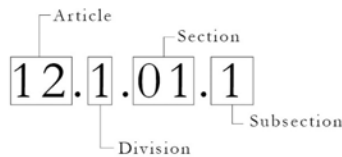


From Sec. 12.1.01. Purpose and intent...

12.1.01.H. How to use Article 12.

1. Review the standards in Division 1, which apply to all Redevelopment Zoning Districts.
2. Division 2 through Division 7 establish standards specific to each Redevelopment Zoning District(s). Review the Division applicable to the specific site.
3. Locate the site on the Regulating Plan. The Regulating Plan identifies the Subdistrict of each site in the Redevelopment Zoning District, the existing street network, the lot pattern, and additional regulatory information pertaining to that Redevelopment Zoning District.
4. Determine Permitted Uses for the Subdistrict
5. Determine applicable Development Standards for the Subdistrict including lot size, density, and height.
6. Determine the permitted Building Types for the Subdistrict and development standards that correspond to those types.
7. Determine the Architectural Style.
8. Determine the Frontage Type.
- 9.7 Review applicable Stormwater Standards, Parking Standards, Wall and Fence Standards, Sign Standards, ~~Architectural Standards~~ and other standards that may be specific to the Redevelopment Zoning District and the Subdistrict.
- 10.8 Organization of Article 12 numbering.



(Ord. No. 1111, pt. II, 9-24-2019, Ord. No. 1123, pt. 1, 12-17-2019; Ord. No. 1159, pt. 1, 5-11-2021)

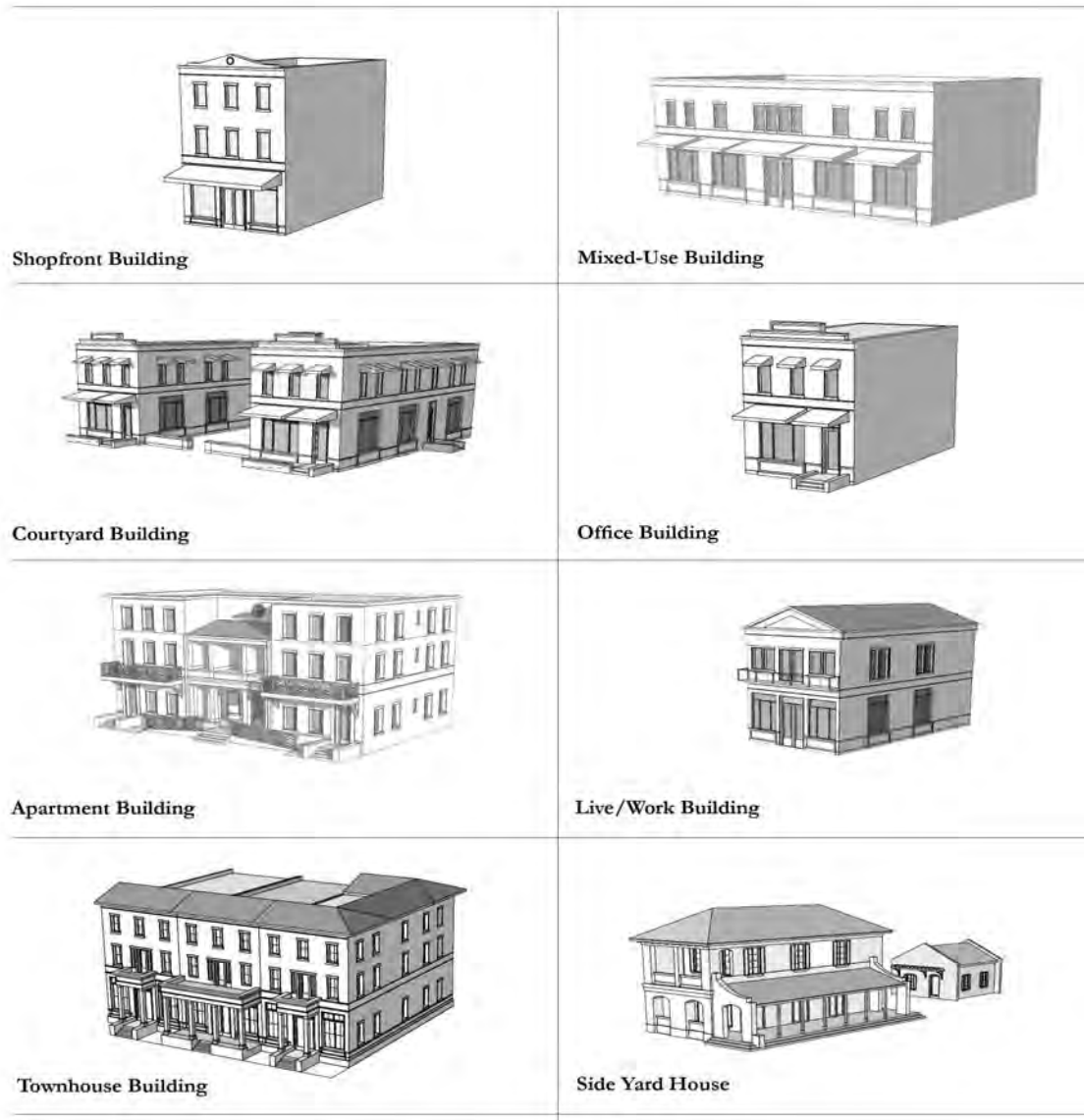
From Sec. 12.1.04. Development standards...

