



An image from the 2002 Downtown Delray Beach Master Plan depicting the desired infill development pattern (rendered roofs). Note the buildings line Atlantic Avenue (city's main street), the plaza, the continuous alley, and parking location.



Existing Condition: This development provides an example of shortcomings of the previous code and process: narrow sidewalks, no room for needed shade trees, significant development with no usable public open space, and parking uses located within the first story along the street.

Previous Setback Rules: Focused on Upper Story Setbacks

Ground Story:

Commercial: 5' min. 10' max.

Residential: 10'

Upper Stories:

15' min. at top of 2nd or 3rd Floor

(Depending on Street)

Section (4.4.13(F)(2)(b) suggests
“landscaped setbacks...add interest
and provide relief”



New Setback Rules: Room for Wide Sidewalks with Shade Trees & On-street Parking

Ground Story:

All Uses: 10' min – 15' max

Upper Stories:

Additional 5' above the 3rd Story

Section (4.4.13(F)(2)(b)) suggests
“landscaped setbacks...add interest
and provide relief”

Plus Streetscape Requirements



This space will serve the city
better at the sidewalk level.



Image source: Google Earth

BEFORE: A view of the existing condition along the City's main street. While buildings line the street, the sidewalk is too narrow and the middle building is blocking half of its neighbor's arcade.



After: This building is almost completed; it was approved during a "Zoning in Progress" period prior to the adoption of Architectural Guidelines. The developer followed the new streetscape standards. Note, the arcade has been freed from its neighbor and room is available to accommodate new bicycle parking. Landscaping is not complete yet, but room for a shade tree is also available.



Richard Jones Architecture

After: An image of a proposed building renovation recently approved under the new code using the "Storefront" frontage regulations.



Front Elevation (East)
1/4" = 1'-0"

Paul Richard Brautigan, Architect

After: A new building recently approved using the Art Deco architectural style.