.

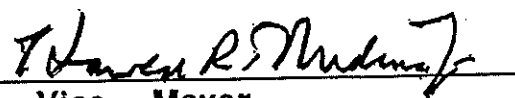
Section 4. That the Land Development Code attached to this Ordinance shall be codified by reference within the Code of Ordinances of the Village of Golf, Florida.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Land Development Code is for any reason held invalid or unconstitutional by any Court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not invalidate the remaining portions hereof attached

Adopted on the first reading this 27th day of December, 1989.

Adopted on the second reading this 31st day of January 1990.


Mayor


Vice - Mayor

John C. Wilson
Councilman

X [Signature]
Councilman

Councilman

Attest Carol Marciano
Village Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

[Signature]
Village Attorney

OFFICE OF THE MAYOR
AND VILLAGE OFFICE
21 COUNTRY ROAD
VILLAGE OF GOLF
FLORIDA 33436-5299
(407) 732-0236



SECURITY DEPARTMENT
(407) 734-2918
UTILITIES, WATER
AND SEWER
(407) 737-7995

VILLAGE OF GOLF, PALM BEACH COUNTY

FLORIDA

1989

LAND DEVELOPMENT CODE:

*MASTER
COPY*

ORD # 46

Preparation of this document was aided through financial assistance received from the State of Florida under the Local Government Comprehensive Planning Assistance Program authorized by Chapter 9J-29 Florida Administrative Code, Laws of Florida and administered by the Florida Department of Community Affairs.

TABLE OF CONTENTS

		<i>PAGE</i>
1	ORDINANCE 46	INSIDE COVER
2	CONSISTENCY REPORT MATRIX	INSIDE COVER
3	PUBLIC PARTICIPATION PROCEDURES	INSIDE COVER
4	LAND DEVELOPMENT CODE	1
5	SUBDIVISION OF LAND	3 0
6	LAND AND WATER USE	3 1
	a. RESIDENTIAL	3 1
	b. LIMITED COMMERCIAL	3 5
	c. RECREATION/OPEN SPACE	3 6
	d. PUBLIC FACILITIES OWNERSHIP	3 6
	e. AGRICULTURE	3 6
	f. ADJACENT LANDS	3 7
7	STORMWATER/DRAINAGE	3 7
8	ENVIRONMENTAL REGULATIONS	3 9
9	POTABLE WATER WELLFIELDS	4 1
1 0	SIGNAGE/NEWSRACK REGULATIONS	4 2
1 1	CONCURRENCY MANAGEMENT :	4 7
	a. CONCURRENCY MANAGEMENT WORKSHEET	4 8
1 2	ONSITE TRAFFIC FLOW	4 9
1 3	ADMINISTRATIVE REGULATIONS:	5 3
	a. SPECIAL EXCEPTIONS	5 4

LAND DEVELOPMENT CODE

1.01 TITLE:

This manual shall be known as, cited as, and referenced to as the Village of Golf "Land Development Code Manual". It may, in subsequent sections, be referred to as the Land Development Regulations or the "Code".

1.02 AUTHORITY:

The Village of Golf Land Development Code Manual is adopted pursuant to Chapter 163, Part II, and 166 Florida Statutes, and Chapters 9J-5, and 9J-24, Florida Administrative Code.

1.03 FINDINGS:

The Village Council finds that:

A. A unified set of administrative procedures for making all land use decisions promotes efficiency, equitability, and citizen participation and knowledge.

B. All development proposals must undergo a development review process to assure compliance with the requirements of this Code, and the Village adopted Comprehensive Development Plan which was determined to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs on August 28, 1989.

1.04 PURPOSE AND INTENT:

The primary purpose of the Land Development Regulations is to implement the adopted Comprehensive Development Plan of the Village of Golf and said regulations must be consistent with the goals, objectives and policies of the approved Village Comprehensive Development Plan.

The objectives of this Land Development Code are to provide for efficiency and economy in the process of development; for the appropriate and best use of land; for preservation, protection, development and conservation of the natural resources of land, water, and air; for the availability of affordable housing and group homes in residential areas; for healthful and convenient distribution of population; for adequate public utilities and facilities; for promotion of the civic amenities of beauty

and visual interest; for promoting the orderly development or redevelopment of residential land use through implementation of land use categories and provision of adequate open space; for convenience of traffic and circulation of people; for the provision all land development regulations stated in Chapter 163.3202 (2) of the Florida Statutes; and for development in accord with the adopted Comprehensive Plan.

To accomplish these purposes, the Village Council shall divide the entire Village into land use categories pursuant to the Land Use Element of the Village Comprehensive Development Plan, of such number and shape as may be deemed best suited to carry out the purposes of this Ordinance, and within these land use designations may regulate, determine and establish:

- (1) Height, number of stories, size, bulk, location, erection, construction, addition, repair, reconstruction, and alteration of structures;
- (2) Use of buildings for trade, professional, residential and other purposes;
- (3) Use of land and water for trade, professional, residential and other purposes;
- (4) Size of yards and other open spaces;
- (5) Percentage of lot that may be occupied;
- (6) Density of population;
- (7) Conditions under which various classes of non-conformities may continue, including authority to set fair and reasonable amortization schedules for the elimination of non-conforming uses and/or buildings;
- (8) Use, type and size of structures in those areas subject to seasonable or periodic flooding and/or storm damage so that danger to life and property in such areas will be minimized; and
- (9) Performance standards for use of property and location of structures thereon.

All such regulations shall be uniform throughout each land use classification but the regulations in one land use category may differ from those in other land use categories. In or for each land use category designated for the location of trades, callings, commercial enterprises, residences or buildings designed for specific use, regulations may specify those uses that shall be excluded or subjected to reasonable requirements of a special nature.

1.05 DEFINITIONS:

(a) For the purpose of this code, the following words and phrases shall have the meanings respectively ascribed to them by this section.

(b) All words used in the present tense include the future; all words in the singular number include the plural and the plural the singular; the word "building" includes the word "structure"; the word "shall" is mandatory and the word "person" includes a firm, corporation or municipal corporation as well as a natural person. The word "map" shall mean the "Official Land Use Map of the Village of Golf". The term "Council" shall mean the Council of the Village of Golf and the word "Village" shall mean the Village of Golf, a municipal corporation of the State of Florida. The word "used" shall be deemed to include the words "arranged", "designed" or "intended to be used", and the word "occupied" shall be deemed to include the words "arranged", "designed" or "intended to be occupied". Any word or term not interpreted or defined by this section shall be used with a meaning of common or standard utilization.

- (1) Abutting. Having a common border with, or being separated from such common border by, an alley or easement.
- (2) Access. The principal means of ingress and egress to property from a publicly dedicated right-of-way.
- (3) Accessory Structure. A detached, subordinate structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure or use.
- (4) Accessory Use. A use customarily incident and accessory to the principal use of land or building located on the same lot.
- (5) Acre, Gross. A tract of land consisting of forty-three thousand five hundred sixty (43,560) square feet. As it relates to density, it is the quotient of the total number of dwelling units divided by the overall size of a site in acres.
- (6) Acreage. That land lying within the village limits which has not been subdivided according to the records on file in the office of the clerk of the circuit court, in and for the County of Palm Beach.
- (7) Addition (to an existing building). Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.
- (8) Adjacent. That which lies near or close to, not widely separated or necessarily touching.
- (9) Adjoining. That which is joined or united, actually touching.

- (10) Advertising Structure. Any structure installed for advertising purposes, with or without any advertisement display thereon, situated upon or attached to real property upon which any poster, bill, printing, painting, device or other advertisement of any kind whatsoever may be placed, posted, painted, tacked, nailed, or otherwise fastened, affixed, or displayed, provided, however, that said term shall not include buildings.
- (11) Alley. A dedicated public right-of-way other than a street which provides only a secondary means of access to abutting property, is not over twenty (20) feet in width and is not intended for general traffic circulation.
- (12) Alteration. Any modifications, additions, deletions, or change in construction, or change and arrangement in the structural parts of a building; whether by extending a side or by increasing or decreasing in height; or the moving from one location to another.
- (13) Apartment. Any building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of two (2) or more families living independently of each other with their own separate cooking facilities in a building designed with separate entrances for each unit.
- (14) Apartment, Efficiency. A dwelling unit consisting of one (1) or two (2) rooms, other than a bathroom, providing cooking facilities.
- (15) Appeal. A request for a review of the Village's interpretation of any provision of this Chapter, a request for a variance or a means for obtaining review of a decision, determination, order, or failure to act pursuant to the terms of this Code.
- (16) Arcade:
- (a) Game/Video. Any establishment, room, place or business location in which there are available to the public more than three (3) coin or token operated amusement devices which are coin or token operated or where a fee is charged for the operation of such devices.

- (b) Structural. A permanently roofed arched covered continuous area or passageway at ground level, open to a street, plaza, open space or building, which is accessible and open to the public at all time.
- (17) Area, Minimum Building. Total of all roofed or undercover area of the principal building.
- (18) Area of Shallow Flooding. A designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.
- (19) Area of Special Flood Hazard. The land in the floodplain within a community subject to a one (1%) percent or greater chance of flooding in any given year.
- (20) Awning. Any movable rooflike structure cantilevered, or otherwise entirely supported from a building, so constructed and erected as to permit its being readily and easily moved within a few minutes time to close an opening, or rolled or folded back to a position flat against the building or a cantilevered projection thereof, or which is detachable.
- (21) Bakery. An establishment engaged solely in the retail sale directly to the consumer of products such as breads, cakes, pies, pastries, etc., which are based or produced and sold on premises.
- (22) Base Flood. The flood having a one (1%) percent chance of being equaled or exceeded in any given year.
- (23) Base Flood Elevation. The height above mean sea level expected to be reached by the 100-year flood.
- (24) Basement. A story situated under a building, the ceiling of which is entirely below grade or less than four (4) feet-six (6) inches above grade. The basement is not considered as part of any living area and shall not be used as living area, however, a basement shall be considered as part of the overall building height.
- (25) Bedroom. A room other than a kitchen, dining room, living room, bathroom, or closet, which is marketed, designed, or otherwise likely to function primarily for sleeping.
- (26) Block. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines, or shore lines of waterways, or corporate boundary lines of the Village.

- (27) Bookstore. An establishment engaged in the retail sale of new books, magazines and accessory supplies.
- (28) Breezeway. A roofed, open-sided passageway connecting two (2) separate structures, or two (2) separate portions of the same structure.
- (29) Building. A single structure which is permanently affixed to the land; and has one (1) or more floors and a room. A building may, for example, consist of a one-family residence; a series of townhouses; a row of apartments with individual entrances; or an apartment house; a single store or a row of stores (depending on location of lot lines); or any structure built for support, shelter, or enclosure for any occupancy or storage. Carports and garages which are not an integral part of the main building will be considered accessory buildings as defined herein.
- (30) Building, Accessory. See "Accessory Building".
- (31) Buildable Area. The portion of a lot remaining after required setbacks have been provided.
- (32) Building Code, State Minimum. See "State Minimum Building Code."
- (33) Building, Detached. A building having no party walls in common with another building.
- (34) Building Elevated. See "Elevated Building."
- (35) Building Front. That exterior wall of a building which faces a front lot line of the lot lot line.
- (36) Building, Height of. The vertical distance from grade to the highest finished roof surface; exclusive of cooling towers, elevator rooms, stair towers, mechanical equipment rooms, parapets and approved antennas, in the case of flat roofs, or to a point at the average height of roof's having a pitch or more than one (1) foot in twelve (12) feet. Basements shall be considered as part of the overall building height.
- (37) Building Line. A line on a lot generally parallel to a lot line or road right-of-way line, located a sufficient distance therefrom to provide the minimum yards required by this ordinance. The building line delimits the area in which buildings are permitted subject to all applicable provisions of this ordinance.
- (38) Building, Nonconforming. A legally existing building which fails to comply with the regulations (for height, number of stories, size, area, yards, location, and use) set forth in this chapter applicable to the land use category in which this building is located.