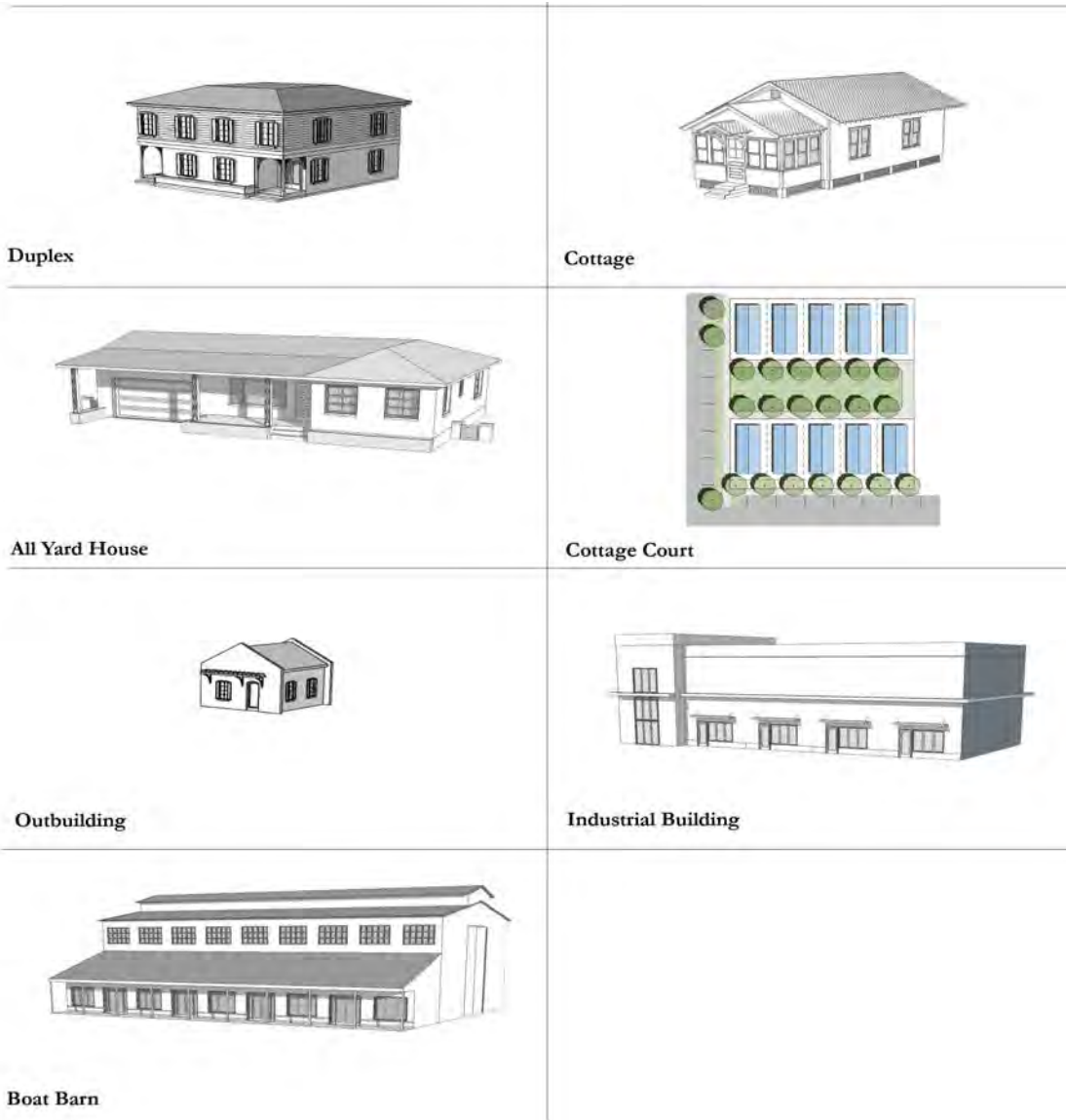
6. *Building and parking placement.*

- a. *Frontage Buildout.* Frontage Buildout is the percentage of the total width of a lot minus the required setbacks which is required to be occupied by the primary façade of a building. Frontage Buildout requirements are established for each Building Type.
 - i. The primary façade shall be generally parallel to the right-of-way, located in accordance with the minimum and maximum front setbacks of the Subdistrict or permitted Building Type.
 - ii. The primary façade shall face existing roadways.
 - iii. The location of the primary façade is not changed by the projection of architectural elements such as cornices, bay windows, awnings, balconies, or stoops.
 - iv. On corner lots, the primary façade shall extend to the corner or civic open space shall be provided.
 - v. Primary façades shall include the required Principal Entrance & Frontage Type.

From Sec. 12.1.05. Building types and frontage types...

