

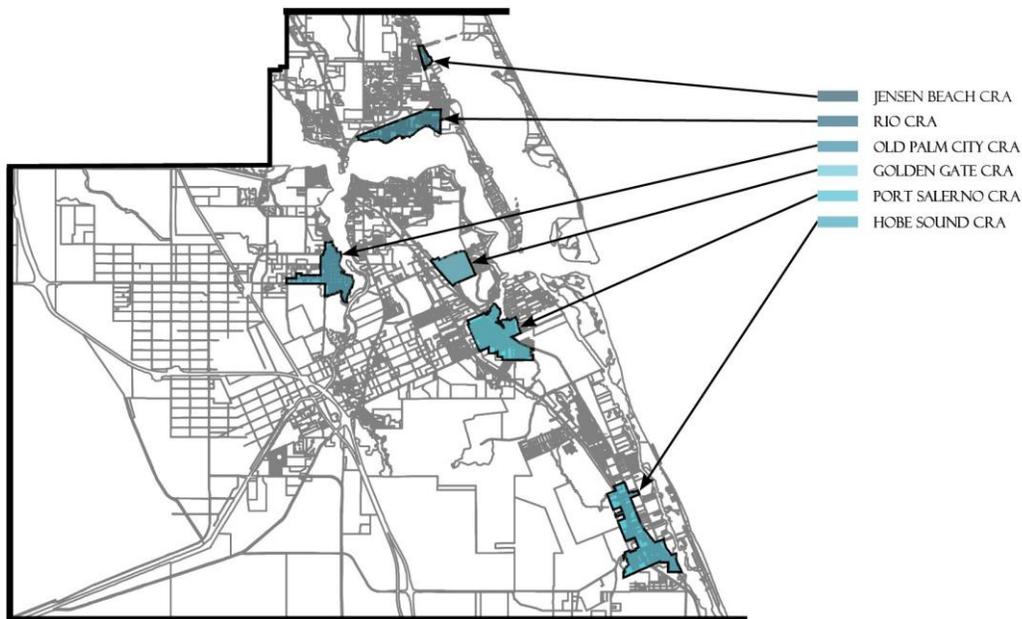
Sec. 12.1.01. Purpose and intent.

Article 12, the Redevelopment Code establishes Redevelopment Zoning Districts, permitted uses and development standards to implement the Comprehensive Growth Management Plan and the Community Redevelopment Plans in Martin County's six Community Redevelopment Areas (CRAs). The Community Redevelopment Code provides opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas. The Community Redevelopment Code shall be applicable only for CRAs that have been formally designated by Martin County in accordance with the Comprehensive Growth Management Plan.

12.1.01.A. *Content of the Community Redevelopment Code.* Article 12 establishes Redevelopment Zoning Districts and a specific Division for each CRA. Article 12, Division 1 is applicable in all Redevelopment Zoning Districts.

1.	Uniform Redevelopment Standards	Division 1
2.	Jensen Beach CRA	Division 2
3.	Rio CRA	Division 3
4.	Old Palm City CRA	Division 4
5.	Hobe Sound CRA	Division 5
6.	Port Salerno CRA	Division 6
7.	Golden Gate CRA	Division 7

Figure 12-1.01 Martin County Community Redevelopment Areas



12.1.01.B. *Adoption and modification of the Community Redevelopment Code.* The adoption or modification of the Community Redevelopment Code and Redevelopment Zoning Districts and the assignment of land to a Community Redevelopment Zoning District or Subdistrict shall be by an ordinance amending the Land Development Regulations. When such ordinance assigns land to a Redevelopment Zoning District or

Subdistrict, public notice shall be the same as for development applications and for amendments to the Martin County zoning atlas as set forth in Article 10.

12.1.01.C. *Comprehensive Plan.* All development in a CRA shall comply with the Martin County Comprehensive Growth Management Plan (CGMP). In the case of conflict between Chapter 18, Community Redevelopment, CGMP and the LDR or the General Ordinances, Chapter 18 shall control.

12.1.01.D. *Function of the Community Redevelopment Code; consistency with other regulations.*

1. Development under the Community Redevelopment Code shall comply with all requirements of the Martin County Land Development Regulations (LDR) and General Ordinances. In the case of conflict between Article 12, LDR and other provisions of the LDR or the General Ordinances, Article 12 shall control.
2. Table 12-1.02 identifies which standards of Article 3 are modified, replaced, or do not apply in the Redevelopment Zoning District.