- (39) Building Official. That person who is appointed by the Village Manager and is charged with the responsibility of enforcing and administering the various land and building regulations of the Village of Golf.
- (40) Building Permit. The document or certificate issued by the Village which verifies adherence to all applicable development regulations and gives permission to the permit applicant to proceed with the actions for which the permit was requested.
- (41) Building, Principal. A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.
- (42) Building Site. A portion or parcel of land considered as a unit, devoted to a certain use or occupied by a building or group of buildings that are united by a common interest or use, and the customary accessories and open spaces belonging to the same.
- (43) Building Support Structure. Any structure which supports floor, wall or column loads, and transmits them to the foundation. The term shall include beams, grade beams, or joists, and includes the lowest horizontal structural member exclusive of piles, footings, columns, or footings.
- (44) Bulk. The term used to describe the size of buildings or other structures, and their relationships to each other and to open areas and lot lines.
- (45) Business Service. An establishment primarily engaged in rendering services to other business establishments on a fee or contract basis not involving the sale of any goods or commodities available on the premises and not dispensing a personal service. Such establishments include such activities as real estate, insurance, accounting or bookkeeping, financial institution, management or consulting, or other similar uses.
- (46) Canopy. A rooflike structure made of any material which projects from the wall of a building and overhangs a public way.
- (47) Carport. Space for the housing or storage of motor vehicles and enclosed on not more than two (2) sides by walls.
- (48) Certificate of Occupancy. Official certification that a premise conforms to provisions of the zoning ordinance (and building code) and may be used or occupied. Such a certificate is granted for new construction or for alteration or additions to existing structures. Unless such a certificate is issued, a structure cannot be occupied.
- (49) Charter. The document issued to the Village of Golf and established pursuant to the applicable laws of Florida creating the Village as a public

corporation and defining its privileges, purposes, powers and duties.

- (50) Church/House of Worship. A building, structure, or premise wherein persons regularly assemble for religious worship which is specifically designed and used only for such purpose and is maintained and controlled by a religious body organized to sustain public worship.
- (51) Clinic. An establishment where patients, who are not lodged overnight, are admitted for examination and treatment, by one (1) person or group of persons licensed by the State of Florida as a physician, dentist, chiropractor, therapist or other similar health related profession.
- (52) Club. Buildings or facilities owned or operated by a corporation, association, person or persons for a social, educational, fraternal, civic, religious, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.
- (53) Club, Private. See "private club".
- (54) Commercial Building. A building used only for a commercial use.
- (55) Commercial Use. An establishment which supplies commodities and services to the general public, including retail consumer goods, professional, business and personal services.
- (56) Commercial Vehicle. Any vehicle of any nature which is used for hire or for profit.
- (57) Common Area. The total area not designed for rental to tenants and which is available for common use by all tenants or groups of tenants and their invitees, including such areas as parking lots and their appurtenances, lobbies, malls, sidewalks, landscaped areas, public restrooms, truck and service facilities, etc.
- (58) Compatible Use. A use which is capable of existing in harmony with other uses situated in its immediate vicinity.
- (59) Comprehensive Development Plan. The composite of the Village Comprehensive Development Plan, all accompanying maps, charts, and explanatory material adopted by the Village Council, and all amendments thereto, all in accordance with applicable State of Florida Local Government Comprehensive Planning requirements.
- (60) Confectionery. Establishments engaged solely in the preparation and production of candy products for direct retail sale to the consumer on premises.
- (61) Construction. The building of or substantial improvement to any structure or

the clearing, filing, or excavation of any land. It shall also mean any alterations in the size or use of any existing structure or the appearance of any land. When appropriate to the context, "construction" refers to the act of construction or the result of construction.

- (62) Construction, New. See "Start of Construction".
- (63) Construction, Start of. See "Start of Construction".
- (64) Contiguous. Lands are contiguous if they actually adjoin each other and share a common boundary for a distance of at least fifty (50) per cent of the length of such common boundary, do not adjoin, and therefore, shall not be considered as lying contiguous to each other.
- (65) Convenience Store. A retail establishment which is usually open for extended daily hours of business (12 to 24 hours), located as a single entity or in a strip building configuration along arterial road-ways, is normally self-service facility not dependent upon comparison shopping and by its manner of display and merchandising usually sells a limited selection of items and brands, candy beverages, dairy products or sundries, all of which are frequently purchased for immediate use, and may be developed with facilities for the dispensing and sales of vehicular fuels, but with no sale or installation of tires, batteries or similar accessories. If such establishment is combined with said fuel sales and dispensing, it shall be regulated as a full service fuel station and there shall be stringent limitations and controls placed upon the nature, size, delivery, storage, location, and type of said fuel sales or dispensing facilities, in order to provide maximum possible protection to adjacent properties and it must meet the specific zoning requirements of a full service station.
- (66) Corner Lot. See "Lot, Corner"
- (67) Cornice. The horizontal projecting part of the roof crowning the wall of a building. The juncture which connects a vertical wall to the horizontal portion of the roof at the roof line.
- (68) Court. An open, unoccupied space on the same lot, and fully enclosed on at least three (3) adjacent sides by walls of the buildings. An outer court facing for its full required width on a street, or on any other required open space not a court. An inner court is any other required court.
- (69) Coverage, Ground. See "Lot Coverage."
- (70) Curb Level. The level of the established curb in front of such building measured at the center of such front. Where no curb elevation has been established, the mean elevation of the finished lot grade immediately adjacent to a building shall be considered the "curb level."
- (71) Curb Cut. An indentation or depression through or into a raised curb forming a driveway or walkway.

- (72) Dedication. The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee simple interest or of a less than fee interest, including an easement.
- (73) Density. The relationship between the number of existing or proposed amount of dwelling units on a specific land area, usually expressed in terms of the number of dwelling units per gross acre.
- (74) Development. The division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading, or other movement of land, or any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials for which permission may be required this ordinance.
- (75) Development Plan. See "Comprehensive Development Plan.
- (76) Drainage. The removal of surface water or groundwater from land by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion / sedimentation during and after development and includes the means necessary for water supply preservation or prevention or alleviation of flooding.
- (77) Drive-in or Drive-Through Facility. An establishment which by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services or obtain goods, while remaining in their motor vehicles.
- (78) Driveway. That space specifically designated and reserved on the site for the movement of vehicles from one site to another or from a site to a public street.
- (79) Dual Front. A building designed or constructed so as to present the appearance of having two (2) fronts.
- (80) Duplex. A single-story or two-story building designed to accommodate two (2) families living independently of each other. The building will have two (2) addresses, kitchens, electric and water meters.
- (81) Dwelling. Any building or structure designed exclusively for residential occupancy. It shall be deemed and construed to include both the main portion of such structure and all projections therefore, such as windows, bays, exterior chimneys, covered porches, or porticoes, including any garages or carports incorporated within or forming a part thereof, but shall not include the eaves of such structures, nor any open patio, nor any uncovered porch, stoop or steps. A dwelling may be designed and built for the use of one family, or multiple-family occupancy, but it does not include a hotel, club, motel, boarding or lodging house, or automobile, house trailer, or any recreation vehicle whether such trailer or vehicle is mobile or located in a stationary fashion on blocks or other foundation.

- (82) Dwelling, Attached. One which is joined to another dwelling at one (1) or more sides by a party wall or walls.
- (83) Dwelling, Detached. One which is entirely surrounded by open space on the same lot.
- (84) Dwelling, Group. A group of two (2) or more one-family, two-family, or multiple dwellings occupying a lot in one (1) ownership and having any yard in common.
- (85) Dwelling, Multiple. A building or portion thereof used for occupancy by three (3) or more families living independently of each other, and doing their own cooking in the building, including apartments, group houses, and row houses.
- (86) Dwelling, Row. A row of attached or semi-detached one-family dwellings or two family dwellings, containing a total of three (3) or more dwelling units, or a building in such a row.
- (87) Dwelling, Single-Family. A building designed for or occupied exclusively by one (1) family.
- (88) Dwelling, Two-Family. See "Duplex."
- (89) Dwelling Unit. One (1) or more rooms in a residential building or residential portion of a building, which are arranged, designed, used or intended for family purposes and which include lawful cooking space and lawful sanitary facilities reserved for the use of the single-family occupants thereof.
- (90) Easement. Authorization by a property owner of the use by another and for a specified purpose of any designated part of his property.
- (91) Efficiency Unit. See "Apartment, Efficiency."
- (92) Erect. To build, construct, attach, hang, place, suspend, or affix, and shall also include the attachment of wall signs.
- (93) Elevated Building. A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.
- (94) Elevation. Shall mean:
- (a) The vertical distance above or below a fixed reference level; or
 - (b) A flat scale drawing of the front, rear, or side of a building or structure.
- (95) Engineer, Registered (Civil). A professional engineer registered by the State of Florida.
- (96) Enlargement or To Enlarge. An enlargement is an addition to the floor area of an existing building, an increase in the size of any other structure, or an increase in that portion of a tract of land occupied by an existing use.

- (97) Erosion. The detachment and movement of soil or rock fragments by water.
- (98) Establishment. An economic unit, generally at a single physical location, where business is conducted or services are offered.
- (99) Facing or Surface. The surface of the sign upon, against, or through which the message is displayed or illustrated on the sign.
- (100) Family. One (1) or more persons related by blood, marriage, adoption or guardianship, or not more than three (3) persons not so related, occupying a dwelling unit and living as a single housekeeping unit in a dwelling.
- (101) Financial Institution. Establishments such as, but not limited to, banks and trust companies, credit agencies, investment companies, brokers and dealers of securities and commodities, security and commodity exchanges and brokers, and other similar uses.
- (102) Flood, Base. See "Base Flood."
- (103) Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:
- (a) the overflow of inland or tidal waters;
 - (b) the unusual and rapid accumulation or runoff of surface waters from any source
- (104) Flood Hazard Boundary Map (FHBM). An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.
- (105) Flood Insurance Rate Map (FIRM). An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.
- (106) Flood Insurance Study. The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.
- (107) Flood, One Hundred Year. The highest level of flooding that, on the average, is likely to occur once every one hundred (100) years (i.e. that has a one (1) percent chance of being flooded each year).
- (108) Floodplain or Flood-Prone Area. A land area adjoining a river, stream, watercourse, ocean, bay or lake, which is likely to be flooded.
- (109) Floodplain Area Having Special Flood Hazard. That maximum area of the floodplain that, on the average, is likely to be flooded once every one hundred (100) years (i.e. that has a one (1) percent change of being flooded each year).

- (110) Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- (111) Floor. The top surface of an enclosed area in a building (including basement) i.e., top of slab in a concrete construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.
- (112) Floor Area. See "Net Floor Area;" "Gross Floor Area;" "Gross Leasable Area;" "Ground Floor Area."
- (113) Frontage. All the property on one (1) side of a dedicated public street or place between two (2) intersecting dedicated public streets or places measured along the line of the dedicated public street or place, or if the dedicated public street or place is deadened, then all of the property abutting on one (1) side between an intersecting dedicated public street or place and the dead-end of the dedicated public street or place. Also includes dedicated ingress-egress easements when used for the only means of access.
- (114) Full-Service Fuel Station. A retail establishment which primarily sells, dispenses and installs automotive fuels and lubricants and products. Such establishments may include the sale of typical convenience store items, but must sell and install tires, batteries, lubricants, similar accessories and products, and perform minor repair work and services in order to maintain its definition, classification, and regulation as a full-service fuel station..
- (115) Garage Apartment. An accessory building which contains living facilities for not more than one (1) family. and a private garage for one (1) or more automobiles.
- (116) Garage, Parking. A building or portion of building, or area beneath a building or structure, except those described as a private garage, used for the parking only of automotive vehicles.
- (117) Garage, Private. A building or space used as an accessory to or a part of a main building permitted in any residence district, and providing for the storage of motor vehicles and in which no business, occupation or service for profit is in any way conducted.
- (118) Gas Station. A retail establishment which sells automotive fuels, oils and lubricants only, with no sale or installation of tires, batteries or similar accessories. A gasoline station is not a Full-Service Fuel Station or a convenience store. (For additional reference, see also "Full Service Fuel Station"
- (119) Governmental Use. Public land areas and facilities which are utilized for daily administration and operation of government business.

which house personnel, records, equipment and the like belonging to the local, county, state, or federal government, or special district or agency.

- (120) Grade. A reference plane representing the average finished ground level adjoining the building at all exterior walls.
- (121) Grade, Highest Adjacent. See "Highest Adjacent Grade."
- (122) Greenhouse. An enclosed building, permanent or portable, which is used for the growth of small plants.
- (123) Gross Acre. See "Acre, Gross."
- (124) Gross Floor Area. The sum of the total areas taken on a horizontal plane of a floor or several floors of a building measured between the outside face of the exterior walls, exclusive of areas open and unobstructed to the sky. Gross floor area is used by the Village for determining valuation for the issuance of a building permit.
- (125) Gross Leasable Area (GLA). The total floor area designed for tenant occupancy and exclusive use; including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces. GLA is all that area on which the tenants pay rent; it is the area producing income, and is the square footage amount used by the village for determining required parking area. GLA includes all areas less common areas. (See "Common Area").
- (126) Ground Floor Area. The square foot area of a building within its largest outside dimensions, exclusive of open porches, breezeways, terraces, garages, exterior stairways, secondary stairways, and drive-through teller lanes or walk-up windows of financial institutions only. Ground floor area is the total area used by the village in determining the percentage of lot coverage.
- (127) Ground Coverage. See "Lot Coverage."
- (128) Height of Building or Structure. See "Building, Height of."
- (129) Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.
- (130) Hospital. A facility licensed by the State of Florida providing primary health services and medical or surgical care to persons, primarily inpatients suffering from illness, disease, injury, deformity, other abnormal physical or mental conditions, chemical or substance dependency or abuse, and the institution, related facilities such as laboratories, outpatient facilities as training facilities.
- (131) Hotel. Any building principally containing sleeping rooms in which

transient guests are lodged with or without meals, with no provisions made for cooking in any individual room or suite. Such facility may have one (1) or more dining rooms, restaurants or cafes as accessory uses. Such facility also, would structurally and for purposes of safety, be obliged to conform to the laws of the State of Florida regulating hotels.