Figure 12-7.00 Building Types Matrix





2. *Frontage Types.* Building Frontage Types are required by Subdistrict the Architectural Styles permitted for each of the Redevelopment Zoning Districts. In addition to the standards set forth in Section 12.1.04.6., the primary facade and Frontage Type shall be located on the Primary Streets where applicable. The following frontage types, as are described further in Figures 12-7.01—12-7.086, are incorporated or modified for use in Redevelopment Zoning Districts:
- a. A Storefront frontage.
 - b. An Arcade or gallery frontage.
 - c. A Bracketed Balcony frontage.
 - d. A Porch frontage.
 - e. A Stoop frontage.
 - f. A Forecourt frontage.

Figure 12-7.01 Storefront Frontage Matrix

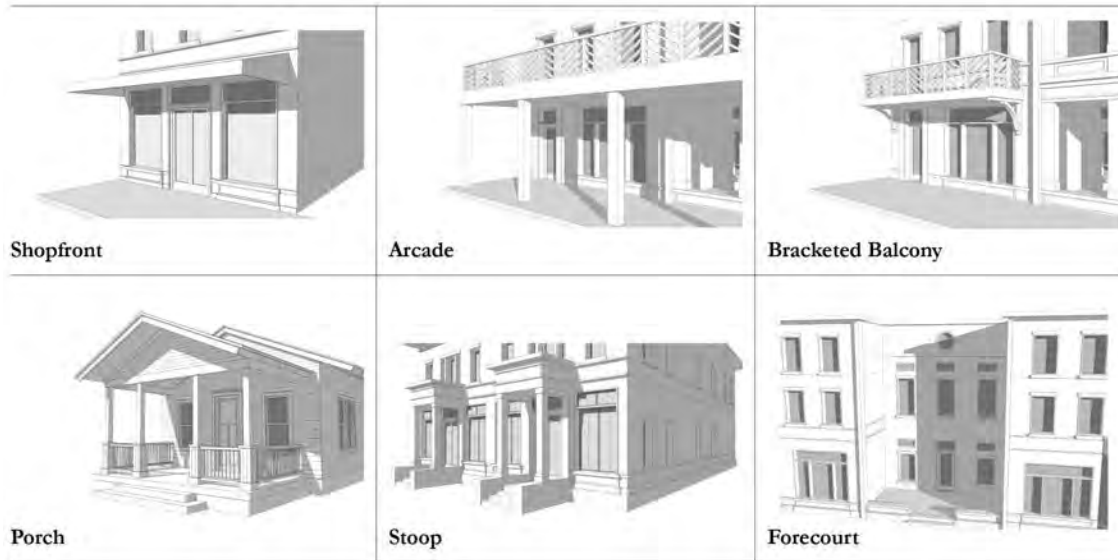
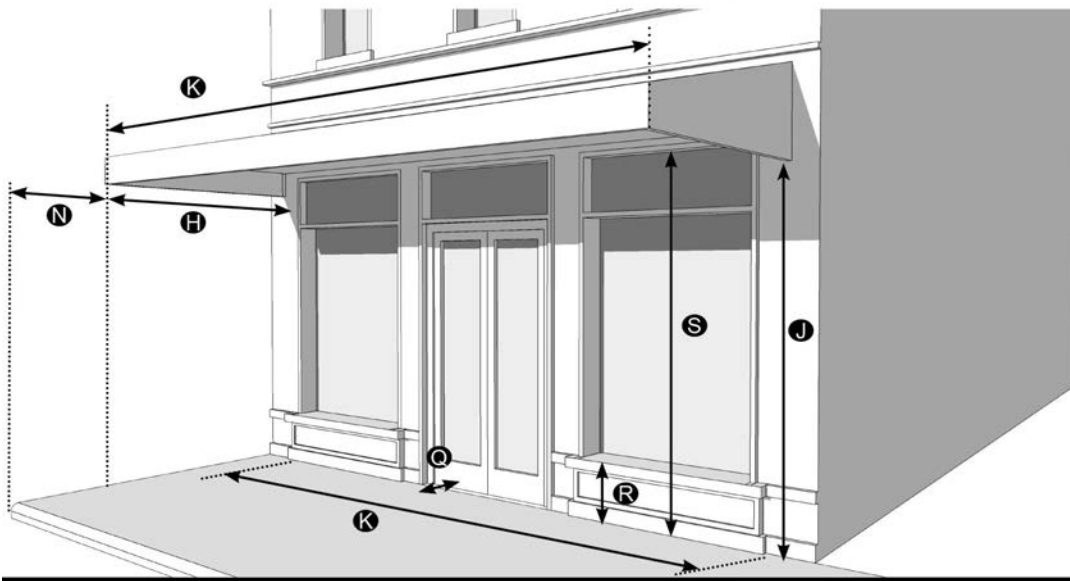


Figure 12-7.01 ~~2~~ Storefront Frontage



Description

The storefront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or arcades.

