
Sec. 31-534. Downtown districts generally.

- (a) *Purpose and intent.* The purpose and intent of the downtown districts is to guide the redevelopment of the Community Redevelopment Area of Riviera Beach and the surrounding properties into a vibrant downtown that:
- (1) Provides a variety of housing types to accommodate a diverse population;
 - (2) Establishes a "park once" environment by providing a mix of uses within a pedestrian-friendly environment;
 - (3) Maintains and enhances a continuous, inter-connected network of pedestrian- and bicycle-friendly streets that effectively links transit stations, bike paths, sidewalks, buildings, open spaces, and the waterfront;
 - (4) Provides public open space in the form of civic parks, plazas, and greens;
 - (5) Maintains and enhances public access to the waterfront; and
 - (6) Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.
 - (7) Maintains and improves real and perceived safety as a key component of walkability and sustainability.
- (b) *Downtown districts named.* To create the vibrant diverse character envisioned for the downtown area, five downtown zoning districts are hereby created and are being assigned to all land within the boundaries of the Community Redevelopment Area in the Downtown Mixed Use, Working Waterfront, General Industrial, High and Medium Density Multiple Family categories on the Comprehensive Plan's Future Land Use Map to carry out the 2010 Riviera Beach CRA Plan:
- (1) DC Downtown Core.
 - (2) DG Downtown General.
 - (3) DR Downtown Residential.
 - (4) DI Downtown Industrial.
 - (5) DM Downtown Marine.
- (c) *Regulating plan for downtown districts.* The Downtown Riviera Beach Regulating Plan depicts the following information:
- (1) *District boundaries.* The locations and boundaries of the downtown zoning districts shall be shown on both a map entitled "City of Riviera Beach Zoning Map" and a map entitled "Downtown Riviera Beach Regulating Plan." The Downtown Riviera Beach Regulating Plan depicts additional information necessary to apply the standards contained in this division and is hereby officially adopted as an integral part of these regulations.
 - (2) *Primary and secondary streets.* Primary Streets are intended to develop overtime as superior pedestrian environments and, as such, are held to higher standards in the regulations regarding building placement, building frontage, and the location of parking and service uses. Streets not designated as Primary Streets are considered Secondary Streets, which will accommodate service functions and vehicular-oriented development needs including parking, loading, and drive-through facilities.
 - (3) *Marina Way.* Marina Way is intended to provide both visual and pedestrian connections to Lake Worth and may or may not include vehicular access. Development along Marina Way shall be held to the

same standards as development on primary streets and is also subject to the regulations and approval process set forth in the civic building, uses, and open space section (See section 31-538.).

- (4) *Future streets and alleys.* Potential future streets and alleys are designated on the regulating plan. Future streets and alleys are desired new vehicular and/or pedestrian connections to, or extensions of, existing streets that will improve the overall transportation network. Future streets are intended to be primary streets; future alleys provide vehicular access to parking and other service functions located behind buildings. Future street and alley designations are not precise alignments or specific locations. The appropriateness of and final street designation, alignment and location of these intended links of the transportation network will be determined during the development review process by the community development director. See section 29-65 for design standards for new streets and alleys.
 - (5) *Pre-approved redevelopment design areas.* The regulating plan indicates areas where this code provides pre-approved redevelopment options for mobile home/trailer park properties to create mixed-use, pedestrian-friendly environments. See section 31-540.
 - (6) *Other zoning districts.* For the purpose of informing appropriate transitions of scale and use, lands assigned zoning districts other than the downtown zoning districts are also shown on the regulating plan.
- (d) *General standards for all downtown districts.*
- (1) *Specific standards.* Specific standards for each downtown zoning district are found in section 31-536.
 - (2) *General standards.* General standards that apply to more than one downtown zoning district are found in section 31-535 and sections 31-537 through 31-540.
 - (3) *Conflicts.* Where the requirements of these zoning districts conflict with other portions of this Code, the requirements of these districts shall prevail; however, no development may be approved that conflicts with the comprehensive plan.
 - (4) *Planned unit developments.* ~~New planned unit developments are not permitted within the CRA.~~ Planned unit developments approved prior to December 18, 2013, shall be governed by their respective planned development approvals. Their boundaries may not be expanded. Any amendments to the planned development approvals must comply with the comprehensive plan and the relevant downtown zoning districts to the extent practicable.
- (e) *Review process for downtown districts.* The purpose of site plan review is to ascertain whether a proposed new development follows the pattern of development described in the Community Redevelopment Area (CRA) Plan and conforms to all provisions of the Riviera Beach Comprehensive Plan and this Code. Except for single-family homes on existing lots, all applications for development approval within the CRA that are not otherwise permitted as nonconforming uses or structures shall comply with all requirements of this CODE.
- (1) *Administrative process.* In order to facilitate redevelopment in the downtown area, certain applications may be processed administratively.
 - a. Applications for changes in use, renovations to buildings, redevelopment of sites with buildings existing as of the date of the ordinance from from which this division derives, and development in pre-approved redevelopment design areas may be processed administratively.
 - b. The community development director shall review plans, including the exhibits listed in subsection 31-534(e)(2), for completeness and compliance with the provisions of this code, including the regulating plan in subsection 31-534(c). The community development director shall issue a final decision. Denials shall be in writing and shall specifically set forth the grounds for the denial. Any final decision of the director may be appealed to the zoning board of adjustment in accordance with the procedures established in this code for appeals of administrative decisions.