- (132) Illuminated Sign. Any sign which has characters, letters, figures, designs or outline illuminated by electric lights, or from a remote position.
- (133) Impervious Surface. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt.
- (134) Improvement. Any building, structure, place, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.
- (135) Improvement, Substantial. See "Substantial Improvement."
- (136) Incombustible Material. Any material which will not ignite at or below a temperature of one thousand two hundred (1,200) degrees Fahrenheit and will not continue to burn or glow at that temperature.
- (137) Incompatible Use. A use which is incapable of existing in harmony with other uses situated in its immediate vicinity.
- (138) Institutional Use. A non profit corporation or a nonprofit establishment for public use.
- (139) Intersection. Any street or public way or court which joins another at an angle, whether or not it crosses the other.
- (140) Intent. The objective toward which any section of this ordinance strives or for which it exists.
- (141) Kitchen. A space used or designed to be used for the preparation of food.
- (142) Landscape Plan. A detailed sketch to scale illustrating the type, size, location and number of plants to be placed in a development.
- (143) Land Use Category. A contiguous area of land for which there are uniform regulations governing the use of buildings and premises, density of development, yard requirements and height limitations.
- (144) Landscape Strip. A strip of land along the perimeter of the site containing trees, barriers, ground cover and/or other plant material.

- (145) Landscaping. Landscaping shall consist of any of the following or combination of: Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms; and non-living durable material commonly used in the landscape, such as, but not limited to, rocks, pebbles, mulch, sand, walls or fences, benches, fountains, paving for pedestrian use (but excluding paving for vehicles), exterior landscape accent lighting fixtures and other item of exterior landscape furniture
- (146) Laundromat. An establishment providing washing, drying or dry cleaning machines on the premises for rental use to the general public for family laundering or dry cleaning purposes.
- (147) Laundry. A retail sales and service establishment which provides for the drop-off of clothing, linens, and the like to be washed, dry-cleaned, ironed, mended, or repaired with no machines or equipment for the dyeing of same, and specifically no machines or equipment available for self-service directly by the consumer.
- (148) Loading Space, Off Street. An off street loading space of not less than twelve (12) feet wide, fifty (50) feet long, and having a minimum vertical clearance height of fourteen (14) feet, exclusive of access aisles and drives, for the short term parking of a vehicle while loading or unloading merchandise or materials.
- (149) Lot. A parcel of land occupied or to be occupied by one (1) main building or buildings and their accessory buildings with such open and parking spaces as may be required by provisions of this ordinance, and having their principal frontage upon a public or private street.
- (150) Lot Area. The area contained within the boundary lines of a lot.
- (151) Lot, Building. Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this code, having not less than the minimum area and width required by this code for a lot in the land use category in which land is situated, and having it and required by this ordinance for a lot in the district in which such land is situated, and having its principal frontage on a street or on such other means of access as may be determined in accordance with the provisions of the law to be adequate as a condition of the issuance of a building permit for a building on such land.
- (152) Lot, Corner. A lot abutting two (2) or more streets at their intersection.
- (153) Lot Coverage. That portion of the area of a lot, plot, or building site, expressed as a percentage, occupied by all buildings or structures which are roofed or are otherwise covered, exclusive of its eaves, and any portion of such building covered by a roof which qualifies as open space or any covered terrace, balcony, breezeway or porch or portion thereof not included in the floor area of a building shall be included

in lot coverage. For example, a lot containing ten thousand (10,000) square feet has principal and accessory buildings planned or existing whose ground-floor area (footprint) is two thousand five hundred (2,500) square feet; thus lot coverage is twenty-five (25) per cent. Unscreened patios or swimming pools shall not be considered in computing lot coverage. Screened-in pools or patios shall be considered in computing lot coverage, but shall be computed as only fifty (50) per cent of their actual coverage.

- (154) Lot Depth. The mean horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries.
- (155) Lot Frontage. The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "yards" in this section.
- (156) Lot, Interior. A lot other than a corner lot.
- (157) Lot Line. A line bounding a lot which divides one (1) lot from another or from a street or any other public or private space.
- (158) Lot Line, Rear. That lot line which is parallel to and most distant from the front lot line of the lot; in the case of an irregular, triangular, or goreshaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the front line shall be considered to be the rear lot line. In the case of lots which have frontage on more than one (1) road or street, the rear lot line shall be opposite the lot line along which the lot takes access to a street.
- (159) Lot Line, Side. Any lot line other than a front or rear lot line.
- (160) Lot Line, Street. In the case of a lot abutting only one (1) street, the street line separating such lot from such street; in the case of a double frontage lot, each street line separating such lot from a street shall be considered to be the front lot line, except where the rear yard requirement is greater than the front yard requirement in which case one (1) of two (2) opposing yards shall be a rear yard.
- (161) Lot of Record. A part of the land subdivision, the map of which has been recorded in the office of the clerk of the court of Palm Beach County, Florida.
- (162) Lot, Through. A lot, other than a corner lot, having frontage on more than one (1) street.
- (163) Lot Width. The mean horizontal distance between the side lot line measured at right angles to those side lot lines at the building line. Where there is only one (1) side lot line, lot width shall be measured between such lot line and the opposite lot line or future right-of-way line.

- (164) Lounge. A building or portion of a building, wherein alcoholic beverages are sold by the drink and consumed on the premises.
- (165) Main Building. See "Building, Principal."
- (166) Major Structure. See "Structure, Major."
- (167) Maneuvering Space. The unobstructed area needed for a truck to back in a single movement directly from the access street into a loading space, the depth of which is measured perpendicular to and from the front of the loading space to the curb side of the most remote traffic lane in the access street.
- (168) Manufactured Home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.
- (169) Manufactured Housing. See "Manufactured Home."
- (170) Map, Flood Hazard Boundary. (FHBM) Map.
- (171) Map, Flood Insurance Rate. See "Flood Insurance Rate" (FIRM).
- (172) Map, Official Zoning. See "Official Zoning Map."
- (173) Marquee. See "Canopy."
- (174) Minimum Living Area. The area within the outside perimeter of the walls with no deduction for corridors, stairs, closets, thickness of walls, columns or other features, exclusive of areas open and unobstructed to the sky, and not to include garages, carports, open porches, open breezeways, or store rooms, or screened-in porches, or basements.
- (175) Minor Structure. See "Structure, Minor."
- (176) Mixed Use Zoning. Zoning which permits a combination of usually separated uses within a single development.
- (177) Mobile Home. See "Manufactured Home."
- (178) Mobile Home Park. A place set aside and offered to the general public by a person or public body for the accommodation of six or mobile homes utilized for residential purposes for either direct or indirect remuneration to the owner, lessor or operator of such place.

- (179) Motel. A building or group of buildings, which contain sleeping accommodations for transient occupancy, and which has individual entrances from outside the building to serve each such sleeping unit. No provisions shall be made for the cooking in any individual room or suite of rooms. Motels may have one (1) or more dining rooms, restaurants or cafes as accessory uses.
- (180) Motor Home. See "Recreational Vehicle."
- (181) Multiple-Family Dwelling. See "Dwelling, Multiple."
- (182) Museum. A nonprofit noncommercial establishment operated as a repository or a collection of nature, scientific, or literary curiosities or objects of interest or works of art, not including the regular sale or distribution of the objects collected.
- (183) Net Floor Area. The area actually occupied, not including accessory unoccupied areas such as corridors, stairs, closets, thickness of walls, columns, toilet rooms, mechanical areas, or other similar features.
- (184) New Construction. Structures for which the "start of construction" commenced on or after the effective date of this ordinance.
- (185) Nonconforming Use. Any building, structure, or land lawfully occupied by a use at the effective date of this ordinance or amendment thereto which does not conform after the passage of this ordinance or amendment with the use requirements of the district in which it is situated.
- (186) Nonhabitable Major Structure. See "Structure Nonhabitable, Major."
- (187) Nuisance. The use of property of course of conduct that interferes with the legal rights of others which shall cause damage, annoyance, inconvenience, or tend to injure the health, safety, or morals of village residents.
- (188) Nursery. An enterprise, establishment, or portion thereof which conducts the retail or wholesale sale of plants grown on the site, as well as accessory items (but not power equipment such as gas or electric lawnmowers and farm implements) directly related to their care and maintenance. The accessory items normally sold include items such as clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes, and shovels.
- (189) Occupancy. Pertains to and is the purpose for which a building is used or intended to be used. A change of occupancy is not intended to include a change of tenants or proprietors.
- (190) Official Land Use Map. The graphic document bearing the official seal and signature of the Village of Golf, which depicts the geographic location of land use categories, is formally adopted as a part of this ordinance, and is referred

to as the Village of Golf Official Land Use Map.

- (191) Off-Street Parking. The minimum off-street, on-site parking of vehicles which shall be provided under the appropriate terms of this ordinance.
- (192) On-Site. Located on the lot in question, except in the context of on-site detention, when the term means within the boundaries of the development site as a whole.
- (193) One Hundred Year Flood. See "Flood, One Hundred Year."
- (194) One Hundred (100) Year Storm. A shore incident hurricane or any other storm with accompanying wind, wave, and storm surge intensity having a one (1%) percent change of being equaled or exceeded in any given year, during any 100-year interval.
- (195) Open Space. That part of a lot, including courts or yards, which is open and unobstructed and is available for entry and use from its lowest level to the sky, and is available for entry and use by the occupants of the building or buildings on the premises and may include space located and treated to enhance the amenity of the development by providing landscaping and/or screening for the benefit of the occupants or neighboring areas. Open space may include water surfaces that comprise not more than ten (10) per cent of total open space, however, buffer areas, required setbacks or required parking shall not be computed as required open space.
- (196) Open Storage. See "Storage, Open."
- (197) Out Parcel. A tract of land of any size or dimension, which is not included in a land development proposal or site plan and is specifically indicated as such on the proposal or plan.
- (198) Out Building. A separate building or accessory structure not physically connected to the principal building(s).
- (199) Outdoor Sale(s). The selling of any goods, material, merchandise, or vehicles for more than twenty-four (24) hours, in an area open to the sky and/or visible from adjacent properties or rights-of-way.
- (200) Parking Lot. Off-street facility used for the storage or parking of motor vehicles to provide an accessory service to a commercial, industrial, or residential use.
- (201) Party Wall. A wall used or adapted for joint service between two (2) buildings or units.
- (202) Personal Service. Beauty parlors, shops or salons; barbershops, reducing or slenderizing studios, electrolysis service, manicurist and the like.

- (203) Plat. A map, plan or layout of the village, section, or subdivision indicating the location and boundaries of individual properties.
- (204) Plot. A parcel of ground containing more than one (1) lot upon which a building and its accessory buildings have been or may be erected.
- (205) Porch, Open. A roofed open structure projecting from the outside wall of a building without window sash or any other form of permanent enclosure.
- (206) Premises. Land and all buildings and structures thereon.
- (207) Principal Building. See "Building, Principal."
- (208) Principal Use. See "Use, Principal."
- (209) Private Club. Organizations, which are privately owned and operated . by their members and not operated for profit, which maintain recreational, dining and athletic facilities for the exclusive use of its members and their guests and uses accessory or incidental thereto.
- (210) Professional Office. The office of a person engaged in any occupation, vocation, or calling, not purely commercial, mechanical, or agricultural in which a professed knowledge or skill in some department of science or learning is used by its practical application to the affairs of others, either advising or guiding them in serving their interest or welfare through the practice of an art founded thereon.
- (211) Professional Service. The conduct of business in any of the following related categories: Architectural, engineering, planning, law, medicine, music, art, interior design, dentistry, accounting, insurance, real estate, finance and securities investments and any similar type business.
- (212) Public Agency. Any government or governmental agency, board, commission, authority or public body of the Village of Golf, Palm Beach County, State of Florida, of the United States Government, or any legally constituted district.
- (213) Public Building. Any building held, used, or controlled exclusively for public purposes by any department or branch of government, state or county, or municipal, without reference to the ownership of the building or of the realty upon which it is situated.
- (214) Public Improvement. Any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for public needs as: Vehicular and pedestrian circulation systems, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility and energy services.