Dimensions

Width, length of façade	70% min.	K
Door recess	10 feet max.	Q
Storefront base	1 foot min./3 feet max.	R
Glazing height	8 feet min.	S
Awning		
Depth	3 feet min.	H
Height, ground level clear	8 feet min.	J
Width, length of façade	70% min.	K
Set back from curb	2 feet min.	N

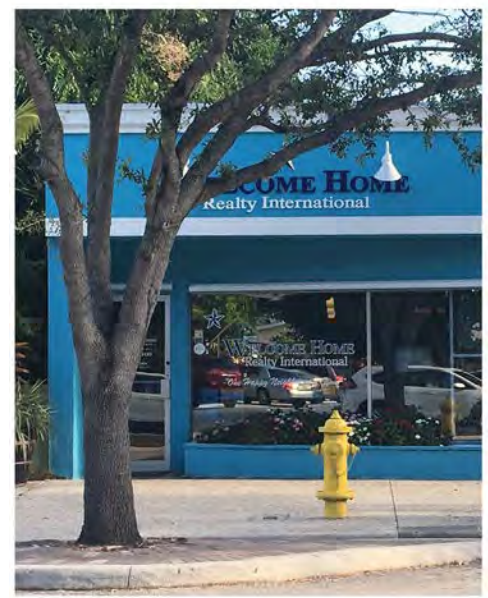
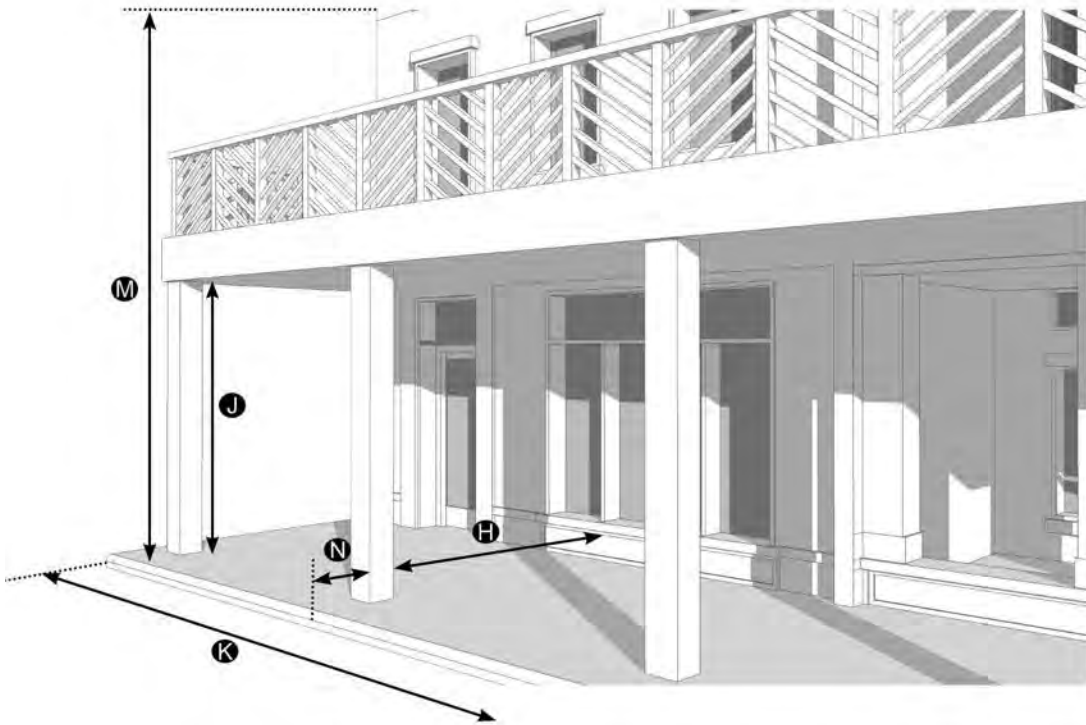


Figure 12-7.02-3 Arcade Frontage



Description

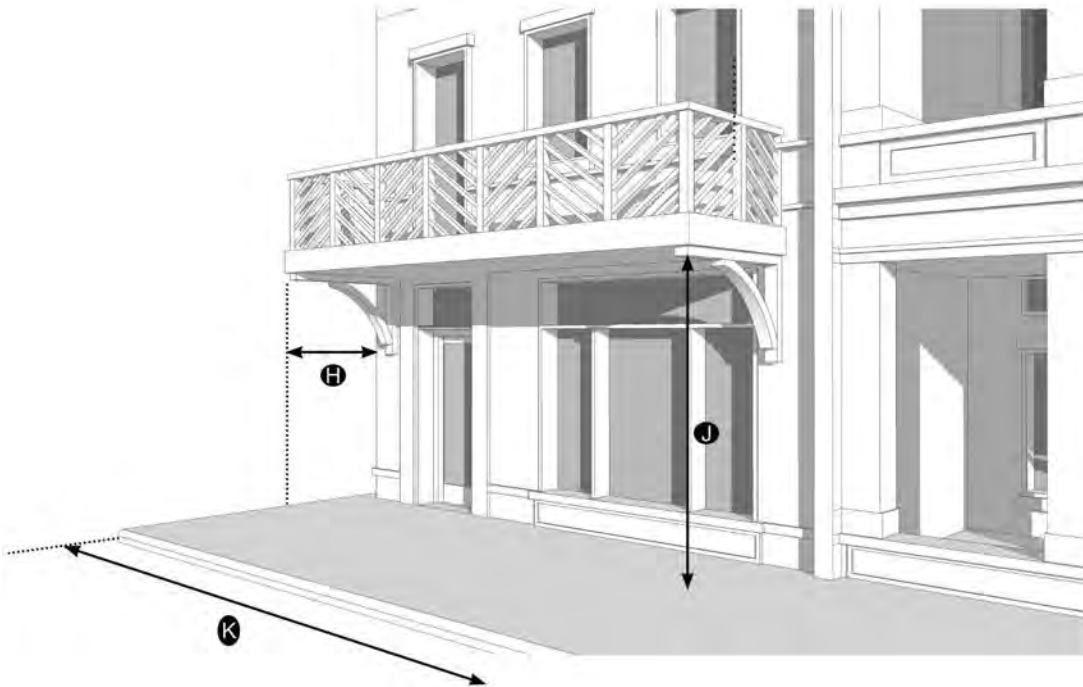
An arcade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade extends into the public right-of-way, over the streetscape area, creating a shaded environment ideal for pedestrians. This frontage type is typically associated with commercial uses. Arcades shall remain open to the public at all times. In the case where an arcade encroaches into the public right-of-way, a right-of-way maintenance agreement may be required.

