



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING DEPARTMENT
 ZONING DIVISION
 POLICY AND PROCEDURE**

JON P. MACGILLIS, ASLA, ZONING DIRECTOR

**PPM # ZO-O-049
 Issued: 02/15/11
 Effective: 02/15/11
 Revised: 07/15/15**

SUBJECT: Permits Not Subject to Concurrency Review

AUTHORITY: Article 2.F.1.D, Exemptions from Concurrency

PURPOSE: To provide the Zoning Director with an official list of specific uses or structures that are subject to building permit review, but are deemed to have a de minimis impact on public facilities (Concurrency), pursuant to Article 2.F.1.D.6 of the Unified Land Development Code (ULDC) and listed below.

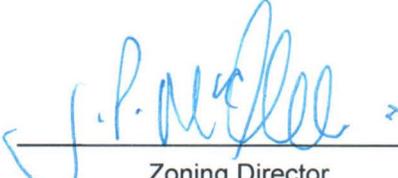
PROCEDURES: Building permits for the following structures shall not be subject to the requirements of Article 2.F, Concurrency (Adequate Public Facility Standards). This PPM may be periodically amended by the Zoning Director to add new uses and structures.

The uses/structures shown below are exempt from Concurrency.

Residential Uses/Structures
Accessory Dwelling
Addition to a Single Family Dwelling (no kitchen)
Dock, Private (Single Family)
Dressing Room for a Private Pool
Excavation, Type I
Groom's Quarters (1 in conjunction with an accessory Private Stable)
Guest Cottage
Kennel, Type I (Private)
Replacing a Single Family Dwelling or Mobile Home (within 1 year of removal of the original residence)
Shade House for private use
Stable, Private (accessory to a Single Family Dwelling)
Temporary Trailer (during construction of a Single Family Dwelling)

Non-Residential Uses/Structures
ATM (excluding freestanding)
Commercial Communication Tower, Communication Cell Site on Wheels Tower, Mobile (COW) or Communication Panel or Antenna
Electrical and Lighting Permit such as: site lighting
Grass Parking, Repaving & Drainage
Guardhouse
Kiosk
Recycling Drop Off Bin (associated with an existing principal use)
Renewable Energy Facility, Solar or Wind
Security or Caretaker Quarters
Special Event

Residential and Non-Residential Uses/Structures
Accessory and Amateur Radio Tower, Television Antenna and Satellite Dish
Accessory Residential or Non-residential Structure (that does not meet the ULDC definition of Building Square Footage such as: shed, garage, rain/lightening shelter and restroom facility on sports field or golf course, and equipment shelter such as: pump house)
Air Conditioning, Cooler/Refrigerator, Generator and other Mechanical/Plumbing Equipment
Canopy/Awning (that does not meet the ULDC definition of Building Square Footage)
Entry Feature (arches, columns, fountains, etc.)
Fence
Pool and Spa
Reconfiguration of Lots (with no change in the number of lots)
Renovation, Interior (with no change in use or square footage increase)
Screen Enclosure (that does not meet the ULDC definition of Building Square Footage)
Waiver of Plat to reconfigure lot lines or to reduce the number of lots



 Zoning Director