ORDINANCE NO. 14-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS, DIVISION 2, R-AA LARGE ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-791, ACCESSORY STRUCTURES, TO ALLOW AN ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES, DIVISION 3, R-A ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-841, ACCESSORY STRUCTURES, TO ALLOW AN ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES, DIVISION 4, R-B LOW DENSITY RESIDENTIAL DISTRICT, AT SECTION 134-891, ACCESSORY STRUCTURES, TO ALLOW AN ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, at the February 11, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to allow additional guest houses based on lot area

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2: Chapter 134, Zoning, Article VI, District Regulations, Division 2, R-AA Large Estate Residential District, Section 134-791, is hereby amended as follows:

Sec. 134-791. Accessory structures.

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5. Nothing contained in this section shall prohibit the construction of one (1) ~~an~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted

when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building. Such enclosed accessory building(s) shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~ household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, nonpaying guests, or household staff and approval of the planning, zoning and building director or his designee.

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Section 3: Chapter 134, Zoning, Article VI, District Regulations, Division 3, R-A Estate Residential District, Section 134-841, is hereby amended as follows:

Sec. 134-841. Accessory structures.

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(5) Nothing contained in this section shall prohibit the construction of one (1) ~~an~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building. Such enclosed accessory building(s) shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~ household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, nonpaying guests, or household staff and approval of the planning, zoning and building director or his designee.

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Section 4: Chapter 134, Zoning, Article VI, District Regulations, Division 4, R-B Low Density Residential District, Section 134-891, is hereby amended as follows:

Sec. 134-891. Accessory structures.

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5. In the R-B district, nothing contained in this section shall prohibit the construction of ~~an~~one (1) enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building. Such enclosed accessory building(s) shall be used only for the occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or

~~servants~~household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, nonpaying guests, or household staff and approval of the planning, zoning and building director or his designee.

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Section 5. Severability.
If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 6. Repeal of Ordinances in Conflict.
All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 7. Codification.
This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 8. Effective Date.
This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 15th day of April 2026, and for second and final reading this 13th day of May 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President Pro Tem

Absent

Julie Araskog, Town Council Member

Nicki McDonald, Town Council Member

Bridget Moran, Town Council Member

ATTEST:

Kelly Churney, CMC, Town Clerk