Dimensions

Depth, clear	8 feet min.	H
Height, ground level clear	10 feet min	J
Width, length of façade	70% min.	K
Finish level above finished grade	Not applicable	-
Height, stories	2 stories max.	M
Set back from curb	2 feet min./4 feet max.	N



Figure 12-7.03 4 Bracketed Balcony Frontage



Description

A bracketed balcony is a second-story balcony, that creates a semi-public space overlooking the street. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses.

Dimensions

Depth	5 feet max.	H
Height, ground level clear	10 feet min.	J
Width	4 feet min.	K
Finish level above finished grade	Not applicable	
Height, stories	Not applicable	
Set back from curb	Not applicable	

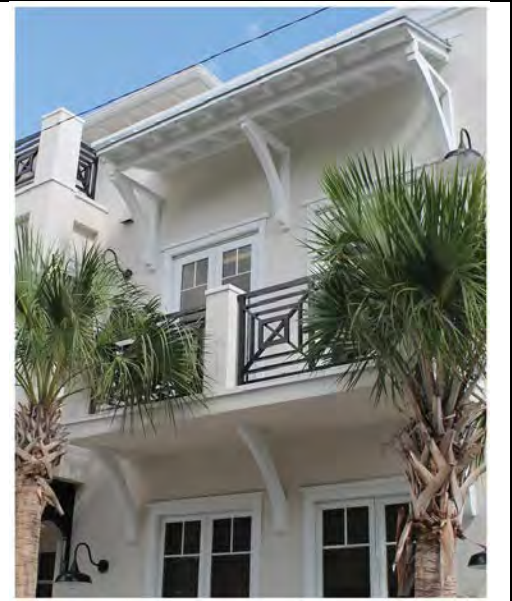
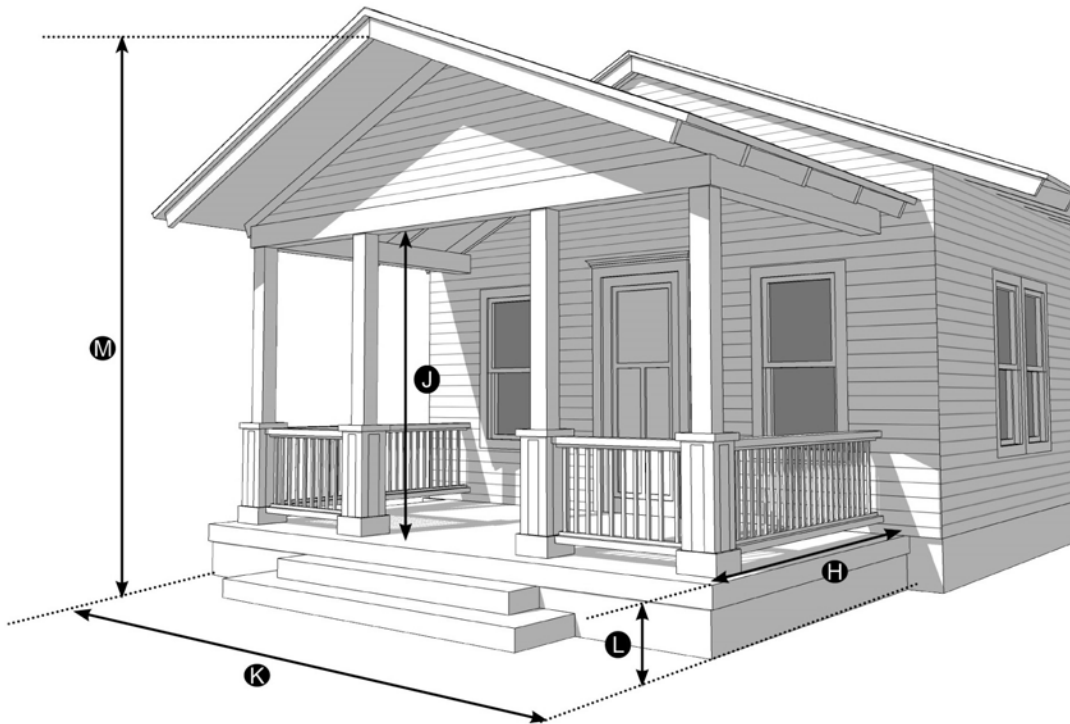


Figure 12-7.04.5 Porch Frontage



Description

A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. All porches shall cover at least 40% of the width of the façade the porch enfronts, including any garage. Front porches may be screened.