- (215) Public Use. The use of any land, water, or building by a public agency for the general public.
- (216) Public Utility. Includes any publicly or privately owned utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, telephone lines, whether underground or overhead.
- (217) Recorded Lot. See "Lot of Record."
- (218) Recreational Vehicle. A vehicular type unit primarily designed for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: Travel trailer, camping trailer, truck camper, and motor home, boats, and all terrain vehicles (ATV's).
- (219) Recreation/Open Space Use. Any privately or publicly-owned passive or active park, playground, golf course, access easement, beach, parkway, or other recreation areas and open space as well as areas designated as such in the recreation/open space land use category.
- (220) Residence. See "Dwelling."
- (221) Residential Use. Use of land or structure(s) thereon, or portion thereof, as a dwelling place for one (1) or more families or households; but not including occupancy of a transient nature such as in hotels, motels, or time-sharing uses.
- (222) Restrictive, More (Less). A regulation imposed by this ordinance is more (less) restrictive than another if it prohibits or limits development to a greater (lesser) extent or by means of more (less) detailed specifications.
- (223) Restaurant. See "Retail Food Establishment."
- (224) Retail Food Establishment. Any fixed or mobile place or facility at or in which food or beverage is offered or prepared for retail sale or for service. The definition includes restaurants, fast food restaurants, carry out restaurants and drive-in restaurants. A cafeteria shall be deemed a restaurant for purposes of these regulations.
- (a) Restaurant. An establishment whose primary business is the sale of food and beverages to patrons for consumption on the premises and whose decision and method of operation includes any of the following:
1. Patrons place their order at their table from an individual hand held menu, which displays or describes the food and beverage available to them.
 2. Preparation, service and consumption of food and beverages takes place within a completely enclosed building, accommodating

at least eighty (80) percent of the establishments permitted seating capacity.

3. Outside table dining is permitted in areas permanently designated for such use, and shall not exceed twenty (20) percent of the establishment's permitted seating capacity, shall be in keeping with the exterior architectural theme of the building, and in no way shall permit the consumption of food or beverages within automobiles.
4. Food and beverages are regularly served to patrons while seated at their table by an employee of the establishment.

(b) Fast Food Restaurant. Any establishment whose principal business is sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, and whose design or principal method of operation includes any of the following characteristics:

1. Food and beverages are ordered from a limited menu posted in sign form within the primary food service building or on the premises.
2. Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.
3. The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.
4. The kitchen is in excess of fifty (50) percent of the total floor area.

- (c) Carry-Out Restaurant. Any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes any of the following characteristics.
1. Food and beverages are ordered from a limited menu posted in sign form within the primary food service building or on the premises.
 2. Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.
 3. The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.
 4. The kitchen is in excess of fifty (50) percent of the total floor area.
- (225) Retail Sales and Service. The selling of goods in small quantities directly to the consumer in establishments which provide a service or offer a product to the general public.
- (226) Retail Sales Area. The area in square feet devoted exclusively for the sale or display of goods or commodities.
- (227) Right-of-Way. A street, alley or other thoroughfare or easement, whether physically accessible or not, which has been permanently established or dedicated for the passage of persons or vehicles. Title to this land remains with the public or private agency until the need no longer exists.
- (228) School. A place for systematic instruction in any branch or branches of knowledge.
- (229) Seasonal High Water Line. The line formed by the intersection of the rising shore and the elevation of 150 percent of the local mean tidal range above mean high water.
- (230) Setback. The horizontal distance between the frontline, sideline, or rearline of a building site to the front, side or rear of the building or structure respectively. Setbacks shall be measured perpendicular to and parallel with property or right-of-way lines.
- (231) Setback, Center Line. See "Street Centerline Setback."
- (232) Shallow Flooding, Area. See "Area of Shallow Flooding."
- (233) Shopping Center. A group of architecturally unified commercial establishments

built on a site which is planned, developed, owned and managed as an operating unit related in its location, size and type of shops to the trade area that the unit serves.

- (234) Sign. Any advertisement, announcement, direction, or communication produced in whole or in part by the construction, erection, affixing, or placing of a structure on any land or water or on any other structure, produced by attaching on or posting or placing any printed, lettered, pictured, figured, or colored material on any building, structure or surface. Signs placed or erected by government agencies or nonprofit civic associations for a public purpose in the public interest shall not be included herein, nor shall this include signs which are a part of the architectural design of a building. Every sign, ground sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign, and street clock,(which) shall include any announcement, declaration, demonstration, illustration or insignia used to advertise or promote the interests of any person when the same is placed in view of the general public is included in this definition.
- (235) Single-Family Dwelling. See "Dwelling, Single-Family."
- (236) Site Plan. A graphic and textual presentation of a developmental proposal in accordance with the appropriate sections of this ordinance.
- (237) Special Exception. A use that would not be appropriate generally or without restriction throughout a land use category, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the area and the community. Such uses may be permitted in such land use category as special exceptions, only if specific provision for such special exceptions is made in the ordinance.
- (238) Standard Building Code. The building code adopted by a municipality or county pursuant to the requirements of Section 553.73, Florida Statutes.
- (239) Storage, Open. The safekeeping of any goods or products in an unoccupied space open to the sky for eventual removal not expected within seventy-two (72) hours, or for continuous replacement by same or similar goods or products.
- (240) Story. That portion of a building included between the upper surface of any floor, and the upper surface of the floor next above, except that the top-most story shall be that portion of a building included between the upper surface of the top-most floor and the ceiling or roof above.
- (241) Street. Any public or private thoroughfare which affords the principal means of access to abutting property. It may be designated on the map as a street, avenue, boulevard, drive, place, court, road, terrace, way, circle, lane, walk, path or otherwise.

- (242) Street Centerline. The line midway between the street right-of-way lines of the surveyed and platted centerline of a street which may or may not be the line midway between the existing right-of-way lines or pavement.
- (243) Street Centerline Setback. The minimum distance measured from the street centerline required for the preservation of existing right-of-way and future right-of-way expansion.
- (244) Street Intersection. See "Intersection."
- (245) Street Line. The line between the street and abutting property also referred to as right-of-way line.
- (246) Street Tree. Landscape plantings located along or within rights-of-way, which are conducive to the aesthetics and safety of said rights-of-way.
- (247) Structure. A walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facility or infrastructure, or that which is built or constructed; an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner. This includes but is not limited to, platforms, radio towers, sheds, storage bins, tents and display signs. Fences and walls of less than three (3) feet in height and walkways and other landscaping elements such as birdbaths, fountains and like items of less than three (3) feet in height, flagpoles, lampposts, basketball backboards, statues and mailboxes shall not be considered as structures.
- (248) Structure, Accessory. See "Accessory Structure."
- (249) Structural Alteration. Any change in the supporting members of a building,
- (250) Structural Trim. The molding, battens, capping, nailing strips, latticing, and platforms which are attached to the sign structure.
- (251) Subdivision. The division or separation of a parcel of land into two (2) or more lots or parcels by means of mapping, platting, conveyance, change or rearrangement of boundaries. All subdivisions are also developments and shall be in conformance with subdivision regulations of the Village of Golf.
- (252) Substantial Improvement. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) per cent of the assessed value of the structure as established by the Palm Beach County Property Appraiser's office either (a) before the improvement is started; or

- (b) if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement is started when the first alteration of the structural part of the building commences. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places.
- (253) Swimming Pool. Any structure designed for swimming, wading or other aquatic recreational purposes, capable of containing a body of water eighteen (18) inches or more in depth and forty (40) square feet or more of water surface area, and top edge of pool not to exceed two (2) feet above average finished grade.
- (254) Temporary Use. See "Use, Temporary."
- (255) Terrace. An open porch without a permanent roof.
- (256) Theater. A building or part of a building, devoted to showing motion pictures, or for dramatic, musical or live performances.
- (257) Time-Share. The use of any residential dwelling unit under which the exclusive right of use, occupancy or possession of such unit circulates among various occupants in accordance with a fixed time schedule on a periodically occurring basis for a period of time established by such schedule.
- (258) Trailer. A separate vehicle, not driven or propelled by its own power, but drawn by some independent power; to include any portable or movable structure or vehicle including trailers designed for living quarters, offices, storage, or for moving or hauling freight, equipment, animals, or merchandise of any kind, including boats, boat trailers, swamp buggies, half trucks and the like.
- (259) Travel Trailer or Recreational Vehicle. Any vehicle or structure so designed and constructed in such manner as will permit occupancy thereof as sleeping quarters for one (1) or more persons, and so designed that it is or may be mounted on wheels and used as a conveyance on streets or highways, propelled or drawn by its own or other motive power. Such vehicles or structures shall have a body width not exceeding eight (8) feet, and being of any length provided

its gross weight does not exceed four thousand five hundred (4,500) pounds or being of any weight provided its body length does not exceed twenty-nine (29) feet.

- (260) Trim. See "Structure Trim."
- (261) Two-Family Dwelling. See "Duplex."
- (262) Use. The purpose of activity for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.
- (263) Use, Accessory. An accessory use is one which: (1) is subordinate to and serves a principal structure or a principal use; (2) is subordinate in area, extent, and purpose to the principal structure or use served; (3) is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this ordinance; and (4) is customarily incidental to the principal structure or use.
- (264) Use, Principal. The specific primary purpose or function for which land is used.
- (265) Use, Temporary. A temporary use is one established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure.
- (266) Variance. A variance is a deviation from the district requirements of the zoning ordinance, which is granted by the zoning board of adjustment; where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the physical characteristics of that particular property and not the result of the actions of the owner, agent, or applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.
- (267) Vehicle. Any self-propelled conveyance designed for and used for the purpose of transporting or moving persons, animals, freight, merchandise, or any substance, and shall include passenger cars, trucks, buses, motorcycles, and scooters, and recreational vehicles.
- (268) Video Sales and Rental. Commercial establishments engaged in the sale and rental of video equipment, tapes and accessories for home entertainment.
- (269) Warehouse. A building used primarily for the storage of goods and materials.
- (270) Wholesale. The sale of goods or commodities usually in bulk or large quantities and usually at a lower cost to a retailer for resale. Such sales activity takes place in establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesales, or acting as agents or

brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

(271) Yard. The unoccupied and unobstructed open spaces on the same lot with the main building which extend from the ground upward.

(a) Front Yard. The open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

(b) Rear Yard. The open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

(c) Side Yard. The open space between the main building and side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot line to the nearest point of the main building.

(272) Zone. The area within which certain uses of land and buildings are permitted and certain others are prohibited, yards and other open spaces are required, lot areas, building height limits, and other requirements are established, all of the foregoing being identical for the zone in which they apply.

1.06 JURISDICTION:

The development regulations contained herein apply to all properties and lands within the corporate limits of the Village of Golf, Florida, as they exist now or as they may be legally altered.

1.07 LAND USE CATEGORIES:

For purposes of the Land Development Code, the following land use classifications are used to describe current land uses in the Village of Golf:

1. Residential
2. Commercial
3. Agricultural
4. Recreational
5. Educational
6. Public Building and Grounds
7. Other Public Facilities
8. Vacant or Undeveloped land

The boundaries of the land use classifications are as shown in the Existing Land Use and Future Land use map of the adopted Village of Golf Comprehensive Development Plan which was found to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs in August 1989.

2.01 SUBDIVISION OF LAND :

2.02 PURPOSE:

Provide for the development of suitable and compatible land uses which will preserve topography, ensure availability of public facilities and services, and protect against environmental damage (Future Land Use Element, Policy 1.1.1)

DEVELOPMENT PLANS REQUIRED:

Unplatted areas or parcels of land within the Village of Golf, Palm Beach County Florida shall not be subdivided into smaller areas or parcels of land until a plat of or development plan for such subdivision, showing location and size of proposed smaller areas or parcels of land, rights of way and easements, has been submitted to and formally approved by the Village Council. The Village Council shall not approve a development plan which results in a reduction in the level of services provided by the Capital Improvement and Infrastructure Element of the adopted

Village of Golf Comprehensive Development Plan. The Subdivision of land must also adhere to Florida State Statutes Chapter 177.

3.01 LAND AND WATER USE REGULATIONS FOR LAND USE CLASSIFICATIONS:

3.02 PURPOSE:

To promote the health, safety, morals, and general welfare of the present and future residents of the Village by:

- (1) Giving effect to the goals, objectives and plan recommendations of the Future Land Use Element of the current adopted Village of Golf Comprehensive Development Plan.
- (2) Regulating the use of land and water for those existing land use classifications included in the current adopted Village of Golf Comprehensive Development Plan.
- (3) Controlling and regulating the growth of the Village concentrating development in areas where only adequate infrastructure can be provided.
- (4) Preventing the overcrowding of land, and protecting landowners from adverse impacts on adjoining developments.
- (5) Ensure the provision of adequate open space within the Village(Recreation/Open Space Element, Objective 1.3.0).