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- (2) *Standard review process.*
- a. Applications for new development on vacant or undeveloped sites, development which proposes a reduction from the minimum building frontage requirements, or any application deemed by the community development director to have a significant impact to surrounding properties shall be reviewed by the planning and zoning board, CRA board, and approved by the city council.
 - b. Special exceptions. Requests for special exceptions shall follow the review procedures and standards in sections 31-61 and 31-62 and shall also consider any additional standards defined herein (Division 26).
 - c. Variances. Relief from certain requirements may be permitted pursuant to the process and variance standards in sections 31-39 through 31-41 of this Code.
- (3) All applications for site plan review shall be accompanied by exhibits prepared by qualified professionals, which shall include the following:
- a. A survey of existing conditions providing the following information:
 1. Gross land area (to the nearest 1/100 of an acre).
 2. Substantial, visual improvements (in addition to buildings) such as signs, parking structures, swimming pools, etc.
 3. Parking areas and number of parking spaces.
 4. Indication of access to a public way on land such as curb cuts and driveways, and to and from waters adjoining the surveyed tract, such as boat slips, launches, piers and docks.
 - b. In addition to any other application requirements, drawings of the proposed conditions shall be provided depicting the following:
 1. Vicinity map showing the property in reference to nearby streets and street intersections.
 2. Location of the property lines, location of existing and proposed rights-of-way, location and dimension of existing/proposed easements, water courses and other essential features.
 3. Indication of primary or secondary street designations for all rights-of-way and any future street or alley connections provided.
 4. Cross section and street design type for new and existing streets and alleys as described in section 29-65.
 5. Location of vehicular access to site including driveways and curbs cuts.
 6. The outlines of all existing and proposed buildings showing setbacks, percentage of building frontage, dimensions, and points of pedestrian access.
 7. Identification and dimensions of frontage types for all primary pedestrian entrances.
 8. Building elevations and sections, showing overall building height and number of stories.
 9. Location and dimensions of all proposed signage
 10. Location and dimensions of all perimeter treatments (sidewalks, pedestrian walkways, street trees, fences, streetwalls, and/or landscaping).
 11. Location of all off-street parking, loading facilities, and waste collection areas.
 12. Schematic of drainage system.
 13. Location, type, and size (in square feet) of civic open spaces.

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14. Landscaping plans, including specifications of species, of plant material, location, and size. Lighting and landscaping plans shall be coordinated.
- c. A data table which indicates the following:
 1. Future land use category and zoning district.
 2. Total acres of the project.
 3. Number of dwelling units.
 4. Square feet of non-residential uses.
 5. Parking computations as described in section 31-539.
 6. Floor Area Ratio (FAR).
 7. Percentage of building frontage required and provided on Primary Streets as described in subsection 31-535(c).
 8. Public benefit height calculation, if applicable, as described in subsection 31-538(b)(7).
 - d. Such other design data as may be needed to evaluate the project's compliance with the requirements of this Code.

(Ord. No. 4038, § 2(Exh. A), 12-18-13)