Dimensions

Depth	8 feet min.	H
Height, clear	8 feet min.	J
Width	40% min.	K
Finish level above finished grade	21 inches min.	L
Height, stories	2 stories max.	M
Set back from curb	Not applicable	



Figure 12-7.05 **6** Stoop Frontage



Description

A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building.

Dimensions

Depth	5 feet min.	H
Height, clear	8 feet min.	J
Width, clear	4 feet min.	K
Finish level above finished grade	21 inches min.	L
Height, stories	1 story max.	M
Set back from curb	Not applicable	

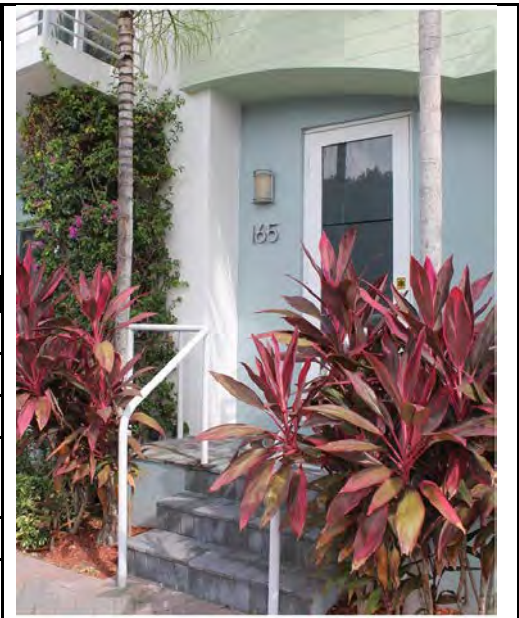
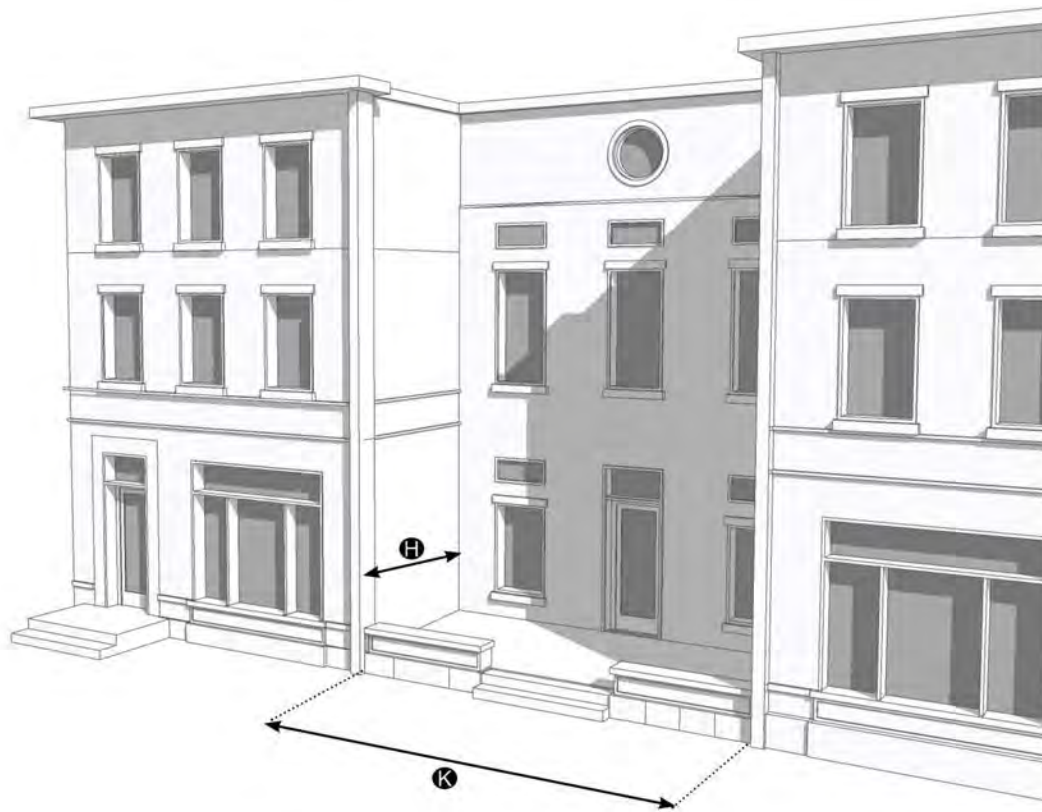


Figure 12-7.06 7 Forecourt Frontage



Description

A forecourt is an open area in front of the main building entrance(s) designed as a small garden or plaza. Low walls or balustrades no higher than three feet six inches in height when solid may enclose the forecourt. Forecourt walls are constructed of similar material as the principal building or are composed of a continuous, maintained hedge. A forecourt may afford access to one or more first floor residential dwelling units or incorporate storefronts for commercial uses. Forecourts are typically associated with multifamily, mixed-use, and commercial buildings.