3.03 RESIDENTIAL:

This land use regulation will create a density up to a maximum of 3.6 dwelling units per acre.(Future Land Use Element, Policy 1.5.1 a).

1. Uses permitted. Within the residential land use category depicted on the Land Use Map of the Village of Golf Comprehensive Development Plan, no building, structure, land or water shall be used except for one of the following uses:

a. Single-family dwellings including accessory buildings, rental cottages, swimming pools and uses customarily incident to the above uses or approved special exception uses, not involving the conduct of business. All applications for use in the residential land use category shall adhere to the land development application requirements set forth in the Administrative Section of this Code.

2. Building and site regulations.

Minimum lot area	15,000 square feet
Minimum front set back	50 feet
Minimum rear set back	20 feet. Lots 47 through 55, inclusive, Village of Golf Unit 1, structures, including swimming pools, may be constructed within five (5) feet of the rear lot lines. The rear yard shall be that part of the lot not facing a street or street easement.
Minimum side yards	20 feet each side (No building shall be nearer than 40 feet from any other building on the adjoining lot)
Minimum living area	1,500 square feet for a one story building, 1200 square feet for a two or one-half story, or 1200 square feet for a one and one-half story dwelling, exclusive of detached garages and open porches.
Maximum structure height	35 feet or two and one-half stories.
Density	Up to a maximum of 3.6 dwelling units per acre (Future Land Use Element, Policy 1.5.1 a).

3. Other regulations. All walls or fences outside of building lines shall not be over six (6) feet in height and shall not be constructed within any easement for streets or public utilities. No hedges, fences or walls may be constructed within the rear yard on Lots 47 through 55 if the rear yard borders the golf course.

All building regulations must conform to the Standard Building Code.

4. Special Exception Uses. Special exception uses and their related accessory uses shall be permitted only after Site Plan Review and then only upon authorization by the Village Council to comply with the requirements set forth in the Administrative Section of this Code. The intent of developing standards for special exception uses is to accomplish the following:

a. Provide flexibility to the Land Development Code by allowing for appropriate uses that are necessary to the Village .

b. Implement Objectives 1.6.0 and 1.7.0 and Policies 1.5.3, 1.6.1 and 1.7.1 of the Housing Element of the current adopted Village of Golf Comprehensive Development Plan which was determined to be "IN COMPLIANCE" by the State of Florida Department of Community Affairs on August 28, 1989.

A. ADULT CONGREGATE LIVING FACILITIES.

A limited care facility, child care center, nursing home, group care home with no more than ten (10) residents including staff; an emergency shelter with no more

than six (6) persons other than staff or a recovery home with no more than ten (10) persons or residents including staff, may be constructed upon any residential land use category upon strict conformance with the Florida State Statutes, Village of Golf Administrative Procedures for special exceptions, Standard Building Code, the Village Land Development Code for new development and the following:

(1) Building and site regulations :

Minimum lot area 43,560 square feet (1 acre)
Minimum front set back 100 feet
Minimum rear set back 50 feet
Minimum side yards 50 feet from adjacent property line
Maximum structure height 21 feet or one and one-half story
Minimum living area To avoid unsafe or unhealth conditions that may be produced by overcrowding of persons living in facilities, a minimum floor area per person shall be required, measured from interior walls of all rooms and closet space as follows:

(a) Total interior living space: minimum of four hundred (400) square feet of interior living space provided per facility resident, staff or non-staff, not including areas of common use.

(b) Minimum sleeping areas: Minimum of one hundred fifty (150) square feet provided in each sleeping space per facility resident, staff or non-staff.

(c) Density Limitations. Measured from the closest property line, no residential care facility shall be permitted within one thousand (1000') feet from another such facility of the same type, without regard to size. One Congregate Living Facility per lot.

(d) Residential Character. All parts of the structure and facilities shall be maintained in a residential character, both interior and exterior.

(2) Other regulations:

(a) Only congregate living facilities licensed by the Department of Health and Rehabilitative Services of the State of Florida shall be permitted.

(b) No temporary or permanent identification, directional or similar sign denoting name or purpose of establishment shall be permitted.

(c) One parking space is required for each staff member, including part-time staff, and one and one-half (1-1/2) parking spaces are required for each non-staff member.

(d) The perimeter of all use areas, including building, parking areas, recreational facility installations and other such physical structures shall be landscaped with hedgerow that will attain no less than six (6') feet in height to be reached in no more than one year from planting.

(e) Sprinkler systems shall be required in all sleeping areas and all food preparation areas.

(f) There shall be a minimum of one (1) full-time staff member, resident or non-resident for each non-staff person or resident.

(g) No existing structures within the municipal boundaries of the Village of Golf shall be reconstructed or converted into a Group Home.

B. MOBILE HOME PARKS

A mobile home park within the residential land use category may be permitted in the residential land use category upon strict conformance with Chapter 10D-26, Florida Administrative Code; Chapter 381, Florida State Statutes, Village of Golf Administration Procedures for special exceptions, Standard Building Code, regulations of the Village of Golf Land Development Code for new development and the following:

(1) Building and site regulations:

Minimum lot area	5 contiguous acres
Minimum number of homes	6 mobile homes
Minimum Mobile Home Space	Spaces to be utilized shall contain no less than 3,500 square feet with a minimum 50 feet width.
Minimum front set back	100 feet
Minimum side yards	Mobile home parks shall have minimum side yard of 50 feet from adjoining property.
Minimum rear set back	100 feet from adjoining property line.
Maximum structure height	14 feet or one story
Density	1.2 to 3.6 dwelling units / acre (Future Land Use Element, Policy 1.5.1 a

(2) Other regulations:

(a) The placement of mobile homes are prohibited except in an approved Mobile Home Park.

(b) Mobile Home Parks must have an approved permit from the State of Florida and Health Rehabilitative Services.

(c) The perimeter of all use areas, including building, parking areas, recreational facility installations and other physical structures shall be landscaped with hedgerow that will attain no less than six(6') feet in height to be reached in no more than one year from planting.

3.04 LIMITED COMMERCIAL

1. Uses permitted. Within the commercial land use category depicted on the Land Use Map of the Village of Golf Comprehensive Development Plan, no building, structure, land or water shall be used except for one or more of the following uses:

a. Personal Service establishments such as barber shops, beauty parlors, medical and dental clinics, restaurants, retail stores, professional and other offices, parking garages and lots, shoe repair, tailoring, watch and clock repairs, locksmith and mail facilities.

b. Theaters, except drive-in theaters.

c. Limited service establishments such as television and appliance sales and repairs, pet shops, bicycle repair shops, drug stores, dental, beauty and barber supply shops, cutlery sharpening and office supplies, provided that all activity be conducted entirely within an enclosed building.

d. Gasoline pumping service stations providing no major repairs.

e. Dry cleaning shops intended to serve the "walk-in public" and modern automatic dry cleaning systems with a completely enclosed process and with solvent and vapor recovery units designed to prevent the emission of objectionable odors and effluents, provided that the cleaning solvents be a nonflammable agent and have the endorsement of the Board of Life Underwriters and Palm Beach County Fire-Rescue.

f. All uses (permitted or special exception) must adhere to the Palm Beach County Wellfield Protection Ordinance.

2. Building and site regulations.

a. Front Yards - Not less than thirty (30) feet from the ultimate right of way line to the building.

b. Side Yards - No side yard shall be required for commercial buildings except on a street side yard in which case the criteria for Front Yards shall apply.

c. Rear Yards - Not less than five (5) feet where an alley exists and fifteen (15) feet where no alley exists, provided that the minimum alley width is not less than ten (10) feet.

d. Maximum structure height - No building or structure may be erected, converted, established, altered or enlarged to a height exceeding fifty (50) feet. / 30 feet

All building and parking regulations must conform to the Standard Building Code.

Debris must be cleaned and Items purchased at the place of business must be removed.

3. Special Exception Uses. - Hotels and motels when located on sites having a lot area of at least twenty thousand (20,000) square feet, an average lot frontage at the base building line of at least one hundred (100) feet and a minimum lot area per sleeping unit of one thousand (1000) square feet.

3.05 RECREATION/OPEN SPACE:

1. Uses permitted. Land and water uses permitted in the recreation land use category depicted on the Land Use Map of the Village Comprehensive Development Plan shall be for one private country club, including all necessary appurtenances, such as a clubhouse with restaurant, bar , offices, locker rooms and other facilities, and swimming pools, tennis courts, golf shop, employee quarters, caddie house, shelters, maintenance buildings and garages and any other structures, drainage ditches and other facilities necessary to the proper and efficient operation of the land and water uses for Recreation and passive open spaces.

2. Building and site regulations. Proposed new development within this land use category must follow the special exception procedures set forth in the Administrative Section of the Land Development Code. Application must adhere to goal 1.0.0 of the Recreation Element of the Village Comprehensive Plan.

3.06 PUBLIC FACILITIES OWNERSHIP:

1. Uses permitted. Within the Public Facility land use category depicted on the Land Use Map of the Village Comprehensive Development Plan, a building, structure, facility, land or water may be used for one or more of the following purposes :

- A. Utilities facilities such as water treatment, storage and distribution; wastewater collection, lift stations, treatment and evaporation-percolation.
- B. Administrative offices, security and maintenance facilities.
- C. Parks and recreational facilities.
- D. Vehicle fuel service station.

2. Building and site regulations.

Maximum structure height	35 feet
Minimum front set back	50 feet
Minimum rear set back	20 feet
Minimum side yards.	20 feet from adjacent property line.

3.07 AGRICULTURE:

1.Uses permitted. Within any agriculture land use category depicted on the Land

Use Map of the Village Comprehensive Development Plan, a building, structure, facility, land or water may be used for one or more of the following purposes:

- a. Single Family Occupancy and accessory buildings.
- b. Swimming pools and uses customarily incident to the above uses not involving the use of a business.
- c. Horse Stable for the boarding, breeding, raising and training of saddle and harness horses for sale.

2. Building and site regulations.

Density	Maximum of 2.48 dwelling units per 5 acres.
Minimum lot size	43, 560 square feet (1 acre) for single occupancy units.
Maximum Structure height	35 feet or two and one-half stories.

3. Special Exception Uses. Commercial purposes, i.e horse exhibition, public riding lesson, produce, farm animals or other related commercial uses. Proposed uses must adhere to the special exception application process set forth in the Administration section of the Land Development Code.

3.08 ADJACENT LAND USES:

New development shall ensure that land use compatibility between the Village and adjacent properties, which consist of low to medium density residential communities, remain intact.

4.01 STORMWATER MANAGEMENT/ DRAINAGE

4.02 PURPOSE:

To promote public safety, water quality, groundwater recharge and ecological factors by preventing flooding and environmental damage through the impositions of stormwater management requirements on new development.

4.03 REQUIREMENTS:

(1) New development must meet the adopted level of service specified in the Drainage Sub-Element, Policy 1.1.4 of The Village Comprehensive Development Plan for new development.

(2) Site plans must specify the flow and control of water through elevation and swales(Drainage Sub-Element,Policy 1.1.2).

(3) Post development runoff volumes shall not exceed pre-development runoff volumes.

(4) New development must meet South Florida Water Management District (SFWMD) Lake Worth Drainage District(LWDD), Federal Emergency Management Flood Damage Prevention or the Village of Golf requirements for drainage facilities whichever is more stringent (Drainage Sub-Element, Policy 1.1.5).

(5) New Development must comply with the requirements of Chapter 17-25, Florida Administrative Code known as the Stormwater Rule which is regulated by the Florida Department of Environmental Regulation(D.E.R.) The purpose of this rule is to prevent pollution of Florida waters by stormwater discharge from new, expanded or modified development.

(6) New development will be located in Zone C (areas of minimal flooding) of the Flood Prone Area Map, Village Comprehensive Development Plan, Future Land Use Element, Figure 3.

(7) New development must meet the following levels of service for protection from flooding and inundation shall be used as a basis for establishing minimum design for drainage requirements to support proposed new development:

DEVELOPMENT FEATURE	LEVEL OF SERVICE
1. Lowest habitable space of residential and commercial buildings	100-year, 3- day rainfall, assuming zero discharge; or 100-year flood elevation per Flood Insurance Rate Map or 100-year flood elevation as stated by South Florida Water Management District rule, whichever is more restrictive.
2. Residential Subdivision Lots	Drainage Sub-Element, Policy 1.1.4, Policy 1.1.5.
3. Local Roadways	Drainage Sub-Element, Policy 1.1.4, Policy 1.1.5.
4. Thoroughfare Plan Streets	In accordance with applicable

applicable requirements, per
Florida Department of
Transportation Drainage Manual.

5. Residential Parking Lots

Drainage Sub-Element Policy 1.1.4,
Policy 1.1.5.