Table 12-1.02 - Article 3 Standards Applicable to Article 12

Article 3		In Redevelopment Zoning Districts
Division 1, General Provisions. When applied in Redevelopment Zoning District all references in Division 1 to "this Article" shall be understood to incorporate Article 12.		
Sec. 3.1	Applicability	Applies except 3.1.C does not apply
Sec. 3.2	Zoning atlas and district boundaries	Applies except 3.2.B does not apply
Sec. 3.3	Glossary of terms	Applies except where modified by 12.1.14
Division 2, Standard Zoning Districts		
Sec. 3.10	District Purposes	Does not apply, replaced by 12.1.01.G
Sec. 3.11	Permitted Uses	Does not apply, replaced by 12.1.03
Sec. 3.12	Development Standards	Does not apply, replaced by 12.1.04
Sec. 3.13	Calculation of residential density	Does not apply, replaced by 12.1.04.3
Sec. 3.14	Height Standards	Applies as written, also see 12.1.04.2
Sec. 3.15	Lot width & area requirements	
	Sec. 3.15.A	Does not apply
	Sec. 3.15.B - Sec. 3.16.C	Applies as written, also see 12.1.02.1
Sec. 3.15.1	Open Space	Does not apply, replaced by 12.1.04.5
Sec. 3.16	Setbacks	

	Sec. 3.16.A.1, Sec. 3.16.A.2	Does not apply
	Sec. 3.16.A.3, Sec. 3.16.A.4, Sec 3.16.B	Applies as written, also see 12.1.04.6
	Sec. 3.16.C	Does not apply, replaced by 12.1.04
Sec. 3.31	LI-1 District	Does not apply, not present in CRA
Sec. 3.32	PAF public airport district	Does not apply, not present in CRA
Sec. 3.33	Noise compatibility overlay	Applies as written
Sec. 3.34	School construction zones	Applies as written
Division 3, Standards For Specific Uses		
Sec. 3.51	Accessory dwelling units	Does not apply, replaced by 12.1.04.7.a
Sec. 3.52	Administrative services, not-for-profit	Does not apply
Sec. 3.56.1	Ancillary retail	Does not apply
Sec. 3.57	Apartment hotel	Applies as written
Sec. 3.58	Bed and breakfast inn	Applies as written
Sec. 3.58.2	Business and professional offices	Does not apply
Sec. 3.59	Commercial amusements	Applies as written
Sec. 3.60	Commercial kennels	Applies as written
Sec. 3.61	Community center	Applies as written
Sec. 3.62	Construction industry trades	Applies as written
Sec. 3.63	Construction sales and services	Applies as written
Sec. 3.64	Craft distillery	Applies as written
Sec. 3.65	Cultural and civic uses	Applies as written
Sec. 3.66	Day care, commercial	Applies as written
Sec. 3.67	Day care, family	Applies as written

Sec. 3.68.1	Duplex dwellings	Applies as written
Sec. 3.68.2	Dwellings	Applies as written
Sec. 3.69	Educational institution	Applies as written
Sec. 3.70.1	Extensive impact industries	Applies as written
Sec. 3.71	Flea market	Applies as written
Sec. 3.71.1	Farmer's markets	Does not apply
Sec. 3.72	Funeral home	Applies as written
Sec. 3.73	Golf course	Applies as written
Sec. 3.74	Golf driving range	Applies as written
Sec. 3.76	Hotels, motels, and apartment hotels	Applies as written
Sec. 3.77	Library	Applies as written
Sec. 3.77.1	Limited retail sales and services	Applies as written
Sec. 3.78	Limited impact industries	Applies as written
Sec. 3.79	Marina, commercial	Applies as written
Sec. 3.81	Mobile home	Applies as written
Sec. 3.83	LSTAR and TIB	Applies as written
Sec. 3.83.1	Microbrewery	Applies as written
Sec. 3.83.2	Multifamily dwellings	Does not apply, replaced by Building Types
Sec. 3.84	Neighborhood assisted residence with six or fewer residents	Applies as written
Sec. 3.85	Neighborhood boat launch	Applies as written
Sec. 3.87	Places of worship	Applies as written
Sec. 3.88	Plant nurseries and landscape services	Applies as written