Dimensions

Depth, clear	20 feet min.	H
Height, clear	Not required	
Width, length of façade	12 feet min./50% of façade max.	K
Finish level above finished grade	Not required	



Figure 12-7.07 **8** Possible Examples of Accessible Routes for Raised Ground Levels



Description

The Florida Building Code contains technical requirements for accessibility for sites, facilities, buildings and elements by individuals with disabilities which may include code requirements for the access into a building. The images above depict possible solutions for buildings when raised above the natural or existing grade. Refer to the latest version of Florida Building Code for the specific requirements and standards of the code. See Figure 12-7.07 for images of examples.

(Ord. No. 1111, pt. II, 9-24-2019; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

Sec. 12.1.~~12~~13. Applicability.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior shall comply with Article 12.
2. Existing Buildings. Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with Article 12, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.
3. *Nonconforming uses, structures, and lots.* All legally permitted uses, structures, and lots that are existing on the effective date of Article 12 that do not comply with Article 12 shall comply with Article 8, Nonconformities. Additionally, an existing structure in a special flood hazard area that does not comply with the base flood elevation requirements in Article 4, Div. 10. may be subject to Division 10 restrictions on substantial improvements to the structure.
4. *Alternative compliance.* An applicant for development approval may propose a site, landscape, or architectural plan that varies from the requirements of Article 12 in order to accommodate unique circumstances of the proposed development site or to propose a different but comparable design solution. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of Article 12 as well as, or more effectively than, adherence to the strict requirements of Article 12 and/or would help carry out specific goals or objectives outlined in the particular CRA plan. Prior to the decision, the Growth Management Director may request a recommendation from the Neighborhood Advisory Committee for that Redevelopment Zoning District. The Growth Management Director shall keep a record of all such determinations. The alternative compliance process shall not be used to increase the height of buildings or to reduce the required on-site parking requirements beyond the limits provided in Article 12. Appropriate justifications for approving alternative plans include, but are not limited to:
 - a. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Article 12 or the expansion of existing buildings and structures.
 - b. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
 - c. Improve or provide integration of proposed development with the surrounding off-site development.
 - d. The preservation of the historical or archaeological features of the area.
 - e. Accepting a design solution that is comparable to, but different from a standard in Article 12.

(Ord. No. 1111, pt. II, 9-24-2019; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021; Ord. No. 1196, pt. I(Exh. A), 5-9-2023)

Sec. 12.1.~~13~~14. Review process.

1. Article 10, Development Review Procedures, LDR, Martin County Code has special provisions that apply to development applications within CRAs:
 - a. Development application within the CRA means a request for development approval for land within one of the designated CRAs within unincorporated Martin County as defined in Section 10.1.B, Article 10.

Sec. 12.1.14 15. Glossary.

For purposes of this Article, the following words, terms and phrases shall have the meanings as set forth below:

1. Additional definitions are found in these sections of the LDR:
 - a. Sec. 3.3 Zoning District General Provisions
 - b. Sec. 4.141 Wellfield Protection
 - c. Sec. 4.31 Upland Protection
 - d. Sec. 4.382 Stormwater Management
 - e. Sec. 4.661 Landscaping Buffering and Tree Protection
 - f. Sec. 4.73 Mangrove Protection
 - g. Sec. 4.842 Roadways
 - h. Sec. 7.3 Development Agreements

A

Accessory Dwelling Unit (ADU). Also referred to as accessory apartments, second units, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living space is equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.

Agrihood. Agrihoods are neighborhoods organized with residential and agriculture food cultivation.

Alley. A service roadway that is designed to provide access to properties abutting another street and that is not intended for general traffic circulation.

Artisan, art studio, galleries. Artisan, art studios and galleries are the location of art production or art display. They may be private or open to the public and may include retail sales.

Architrave. In the classical orders, the lowest member of the entablature; the beam that spans from column to column, resting directly upon their capitals.

B

Balcony. An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets. Also, an accessory area to a dwelling, with one or more sides permanently open to the exterior except for a railing or parapet not exceeding four feet in height.

Balustrade. An entire railing system, as along the edge of a balcony, including a top rail and its balusters, and sometimes a bottom rail.

Bas-relief. A carving, embossing, or casting moderately protruding from the background plane; low relief.

Bracket. Any overhanging member projecting from a wall or other body to support a weight acting outside the wall.

Building Type. A structure defined by its configuration.

Block. A combination of private lots, alleys, and passages that are surrounded by existing or new streets or by wetlands, parks, or civic spaces.

Build-to-Zone (BTZ). The range of allowable distances from the front property line along which the principal vertical plane of the building's primary façade shall be built in order to create a moderately uniform line of building along the street.

Building Coverage. The horizontal area measured from the building footprint of the roofed area of the ground floor of the principal and accessory structures on a lot.

Brise soleil. A fixed or movable device, such as fins or louvers, designed to block the direct entrance of sun rays into a building.

C

Carport. A roofed area, typically open on at least two sides and attached to the principal structure which is used for the storage of one or more vehicles.

Clearstory window. Clearstory window is a window above eye-level. Its purpose is to admit light, fresh air, or both.

Cornice. The exterior trim of a structure at the meeting of the roof and wall; usually consists of bed molding, soffit fascia, and crown molding.

Civic Open Space. An outdoor area provided for the purpose of active or passive public recreation which may be fully impervious.