6. Commercial Parking Lots

Drainage Sub-Element Policy 1.1.4,
Policy 1.1.5.

7. Recreation/Open Space

Drainage Sub-Element Policy 1.1.4,
Policy 1.1.5.

5.01 ENVIRONMENTAL REGULATIONS:

5.02 PURPOSE:

The following specific requirements for landscaping and conservation for land development in the Village are necessary to implement the Village of Golf Comprehensive Development. These regulations shall be consistent with the Comprehensive Plan. The Environmentally sensitive lands designated in the Village of Golf Comprehensive Development Plan must be protected from development impacts. The Village Council is committed to ensuring the protection of soils, groundwater, surface water, shorelines, fisheries, vegetative communities, and wildlife habitat.

5.03 LANDSCAPING REQUIREMENTS:

Prior to the issuance of any building permit, a landscape plan shall be submitted to and approved by the Village Council. This applies to all Land Use Classifications identified in the Village Comprehensive Development Plan. The landscape plan shall be drawn to scale, including dimensions and distances, and delineate the existing and proposed parking spaces, or other vehicular uses, access, aisles, driveways, sprinklers or water outlet locations, and size of building if any to be served, and shall designate by name and location of the plant material to be installed or, if existing, to be used in accordance with the requirements hereof. No building permit or Certificate of Occupancy shall be issued for such building or paving unless such landscape plan complies with the provisions herein. All inspections to determine compliance with the approved site plan shall be conducted by the Building Inspector.

(1) Landscaping of open land uses: Open land uses shall mean open air parking lots, private or public; and parking areas serving any commercial area. Any open land use area which abuts any public street right-of-way or abuts or is across an alley from any land used for residential use shall be required to provide a planting strip inside

the property line. Such planting strip on the front property line shall be not less than three(3) feet in width and shall be provided with a hedge of not less than one (1) or more than four (4) feet in height to form a continuous screen between the open land use and the public street right -of-way.

(2) Necessary access ways from public rights-of-way through all required landscaped areas shall be permitted to service the open land use.

(3) All landscaped areas and plantings shall be provided with automatic irrigation facilities. Drainage levels of services must be identified in the landscape plan and must conform to Policy 1.1.4 of the Drainage Sub-Element of the Village Comprehensive Development Plan.

(4) In cases where hedges or continuous screening or a structure already exists on the front property line to a height of at least four (4) feet no planting strip nor trees shall be required.

(5) In all commercial parking areas there shall be one (1) tree planting area, of not less than one-hundred (100) square feet, protected by a raised curb, for each twenty (20) parking spaces. Such planting area shall be located within the parking area in a manner acceptable to the Village. Trees of the species designated by the Building Official shall be planted in each planting area and shall meet the landscaping requirements of the Village.

(6) In commercial parking areas where one (1) off-street parking area adjoins or abuts another such parking area under different ownership or use, a landscaped planting strip not less than five (5) feet wide maintained in good conditioned shall be required.

(7) The Village shall require the use of native vegetation, whenever possible, in landscaped area and removal of exotic tree species which is listed in the Conservation regulations below.

5.04 CONSERVATION REQUIREMENTS:

(1) No existing pine or native tree with a diameter of 2 inches or more at the base may be removed without prior Village Council approval. Dead and diseased trees may be removed on notification to the Village Manager. The following native trees shall be protected but do not represent an exhaustive list.:

Coccoloba uvifera, Lysiloma bahamensis, Conocapsus erectus, Coccoloba diversifolia, Simarouba glauca, Bucida buceras, Quercus virginiana, Hibiscus tiliaceus, Sea Grape, Wild Tamarind, Silver Buttonwood, Pigeon Plum, Paradise Tree, Live Oak, Mahoe, Bursera simaruba, Corgia Sebestena, Royalstonea elata, Sabal palmetto, Gumbo Limbo, Geiger Tree, Royal Palm, Sabal Palm. (Conservation Element Objective 1.3.0)

(2) Melaleuca and Brazilian Pepper tree species shall not be planted as part of any proposed landscape plan. The reasons to prohibit them include: shallow roots which make them susceptible to wind damage; that they grow in dense stands crowding out native vegetation; can cause serious health problems to allergic individuals, and they are prolific propagators that encroach into native vegetative areas.

A removal plan for these non-native trees must be included in the landscape plan.

(3) The Village will promote water conservation strategies in new development. (Conservation Element, Policy 1.4.3)

(4) The Village of Golf will encourage the use of xeriscaping in new development. (Conservation Element, Policy 1.4.2)

The landscape plans must adhere to the Conservation requirements mentioned previously.

6.01 POTABLE WATER WELLFIELDS

6.02 PURPOSE:

To protect and safeguard the health, safety, and welfare of the Village of Golf Utility System Users by providing criteria for regulating ,and prohibiting the use, handling, production and storage of certain deleterious substances which may impair present and future Village of Golf potable water supply wells and wellfields pursuant to the 1988 Palm Beach County Wellfield Protection Ordinance , Objective 1.1.0, Policies 1.1.2 and 1.15 of the Natural Groundwater Aquifer Recharge Sub-Element of the Adopted Village of Golf Comprehensive Development Plan.

6.03 DEFINITIONS:

The definitions are set forth in the Palm Beach County Wellfield Protection Ordinance which is available for public review at the Village administrative office and the Utilities Department.

6.04 ZONES OF INFLUENCE:

The Palm Beach County Wellfield Protection Ordinance establishes three wellfield zones

The Zones of Influence indicated on the Palm Beach County Department of Environmental Resources Management's Zone of Influence Maps are as follows:

(A) Zone 1: The land area situated between the well(s) and the thirty (30) day travel time contour.

(B) Zone 2: The land area situated between the thirty (30) day and the two hundred ten (210) day travel time contours.

(C) Zone 3: The land area situated between the two hundred ten (210) day and the five hundred (500) day travel time contours, or the two hundred ten (210) day and the one foot drawdown contour, whichever is greater.

No building permit for any proposed development shall be issued by the Village of Golf that would allow development or construction in Zones 1, 2 or 3 that is contrary to the restrictions and provisions in the Palm Beach County Wellfield Protection Ordinance.

7.01 SIGNAGE/NEWSRACK REGULATIONS

7.02 PURPOSE:

To promote the Village Aesthetics, traffic safety and proper conveyance of information.

7.03 REQUIREMENTS:

The erection, display and maintenance of a sign on any property or building within the Village of Golf is prohibited except the following, which are permitted:

(A) Signs required by the Village of Golf or other governmental agencies where required by law and those which are necessary and incidental to the performance of governmental activities and responsibilities.

(B) Signs required by a club, as defined in the Code designating and naming the club, as well as those signs providing notice to the public designed to prevent trespassing and/or the use of the club's property by persons other than those authorized by said club.

authorized by said club.

(C) Signs required by owners of private property including their agents and contractors which shall be limited to :

(1) Only one sign which identifies contractors and / or subcontractors and their building or renovation activities and only in relation to such activities as are being conducted on the particular property on which the sign is to be erected, displayed and maintained. Such sign shall be permanently removed prior to the issuance of a certificate of occupancy or final inspection for the building or renovation activity described on the sign.

(D) Owners of private property may erect, display and maintain a sign identifying their name or ownership, entrance and exit roads and street number identifying said property. All properties should have street number for emergency services.

(E) Except for the designation of resident name, property owner, location, or address, the erection, display, and maintenance of an illuminated sign on any property is strictly prohibited.

(F) Signs violating the building or electrical codes; signs constituting a safety hazard; blank temporary signs; portable signs; signs with motion; and signs erected on public property without Council approval are expressly prohibited.

(G) Approved signs in a commercial lease with Village Square owners are permitted.

(H) All erected signs within the Village limits shall require a building permit.

(I) No newsrack shall be placed, used or maintain in a right-of way.

(J) No newsrack may be chained, bolted or otherwise attached to any fixture located in a right-of-way.

8.01 CONCURRENCY MANAGEMENT

8.02 PURPOSE:

In order to establish that the concurrency requirements of Florida State Statutes Chapter 163.3177 (3) (a) and rule 9J5.005(3), Florida Administrative Code have been met, the following sections describe the procedures and requirements for reviewing proposed Building permit applications to ensure maintaining the level of service (L.O.S) standards adopted in the Capital Improvements Element of the Village Comprehensive Development. State law requires that no development be approved for which services and facilities are not available concurrent with the impact of development. It is the intent of this section to describe those level of service requirements for the following public facilities.

8.03 LEVEL OF SERVICE:

1. Potable Water

Treatment and distribution must be provided to meet the needs of development at the adopted level of service of 350 gallons per Equivalent Residential Connection (ERC) per day average daily flow for Potable Water service.(Capital Improvements Element, Policy 1.2.1, Potable Water Sub-Element, Policy 1.1.3).

2. Sanitary Sewer

The adopted level of service shall be 350 gallons per gallons per day average daily flow for sanitary sewer service. (Capital Improvements Element, Policy 1.2.1, Sanitary Sewer Sub-Element Policy 1.1.3)

3. Traffic Circulation

The adopted level of service shall be "C" for average daily traffic conditions and Level of Service "D" for peak season peak hour traffic conditions(Capital Improvements Element, Policy 1.2.4).

4. Drainage

Compliance with the provisions of Policy 1.1.4 of the Drainage Sub-Element and Policy 1.2.4 of the Capital Improvements Element shall constitute the acceptable

level of service.

5. Solid Waste

The level of service for solid waste shall be seven (7) pounds per capita per day (Capital Improvements Element Policy 1.2.6, Solid Waste Sub-Element , Policy 1.1.3)

6. Recreation

Compliance with the provisions of Policy 1.3.2 of the Recreation/Open Space Element and Policy 1.2.3 of the Capital Improvements Element.

8.04 CONCURRENCY MANAGEMENT SYSTEM:

8.05 PURPOSE:

Recognizing the primary intent of Florida's Growth Management Act is for facilities and services needed to support development to be in place concurrently with the impacts of the development, a concurrency management system, based upon a realistic and financially feasible schedule of capital improvements and adequate implementing regulations has been developed to assure that development orders and permits are issued in a manner that the necessary facilities and services are available to accomodate the impact of the proposed development. The Village of Golf Concurrency Management System shall ensure that the adopted level of service standards required for roadways, potable water, sanitary sewer, solid waste, drainage and recreation will be maintained prior to the issuance of any building permit (Future Land Use Element Objective 1.5.0, Policy 1.5.3, Capital Improvements Element, Policy 1.1.5).

8.06 APPLICATION OF CONCURRENCY MANAGEMENT SYSTEM:

The provisions of this section shall apply to any application received after February 1, 1990 for a building permit (as defined herein), rezoning Land Use Plan Amendment, site plan approval, plat approval, or other official action by the Village of Golf having the effect of permitting the development of land. This does not include any variance or other official action necessary solely for the purpose of issuing a permit, other than a building permit, pursuant to the South Florida Building Code.

8.07 CONCURRENCY FINDINGS:

1. As provided herein, no building permit shall be issued where levels of service for all public services and facilities in section 8.03 will not meet or exceed the adopted Level of Service Standards or where the issuance of the Development Order

(building permit) would result in a reduction in the level of service for any service or facility below those Level of Service (L.O.S.) standards.

2. Where any public service or facility is currently operating below the adopted level of service standards, or where the issuance of a building permit will result in a reduction in the level of service for any service or facility below the level of service standards as set forth in Section 8.03, assurances that facilities or services necessary to serve the proposed development shall be made by one or more of the following means:

- a. The necessary facilities are under construction at the time the building permit is issued; or
- b. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time the building permit is issued; or
- c. The necessary facilities are funded and programmed for construction in year one of the Village Capital Budget; or

3. Where public facilities and services for a development are provided by the Village or owner/developer, they shall be included in an enforceable developer agreement.

8.08 REVIEW PROCEDURE FOR CONCURRENCY:

1. Building Permits. The adequacy of facilities and services at the time of issuance of building permits (as defined herein) shall be the review responsibility of the Village Manager. Referencing the review criteria of section 8.03, the manager shall utilize the worksheet format included in section 8.10. If the review of "concurrency" finds that the proposed building permit will cause a public facility or service deficiency as described in this section, than that application shall be recommended to the Village Council that it be denied.

2. All other required reviews. The Village Manager or his/her designee shall receive for review all applications and supporting documents for any proposed rezoning, Land Use Plan amendment, re-plat or waiver of plat. The applicant shall provide 8 copies of all supporting documents. The Village Manager shall review each application for adequacy of submitted information. This review will include the Village of Golf Utilities (Water & Sewer) and the Building Inspector.

Each reviewing official shall prepare written comments and recommendations with respect to the adequacy of public services and facilities to meet the projected needs of the development at the adopted levels of services. After review of these comments and other available information and the criteria set forth by this Code, the Manager shall make a recommendation for approval or denial or approval with conditions to the Village Council. The Village shall not issue a building permit unless there is a finding that the proposed new development will not cause public services or facilities to fall below the adopted levels of service.