Sec. 3.89	Protective and emergency services	Applies as written
Sec. 3.90	Public parks and recreation areas, active and passive	Does not apply
Sec. 3.91	Recreational vehicle park	Applies as written
Sec. 3.92	Recycling drop-off center	Applies as written
Sec. 3.93	Residential care facility	Applies as written
Sec. 3.94	Residential storage facility	Applies as written
Sec. 3.95	Restaurant, convenience	Applies as written
Sec. 3.98	Single-family detached dwellings in mobile home zoning districts	Does not apply, replaced by Building Types
Sec. 3.99	Shooting range, indoor	Applies as written
Sec. 3.102	Townhouses	Does not apply, replaced by Building Types
Sec. 3.103	Trades and skilled services	Applies as written
Sec. 3.103.1	Truck stop/travel center	Does not apply, not a permitted use
Sec. 3.104	Utilities	Applies as written
Sec. 3.105	Vehicle sales and service	Applies as written
Sec. 3.106	Vehicular service and maintenance	Applies as written
Sec. 3.107	Veterinary medical services	Applies as written
Sec. 3.108	Wholesale trades and services	Applies as written
Sec. 3.109	Wireless telecommunication facilities	Applies as written
Sec. 3.110	Zero lot line dwellings	Applies as written
Division 4, Miscellaneous Development Standards		
3.201	Accessory uses and structures	Does not apply, replaced by 12.1.04.8
3.202	Docks and pilings	Applies as written
3.202.1	Duplexes	Applies as written
3.203	Emergency shelters for residential development	Applies as written

3.204	Fences, walls and hedges	Applies as modified by 12.1.10
3.205	Gasoline storage	Applies as written
3.206	Household pets, horses and other animals	Applies as written
3.207	Industrial performance standards	Applies as written
3.208	Lighting	Applies as written
3.209	Model dwelling units	Applies as written
3.209.1	Rental housing	Applies as written
3.209.2	Seasonal sales, peddlers and itinerant merchants	Applies as written
3.210	Temporary construction office	Applies as written
3.211	Dog-friendly restaurants	Applies as written
Division 5, Planned Unit Developments		
	(All Subsections)	Applies as written
Division 6, Redevelopment Overlay Districts		
	(All Subsections)	Does not apply
Division 7, Category C Zoning Districts		
	(All Subsections)	Does not apply

12.1.01.E. *Form-based code.* The Community Redevelopment Code is a form-based code, land development regulations that foster 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.

12.1.01.F. *Subdistricts.* The land in each Redevelopment Zoning District is controlled by a Regulating Plan. The Regulating Plan may identify the following Subdistricts:

1. The *Core* Subdistrict is intended to be a pedestrian-oriented center for surrounding neighborhoods and the entire CRA. These are centers of dining, shopping, housing, and entertainment, with shaded sidewalks, large windows, intimate pedestrian spaces, outdoor dining, and richly detailed building façades. A broad mix of uses is encouraged in the Core Subdistrict.
2. The *Corridor* Subdistrict is intended to extend the pedestrian-oriented building types, frontages, types, and streetscapes along a major roadway.
3. The *Railroad Corridor* Subdistrict identifies those areas, adjacent to a functioning railroad right-of-way, in which a variety of uses, ranging from single family residential to light industrial, have emerged over time and shall be permitted to remain.
4. The *General* Subdistrict offers a wide variety of housing, civic spaces, and pedestrian-oriented businesses. The General Subdistrict also fosters a mix of uses but is more residential in scale and character.
5. The *Waterfront* Subdistrict is defined by marinas and working waterfronts. It also promotes a mixed-use waterfront environment with restaurants, entertainment, resort and residential uses.
6. The *Industrial* Subdistrict identifies areas where industrial uses are permitted and encouraged.
7. The *Multifamily* Subdistrict allows for denser and more varied residential buildings.
8. The *Detached* Subdistrict is predominantly single-family homes with front yards and walkable sidewalks.

9. The *Detached Limited* Subdistrict is predominantly single-family homes with front yards and walkable sidewalks, but building types may be more restrictive than the Detached Subdistrict.
10. The *Detached Estate* Subdistrict is predominantly single-family homes characterized by larger lots.
11. The *Mobile Home* Subdistrict identifies where mobile homes are permitted.

