

SUMMARY OF ZONING DISTRICT LAND DEVELOPMENT REGULATIONS

Town of Palm Beach Planning, Zoning and Building Department

Elements of this document are hyperlinked to their respective code sections

This comparative summary is provided as guidance only. Please consult the Town's Code of Ordinances for complete land development regulations. Refer to [Chapter 134 - Zoning](#) for a more comprehensive schedule of zoning regulations. Contact Logan Elliott, Zoning Technician at (561) 227-6409 with any zoning questions.

Zoning District	Min. Lot Size	Front, Street Rear & Street Side Setback	Side Setback	Rear Setback	Lot Coverage	Landscaped Open Space	Angle-of-Vision	Max. Building Height and Max. Overall Height*
R-AA	60,000 sf	35' Also see 134-843(a)(7) for Building Height plane regulations	30'	15'	25%	55% of lot 45% of front setback to be landscaped open space	100 degrees plus 4 degrees for every ten feet in lot width above the minimum (50 foot max)	30' – plus 5' for flat roofs or 10' for all other style roofs
R-A	20,000 sf	35' Also see 134-843(a)(7) for Building Height plane regulations	15' 30' for lots greater than 60,000 sf	15'	25%	50% of lot 45% of front setback to be landscaped open space	100 degrees plus 4 degrees for every ten feet in lot width above the minimum (50 foot max)	25' – plus 5' for flat roofs or 10' for all other style roofs
R-B**	10,000 sf***	25' – 1-story portion 30' – 2-story portion Front setback can be reduced 5' if rear setback is increased by the 5' Also see Sec. 134-893(a)(5) for additional front and rear setback allowances	12.5' – 1-story portion 15' – 2-story portion	10' – 1-story portion 15' – 2-story portion Also see Rear Height Plane in definitions. The rear height plane in this district is 25'	40% – 1-story 30% – 2-story	45% of lot, 50% of which must be located within 10 feet of property line for lots under 20,000 sf 40% of front setback to be landscaped open space	100 degrees plus 4 degrees for every ten feet in lot width above the minimum (40 foot max)	14' – 1-story, plus 3' for flat roofs or 8' for all other style roofs 22' – 2-story, plus 3' for flat roofs or 8' for all other style roofs
R-C	Single-Family – 10,000 sf Two-Family- 13,333 sf	25' 25'	10' 10' – 1-story portion 15' – 2-story portion	15' 15'	30% 35%	45% of lot, 50% of which must be located within 10 feet of property line for lots under 20,000 sf 40% of lot	N/A N/A	23.5' – plus 3' for flat roofs or 8' for all other style roofs

* The Town has a maximum of 2 habitable stories in vertical alignment for all single-family and two-family developments, [134-1609](#)

** The R-B district has a Cubic Content Ratio requirement for all single family development. See the [R-B Zoning District Cubic Content Ratio By Lot Size and Examples](#) table to determine a lot's requirement

*** For lots greater than 20,000 sf, see [134-893\(1\)](#) for applicable regulations