8.09 PUBLIC FACILITY CRITERIA:

1. Potable Water

A finding that potable water service is available must be based upon a demonstration that the Village of Golf water treatment facility has reserved sufficient plant and distribution capacity to provide for reserved sufficient plant and distribution capacity to provide for the potable water needs of the application and for other developments in the Village of Golf utility service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. If potable water service is not available, an enforceable developer agreement providing for expansion of the Village of Golf water treatment facilities necessary to serve the proposed development at the level of service set forth in Section 8.03 shall be entered into prior to the issuance of the building permit within the Village Utility Service Area Map , Exhibit 3A, Infrastructure Element of the current Village Comprehensive Development Plan.

2.Wastewater

A finding that wastewater service is available shall be based upon a demonstration that an existing wastewater collection and treatment facility has reserved sufficient treatment and disposal capacity to provide for the sanitary sewer needs of the application and for other developments in the Village of Golf Utility Service which are either occupied, available for occupancy, or for which building permits are in effect or for which wastewater treatment capacity has been reserved. If the wastewater service is not available , a developer agreement providing for expansion of the wastewater treatment facilities necessary to serve the proposed development at the level of service set forth in Section 8.03 shall be entered into prior to the issuance of the development permit.

3. Solid Waste

A finding that solid waste facilities and services will be available to serve the needs of the proposed development shall be based upon the availability to serve the needs of capacity in the Palm Beach County Dyer Landfill and resource recovery facilities.

4. Recreation

All building permits for new development must meet the minimum Level of Service Standards adopted in the Village Comprehensive Development Plan and set forth in section 8.03 .

5. Traffic

A finding that the levels of services set forth in section 8.03 will be available to accommodate the needs of the proposed development shall be based upon a Traffic Impact Analysis .

6. Drainage

A finding that the Drainage levels of service set forth in section 8.03 will be available to serve the needs of the proposed development.

8.10 CONCURRENCY MANAGEMENT WORKSHEET:

DATE: _____

PERMIT NO.: _____

VILLAGE OF GOLF, FLORIDA

CONCURRENCY MANAGEMENT SYSTEM

Worksheet to accompany a building permit for new development.

Part I: Location/Name: _____

Street address: _____

Block/Lot: _____

Type of activity applied for: _____

Part II: Concurrency Findings.

1. Water Service. Is the application for building permit accompanied by a valid service approval from the Village of Golf Utilities Department?

YES__ (Attach and proceed to #2)

NO__ (Stop process)

2. Sanitary Sewer Service. Is the application for building permit accompanied by a valid service approval from the Village of Golf Utilities Department?

YES__ (Attached and proceed to #3)

No__ (Stop process)

3. Traffic Impact. If the application for the building permit is proposing a new or widened driveway connection to Military Trail or Woolbright Road, does the applicant have a permit from Palm Beach County Traffic Engineering Department and/or Florida Department of Transportation. (F.D.O.T.)?

NOT APPLICABLE (Proceed)

YES__ (Attach)

No__ (Stop Process)

New development must pay applicable Impact Fees to the Village when the building permit is issued. The Village remits the Fees less the 2% administrative fee to Palm Beach County.

SIGNED

DATE

9.01 ONSITE TRAFFIC FLOW:

9.02 PURPOSE:

To implement the Traffic Circulation Element of the Village Comprehensive Development Plan and to ensure safe and convenient traffic flow, considering needed vehicle parking regulations.

9.03 REQUIREMENTS:

(1) No multiple family residential or commercial permitted accessory or special exception use or structure shall be located, erected, constructed, added on to, repaired, reconstructed or altered unless adequate off-street parking and loading/unloading is provided as hereinafter set forth.

(2) Off-Street Parking.

Size and access. An off-street parking space shall consist of a parking space having minimum dimensions of ten (10') feet in width by twenty (20') feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. Minimum width of an access drive shall be ten (10'). Minimum width of an aisle designed and intended for the maneuvering of an automobile into a parking space shall be sufficient to allow for such maneuvering. Each off street parking space shall have direct connection to an access drive or aisle so that each automobile may be placed and removed from parking space without the necessity of moving any other automobile to complete the maneuver; tandem parking spaces are not permitted.

(3) Number of parking spaces required. There shall be provided at the time of the erection of any main building or structure or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area or seats, or at the time any use or occupancy of any existing building is changed to a use or occupancy which increases the requirements for off-street parking, minimum off-street parking facilities with adequate provisions for ingress and egress, in accordance with sub-paragraph (1) of this section and the following schedule of off-street parking requirements.

<u>USE</u>	<u>SPACES REQUIRED PER UNIT</u>
Single and two family dwellings	Two (2) per dwelling unit
Multiple-family dwellings	Two (2) per dwelling unit plus one (1) for each two

(2) units or portion thereof

Hotels

One and one-tenth (1-1/10) per dwelling unit. A dwelling unit for the purpose of this requirement is composed of two (2) or less rooms.

Libraries

One (1) for every five hundred (500) square feet

Medical or dental offices or clinics

Five (5) for each doctor or dentist.

Restaurants, or other eating places or other related uses.

One (1) for three (3) seats as established by the latest standards of the Standard Building Code or one (1) for three (3) proposed fixed seats, whichever is greater.

Retail, commercial and personal service establishments, offices, banks and financial institutions

One (1) for two hundred twenty-five (225) square feet of gross leasable floor area

4. Location of parking spaces. Parking spaces for all uses or structures which are provided as required parking in conformance with the foregoing schedule of off-street parking and other applicable provisions shall be located on the same lot or lot of record and have the same land development classification as the principal use or structure they are intended to serve and shall be within five hundred (500') feet of the premises. The Village Council may permit as a special exception the establishment of supplemental off-street parking facilities which are in addition to those facilities required in accordance with the foregoing schedule of off-street parking for a permitted or approved special exception use and which are in addition to other parking requirements; this additional parking may be supplemental parking located on the same lot or supplemental offsite parking located on a directly adjoining lot or a lot which would be directly adjoining except for the location of a street or public way; provided, however, that all other provisions for special exceptions as set forth herein are complied with and further, that the granting of such supplemental on-site or supplemental off-site parking is not construed as permission to expand, enlarge, alter, renovate or modify the use of any structure except in accordance with the requirements of this Ordinance.

9.04 TRAILERS OR TEMPORARY STRUCTURES OR VEHICLES:

(1) On construction sites, trailers, temporary structures, or vehicles used for construction offices on a construction site or in a sub-division shall be permitted during the period of construction only after a building permit for the construction job has been issued; such trailer or trailers, temporary structures, or vehicles, must be removed from the building site following the issuance of the final certificate of occupancy. Extension periods of an additional thirty (30) days may be granted by the Building Official for good cause shown. Such permitted trailers, structures, or vehicles shall be used for sales habitation or promotional purposes only upon permission of the Village Council, and shall be permitted only after receiving a permit from the building official for each such trailer.

(2) The intermittent or continual placement or utilization of any trailer, temporary structure, or vehicle for the use, such as, but not limited to, storage, shall be prohibited in all land development classifications.

9.05 COMMERCIAL VEHICLES AND TRUCKS, RECREATIONAL VEHICLES ON PRIVATE LOTS:

(1) No commercial vehicles or trucks may be parked on any property or right-of-way within the residential land development classification.

(a) Residential classifications include all areas within the Village of Golf as shown on the land use map.

(b) This restriction shall not apply to the temporary parking of such vehicles on private property in residential classifications whereon construction is underway for which a current and valid building permit has been issued by the Village of Golf and said permit is properly displayed on the premises.

(c) This restriction shall not apply to routine deliveries by tradesmen or the use of trucks in making service calls, providing that such time period is actually in the course of business deliveries or servicing, as the case may be.

(d) This restriction shall not apply to the parking of emergency vehicles, providing that the time parked is actually necessary for the emergency vehicles driven by residents of the Village of Golf and parked on their property.

(e) This restriction shall not apply to a situation where such vehicle becomes disabled and, as a result of such emergency, is required to be parked within a residential classification for longer than the time allowed herein. However, any such vehicle shall be removed from the residential area within twenty-four (24) hours by wrecker towing, if necessary, regardless of the nature of the emergency, and the cost of such towing shall be at the expense of the owner of the vehicle.

(2) Construction equipment, panel trucks, pickup trucks, vans, or similar types of trucks used for commercial purposes, recreational boating and camping equipment in the form of travel and camping trailers, boat trailers, boats on trailers and truck trailers designed and used as temporary living quarters for recreation, boating, camping or travel uses, parked on a lot containing a single-family residence in any residential area within the Village is not permitted.

(a) These restrictions shall not apply to the parking of emergency vehicles, providing that the time parked is actually necessary for the emergency. Further, the restrictions shall not apply to volunteer emergency vehicles driven by residents of the Village of Golf and parked on their property.

(3) The provisions and conditions set forth in subsection (2) above are intended to regulate the parking of vans or similar types of vehicles only used for personal transportation rather than commercial purposes.

(4) In the case of doubt as to the proper classification of a specific vehicle under the terms of this subsection, the determination by the motor vehicle commission of the State of Florida shall be controlling.

(5) All new development must conform to Policy 2.1.1 of the Traffic Circulation Element and must adhere to the requirements stated in the concurrency regulations for traffic in the Land Development Code.

(6) Any part or the whole of this section may be waived by the Village Council on the filing of a written application for such action setting forth the reasons for the request. Such application must set forth a hardship on the part of the applicant, and granting of the request by the Village Council must be based on hardship.

(7) Any person violating the provisions of this subsection shall, upon conviction, be fined a fee of not less than twenty-five dollars (\$25.00) for each violation and for each day such violation continues.

10.01 ADMINISTRATIVE REGULATIONS:

10.02 GENERAL PROVISIONS:

1. No land in the Village of Golf shall be used for any purposes other than those purposes outlined above and in the manner aforesaid.
2. No building shall be erected, arranged or altered anywhere in the Village of Golf without there first being submitted to the Village Council the plans and specifications for such building or alteration prepared by a registered architect as well as site planning in connection therewith, and such plans and specifications are approved by the council at a public council meeting. Three members of the Village Council sign the building permit application and authorize the issuance of a building permit. The fee for such permit shall be established by the Village Council. The Village adopts by reference the State of Florida Energy Efficiency Building Code, the Standard Building, Gas, Mechanical, Plumbing and Roofing Codes for minimum construction standards and other applicable ordinances for Palm Beach County. Any future amendments to the Energy Efficiency Code and the Standard Building Code will be administered by the Village. All power and telephone lines servicing buildings within the Village shall be installed below the surface of the ground from the main power and telephone service lines.
3. No cocoanut palms shall be planted in the Village of Golf and in considering site plans, the use of plants native to the area will be encouraged and protection and preservation of existing pines and other native trees shall be stressed.

10.03 CONSTRUCTION PERIOD:

1. Complete construction, site, swimming pool, and landscape plans for any new development must be submitted and approved prior to April 15 for the construction period of April 15- October 31. No building permit shall be issued for new development after April 15 of each year.
2. From November 1 through April 15, all construction activity including but not limited to utilities, streets, sodding, heavy landscaping, pruning and the use of heavy equipment or the production of loud noises is prohibited except to the extent that such construction activity is deemed necessary for emergency repair in the interest of public health and safety.
3. Construction activity will be permitted Monday through Saturday from 6:30 A.M. to 6:30 P.M., from April 15 through October 31. No construction activity will be permitted at any other times or on Sundays and holidays.
4. The owner and general contractor shall certify by affidavit that major construction will start no later than May 1 and will be completed by October 31 of that year, including landscaping, pool and other approved accessory uses.

10.04 CERTIFICATES OF OCCUPANCY:

It shall be unlawful to use or permit the use of any building or premises thereof hereafter created or erected, changes or converted wholly or partly in its use or structure until a certificate of occupancy to the effect that the building or premises or part thereof and the proposed use thereof conform to the provisions of this ordinance shall have been issued by the officer designated by the Village Council.

10.05 SPECIAL EXCEPTIONS:

A. When there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this ordinance, application to the Village Council may be made by any person aggrieved to grant special exceptions, in specific cases to the terms of this ordinance where the same shall not be contrary to the community interest.

1. Every person requesting a specific exception as herein contemplated shall make written application to the Village Council and shall file the same and eight (8) copies thereof with supporting facts and data with the Village Clerk.

The Clerk shall mail a copy of said application shall be mailed to:

(a) Owners of the property immediately adjacent thereto and across the street or street easement therefrom.