Convenience store with fuel. An establishment that provides goods and services primarily to the motoring public such as fuel sales, car washing, or car detailing, and that may also sell merchandise including food and beverages. This definition applies to this Article only.

D

Day care, family. A residence in which child care is regularly provided for children from at least two unrelated families and receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit, as licensed by the State of Florida, pursuant to F.S. § 402.302(8) and complying with the statutory limits on the number of children receiving care.

Dormer. A structure projecting from sloping roof housing a window or ventilated louver.

Drive-through facility. An establishment that provides physical facilities which allow its customers or patrons to obtain food or goods, receive services, or be entertained while remaining in their motor vehicles. This definition applies to this Article only.

Dwelling, single-family detached. A dwelling unit that is not physically attached to any other dwelling by any means, which is surrounded by open space on all sides and which is the only dwelling unit on a lot other than an ADU in a CRA. This definition specifically excludes mobile homes. Two or more single-family detached dwelling units placed on a single lot shall be considered a duplex or multifamily dwelling use, depending on the number of dwelling units involved.

E

Entablature. In classical architecture, the elaborate beam member carried by the columns, horizontally divided into architrave (below), frieze, and cornice (above). The proportions and detailing are different for each order (i.e. Doric, Ionic, and Corinthian), and strictly prescribed.

Entrance, Principal. The main point of access of pedestrians into a building, facing a street or public space.

Expression Line. A horizontal line, expressed by a material change or by a continuous projection not less than two inches nor more than one foot deep.

F

Façade. The exterior wall of a building.

Façade Transparency. The amount of transparent window glass or other openings in the façade of a building, relative to the overall surface area of the façade.

Farmer's market. An establishment providing for the retail sale of agricultural products, primarily involving the sale of fresh produce, such as fruits and vegetables, but also including such products and services that are customarily provided in rural or agricultural areas.

Fenestration. The arrangement and design of windows in a building.

Form based code. Form based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than full separation of uses) as the code's primary organizing principle.

Frontage Buildout. The percentage of the total width of a lot minus the required setbacks which must be occupied by the primary facade of a building. Frontage buildout requirements are established for each Building Type.

H

Heat Island. Heat islands are urbanized areas that experience higher temperatures than outlying areas. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies. Urban areas, where these structures are highly concentrated and greenery is limited, become "islands" of higher temperatures relative to outlying areas.

L

Live/Work Building. Live/Work Building is a building which is predominately residential in its character but contains commercial and residential uses.

M

Mixed-use project. One or more buildings containing a residential use and one or more complementary commercial, institutional, and limited impact industrial uses in close proximity and planned and approved as a single, unified project.

O

Open space. That portion of a development that is permeable and remains open and unobstructed from the ground to the sky, specifically excluding parking areas, whether permeable or impermeable.

P

Parisian balcony. A Parisian balcony, also known as a French balcony, Juliet balcony, or balconet, is composed of operable French doors or a sliding glass door with a railing fitted to the outside of the building. A Parisian balcony may include a narrow deck to step onto.

Parking lots and garages. A parking lot or structure operated as a principal use for the purpose of providing short-term parking of operable motor vehicles to support nearby land uses.

Paseo. A public walk, plaza or pedestrian streetscape.

Porte cocheres. A roofed structure extending from the entrance of a building sheltering an entry drive.

Primary Façade. The façade of a building that faces the street. In the case of a corner lot, it is the façade along the higher priority street.

Principal Building. The main building on a lot, usually located toward the Frontage.

R

Regulating Plan. A map or set of maps in a Redevelopment Zoning District that provide details about the existing and desired character of the district, including its streets, blocks, and civic spaces, and also provides other regulatory details. See Section 12.1.02.

Residential storage facility. A building or series of buildings designed and used for the rental of space for the storage of personal property but specifically excluding the rental of space for commercial or industrial warehousing. Outdoor storage of boats and recreational vehicles may be an accessory use.

S

Scupper. An opening in a wall or parapet that allows water to drain from a roof.

Shared Use Path. Shared use path is a multi-use trail or other path, physically separated from motorized vehicular traffic by an open space or barrier, either within a highway right-of-way or within an independent right-of-way, and usable for transportation purposes. Shared use paths may be used by pedestrians, bicyclists, skaters, equestrians, and other nonmotorized users.

Shutter stay. Shutter stays or shutter dogs are decorative and functional fasteners used to make a shutter stay open.

Small Site. Small Site is defined as development or expansion of existing uses on a lawful parcel, provided the parcel being developed is equal to or less than one-half acre.

U

Urban Agriculture. Urban farming or community gardens which promote local food production Livestock is prohibited. Private residential gardens are excluded and do not apply.

Use groups. Use groups combine individual uses described in the LDR into groups of uses with similar impacts. Use groups are used in Redevelopment Zoning Districts. Individual uses are defined in the glossary in Section 3.3, Div. 1, Article 3.

W

Working waterfront. The use of waterfront land for commercial fishing and related activities including fuel sales; marine manufacturing, repair, and storage facilities; public access including launching facilities, and compatible supporting uses. This definition applies in Redevelopment Zoning Districts.

(Ord. No. 1111, pt. II, 9-24-2019; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021; Ord. No. 1213, pt. I(Exh. B), 12-12-2023; Ord. No. 1215, pt. II, 12-12-2023)