(b) President of The Country Club of Florida. (Owners of Golf Course Property)

(c) President of the Homeowner's Association, Village of Golf

Notices would be mailed to an address recorded with the Village Clerk (if such address is not so recorded no such copy need be mailed)., Together with a notice from the Village Clerk advising the time of the hearing on said application before the Village Council. No application shall be heard less than ten (10) days after the mailing of the notice to property owners directly effected as herein provided and all applications will be heard at regular or special meetings of the Village Council.

NOTE; Zoning changes, replating or existing lots etc. require an ordinance to amend. Therefore, public notice would be made to all property owners of the Village of Golf as required by ordinance procedure.

B. CRITERIA:

Special exception uses and their related accessory uses or any expansion,

enlargement, or modification of an existing special exception use shall be permitted only upon authorization of the Village Council provided that such uses shall be found by the Village Council to comply with the following requirements and other applicable requirements as set forth in this ordinance:

- (1) That the proposed use is a permitted special exception use as set forth in the schedule of use regulations in the land development code.
- (2) That the use is so designed, located and proposed to be operated so that the public health, safety, welfare and morals will be protected.
- (3) That the use will not cause substantial injury to the value of other property in the Village where it is to be located.
- (4) That the use will be compatible with adjoining development and the proposed character of the land class where it is to be located.
- (5) That adequate landscaping and screening is provided as required herein.
- (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting roadways.
- (7) That the use conforms with all applicable regulations governing the land use where located.
- (8) That the use meets all the requirements in the land development code and conforms to the comprehensive plan.

C. FINDINGS

Before any special exception is granted, the Village Council shall apply the standards set forth herein and shall determine that satisfactory provision and arrangement of the following factors have been met by the petitioner, where applicable:

- (1) Compliance with all elements of the Village of Golf Comprehensive Plan;
- (2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (3) Offstreet parking and loading area where required with particular attention to the items in (2) above;
- (4) Refuse and service areas with particular reference to items (2) and (3) above;

- (5) Nuisance factors detrimental to adjacent and nearby properties and the village as a whole. Nuisance factors shall include but not necessarily be limited to: noise, odor, smoke, glare, electrical interference and/ or mechanical vibrations;
- (6) Utilities, with reference to location, availability and compatibility;
- (7) Screening and buffering with reference to type, dimensions and character;
- (8) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the land use category;
- (9) Required yards and other open space;
- (10) General compatibility with adjacent properties and other property in the land use category;
- (11) Whether the change suggested is out of scale with the needs of the neighborhood or the Village;
- (12) Any special requirements set out in the Schedule of Site Regulations for the particular use involved.

D. CONDITIONS AND SAFEGUARDS

In addition to the standards listed above and specific conditions listed for each particular special exception listed within any particular zoning land use category, the Village Council may impose other such conditions and safeguards as it deems appropriate in conformity with these zoning regulations for the protection of the surrounding properties and the neighborhood or general welfare of the public.

E. DENIAL

Should the Village Council deny a special exception, it shall state fully for the record the reasons for doing so. Such reasons shall take into account the factors under subsection (C) above and all other conditions and particular regulation relating to the specific special exception requested.

F. LIMITATIONS ON THE FILING OF A SPECIAL EXCEPTION

- (1) Whenever Village Council has denied an application for a special exception, the Village shall not thereafter consider any further application for special exception on any part or all of the same property for a period of twelve (12) months from the date of such action.

(2) The time limits of subsection (1) above may be waived by three (3) affirmative votes of Village Council when such action is deemed necessary to prevent injustice or to facilitate the proper development of the Village.

G. TIME LIMITS FOR SPECIAL EXCEPTIONS

A special exception shall commence within twelve (12) months from the date of grant of the special exception unless extended by action of Village Council.

(b) Only one extension shall be permitted and shall not exceed six (6) months.

(c) Special exception granted to any governmental unit shall be exempt from the provisions of this subsection (G) , unless a time limitation is made a specific condition of the special exception.

10.06 SPECIAL EXCEPTION APPLICATION PROCESS:

(A) A written petition for special exception shall be submitted indicating the section of the land development regulations under which the special exception is sought and stating the grounds on which it is requested, with particular reference to the written findings in subsection (C) and any other specific condition(s) if applicable which the Village Council should address. The petition shall include all material necessary to meet the requirements of the development concept plan listed below and any additional information that will demonstrate that the grant of special exception will be in harmony with the general intent and purpose of these zoning regulations.

(B) A petitioner seeking special exception approval shall submit a development concept plan on one or more sheets of paper measuring not more than 24" x 36" and drawn to a scale not smaller than 100 feet to the inch. The following shall be provided on the Development Concept Plan:

1. Scale, date, north arrow, vicinity sketch, title of the project and total gross acreage.
2. The boundaries and dimensions of the property and its relationship to the surrounding road system including the width of the existing travelway (pavement).
3. The location and dimension of existing man-made features such as existing roads and structures with indication as to which are to be removed, renovated or altered.
4. The location of existing easements, water courses, section lines, water and sewer lines, well and septic tank location, and other existing important physical features in and adjoining the project.
5. The location and delineation of existing trees and information as to which trees

will be removed . (properly identified)

6. Identification of surrounding land development use, zoning and existing buildings within 100 feet of the petitioned site, as well as the zoning of the petitioned site.

7. A layout of the proposed lots and/ or building sites including the following site data:

- a. Finished floor elevation
- b. Common open areas
- c. Generalized landscaping and buffer areas
- d. Internal circulation patterns including offstreet parking and loading facilities
- e. Total project density
- f. Percentage of building coverage
- g. Percentage of impervious surface coverage.
- h. Percentage of open space areas
- i. The shape, size , location and height of all structures

8. A traffic impact analysis as may be required by the Village or its designated engineer including the following:

- a. Future right-of-way dedications
- b. Intersection improvements
- c. Traffic control devices
- d. Traffic generation analysis
- e. Distribution and assignment of traffic
- f. Additional roadway needs

9. The proposed phasing of construction for the project if applicable.

10. Commercial, office and uses other than residential shall provide the estimated square footage of the structure(s), the number of employees, estimated seating, and the estimated number of users of the facility, such as members, students and patients.

11. Proposed hours of operation for commercial uses.

12. A drainage statement or drainage plan as may be required by the Village or its designated engineer.

13. Size, location and orientation of signs.

14. Proposed lighting of the premises.

15. Ten (10) aerial maps at a minimum scale of 1" = 300' showing the site in question with paved boundaries superimposed.

16. A legal description of the land proposed for development.

(C) The application shall be reviewed by the appropriate Village staff within 30 days of the submission deadline. Upon staff review and analysis of all submitted materials, building official and manager shall forward a recommendation to the Village Council.

(D) A public hearing shall be held by the Village Council. The property owner may appear personally or by agent or attorney. The Council encourages the owners(s) of said property to be in attendance.

(E) Notice of public hearing shall be sent ten (10) days in advance of the public hearing by U.S. Mail. The owner of the property for which special exception is sought or his agent or attorney designated by him on the submitted petition shall be notified by mail. Notice shall be given by mail to all owners of property within a 300 foot radius of the boundary lines of the property for which special exception is requested. Notice of the public hearing shall be prominently posted other than residential land use categories on the property by the applicant for which a special exception is sought. Notwithstanding any other provision herein contained, failure to provide written notice to any adjacent property owners shall not constitute a jurisdictional defect provided that proper legal notice has been published.

1. FILING FEE

Upon filing an application for special exception, the applicant shall pay a fee to the Village at the time of filing of said application. Said fee shall be in the amount as established by the Village Council, shall not be reimbursable and is intended to defray costs of administering, processing, and reviewing the application. Cost to be established at filing with minimum cost of \$50.00 fee.

10.07 JUDICIAL INTERPRETATION:

A. In the event any court of competent jurisdiction should hold that any provision of this ordinance or the zoning map which is made a part hereof, is unconstitutional or unenforceable as to any particular parcel of land or building within the Village of Golf, because the use allowed for such parcel of land or building under this ordinance amounts to taking property without due process of law, or for any other reason, then and in that event such piece or parcel of land or building is hereby declared to be, and is hereby classified under the Village's zoning laws in the next less restrictive classification.

10.08 ENFORCEMENT, VIOLATIONS AND PENALTIES:

A. This ordinance shall be enforced by the Village Council of the Village of Golf, Florida.

B. If upon the examination of any building, street, place or premises, there is found to be a violation of any of the provisions of this ordinance, the owner or agent of the building or premises where the violation of this ordinance has been committed or shall exist, shall be guilty of a misdemeanor, and shall be punished as hereinafter provided; that in addition to the foregoing remedy, the Village may through its Council, Mayor or other proper officer maintain and prosecute in any court of competent jurisdiction, an action or injunction, or otherwise, to restrain any violation of this ordinance. In addition to all of the above any person violating any of the provisions hereof shall be subject to arrest and trail in the Village Court of said Village for any violation actually committed.

C. Any person found guilty of any violation of any of the provisions of this ordinance relative to the use and occupancy of property shall upon conviction be fined not less that \$25.00 nor more than \$500.00 or imprisonment not more than 30 days in the common jail of the Village. Each day's violation of any of the provisions of this ordinance shall constitute a separate offense and shall be punishable accordingly.

D. Any tenant or lessee who shall knowingly violate or be a party to the violation of any provision of this ordinance, or shall continue the violation of any provision of this ordinance after being notified to cease and desist, shall be guilty of a misdemeanor and shall be punished as provided in the preceding paragraph.

10.09 UNITY OF TITLE DECLARATION:

(A) Where it reasonably appears that a certain proposed use of property, as set forth in an application for a building permit, may subsequently be changed by the sale or transfer of a portion of said property and that such change would negate the application of zoning requirements relating to the proposed use, the Village shall require the property owner(s) to execute a unity of title declaration as a condition precedent to the approval of the site plan, or the issuance of a building permit for the proposed use. The unity of title declaration shall apply to all the property necessary for the proposed use, and shall declare that no portion of said property shall be sold or transferred by the owner(s) or successors in interest apart from the whole.

(B) In the event of a sale or transfer in contravention of a unity of title declaration, no building permit will be issued for any portion of the property contained in the

unity of title declaration. Declaration shall remain in effect until a release of unity of title declaration is executed by the Village.

(C) The unity of title declaration shall be filed at the expense of the owner(s) in the public records of Palm Beach County, Florida. Proof of such filing shall precede the issuance of a building permit.

10.10 NON CONFORMING USES:

(a) The lawful use of any building, structure or land existing at the time of the adoption of this ordinance may be continued although such use does not conform to the provisions thereof; provided however, the following conditions are met:

(1) Unsafe structures or buildings: Any structure or building or portion thereof declared unsafe may be restored to a safe condition.

(2) Construction approved prior to ordinance: Nothing herein shall require any change in plans, construction or designated use of a building or structure for which a building permit has been issued and the construction of which shall have been diligently carried on within six (6) months of the date of such permit.

(3) Alterations: A nonconforming building may be maintained and repairs and alterations may be made, except that in a building which is nonconforming as to use regulations, no structural alterations shall be made except those required by law including eminent domain proceedings. Repairs such as plumbing or changing of partitions or other interior alterations are permitted.

(4) Extensions: Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged.

(5) Nonconforming use of land: When a nonconforming use of land has been discontinued for a period of ninety (90) days, its future use shall revert to the uses permitted in the land use category in which said land is located.

(6) Abandonment: A nonconforming use of land or of a building which has been vacated or abandoned for ninety (90) days shall not thereafter be occupied by any nonconforming use.

(7) Destruction by fire or other act: Nothing in this Chapter shall be taken to prevent the restoration of a building destroyed to the extent of not more than fifty (50) percent of its assessed value by flood, fire, explosion or other casualty, or act of God or the public enemy, nor the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction. The restoration of a building destroyed more than fifty (50) percent of its assessed value by flood, fire, explosion or other casualty, or act of God, or the public enemy, must meet the

requirements of all applicable provisions of this section. Restoration under this section must be started within ninety 90 days.

(8) Existing screened swimming pool enclosures may be replaced in the same location with a structure built within the same exterior dimensions and height as the existing structure shall be enclosed with solid walls or roof.

(9) Existing newsracks are not exempted from Section 7.03 (I) and (J) of the Land Development Code.

10.11 BUILDING PERMIT APPLICATION FEES:

(A) The Village Council may by resolution, establish appropriate Building, Demolition and Moving permit fees.

(B) Applicable Palm Beach County Impact Fees shall be collected by the Village upon issuance of a building permit. The Village shall adhere to the Palm Beach County Impact Fee Ordinance and appropriate fees.

(C) Applicable State of Florida Radon Fees shall be collected by the Village upon issuance of a building permit. The Village shall adhere to the State of Florida Radon Trust Fund rules and procedures.

TABLE OF CONTENTS

CHAPTER	TITLE	PAGE
I	GENERAL	1
II	FACILITIES EXTENSION	30
III	RATES AND CHARGES	39