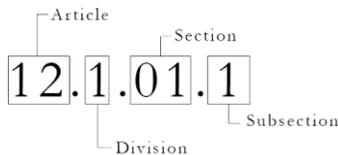
12.1.01.G. *Consistency with Future Land Use.* Subdistricts shall be consistent with the Future Land Use. The Future Land Use designations shall be implemented by one of the Subdistricts as described in Figure 12-1.02.

Table 12-1.03 - Consistency with Future Land Use

Future Land Use		CRA Center	CRA Neighborhood	Commercial Waterfront	Industrial
Subdistrict	Core	-	-	-	-
	Corridor	-	-	-	-
	Railroad Corridor	-	-	-	-
	General	General	-	-	-
	Mobile Home	Mobile Home	-	-	-
	-	Multifamily	-	-	-
	-	Detached	-	-	-
	-	Detached Limited	-	-	-
	-	Detached Estate	-	-	-
	-	-	Waterfront	-	-
	-	-	-	-	Industrial

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. 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.
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)

Sec. 12.1.02. Regulating plan.

1. *Purpose.* A Regulating Plan is adopted for each Redevelopment Zoning District. The Regulating Plan illustrates zoning Subdistricts and provides detail about the existing and desired character of individual streets, blocks, and civic spaces. Certain standards in Redevelopment Zoning Districts are keyed to specific features shown on the Regulating Plan to manage the form and scale of buildings and their relationship with other buildings and the public realm.
2. *Content.* Regulating Plans and Street Regulating Plans contain regulatory information including the following:
 - a. *Boundary.* Boundary of the CRA.
 - b. *Subdistricts.* All land in a Redevelopment Zoning District is assigned to a Subdistrict that provides regulations for the characteristics and location of that land. Subdistricts are designated on the regulating plans. Some land within the CRA remains outside of the Redevelopment Zoning District and therefore is not assigned a Subdistrict. Land with the General Institutional, Recreational, or Public Conservation Future Land Use designations retain Article 3 zoning districts. Additionally, some land that was developed pursuant to a Planned Unit Development Zoning Agreement or a final Site Plan retains its Article 3 zoning district, and remains governed by that district.
 - c. *Primary and Secondary Streets and Alleys.*
 - i. Primary Streets are intended to develop over time as pedestrian friendly environments and, as such, are held to higher standards regarding building placement, building frontage, and the location of parking and service uses. Primary Streets allow movement through, as well as, within Redevelopment Zoning Districts.
 - ii. Secondary Streets identify corridors for future street improvement within the neighborhood which should include sidewalks and landscape improvements.
 - iii. Alleys are important assets in the Redevelopment Zoning Districts, performing many functions within small rights-of-way. Alley rights-of-way should be retained and improved whenever feasible.
 - d. *Required Commercial Frontage.* Portions of Primary Streets within Redevelopment Zoning Districts are intended to support businesses, civic uses, and reinforce local character. These streets are designated as Required Commercial Frontage and are held to stricter standards regarding allowable frontage types and uses located within sidewalk level stories. Required Commercial Frontage shall be nonresidential and open to the public at the ground level. Frontages shall be shopfront and arcades. Required Commercial Frontage shall be provided for a depth of no less than 20 feet measured from the front of the building.
 - e. *Recommended Future Street and Alley Connections.* Potential future street and alley connections may also be illustrated on Regulating Plans and Street Regulating Plans. Future connections are desired new vehicular or pedestrian connections to existing streets or alleys that will improve the overall transportation network. Future connections are not precise alignments or specific locations. The final street designations, exact alignment, location, maintenance responsibility and dedication of these intended links of the transportation network will be determined during the development review and approval process.
 - f. *Civic Sites.*

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

Sec. 12.1.03. Permitted uses.

1. Table 12-2 below identifies potential uses of land included in "use groups" with similar impacts. Each use group contains one or more of the uses described in Article 3 (see definitions in Div. 1, Article 3, and Table 12-1.02). Each Redevelopment Zoning District contains a table describing which use groups are permitted.
2. Not all uses listed in Table 12-2 are permitted in every Redevelopment Zoning District or Subdistrict.
3. The Growth Management Director may approve uses other than those listed in the use groups permitted tables upon a finding that the use is functionally similar to the permitted uses and that the use is not likely to generate harmful impacts or create incompatibilities with other uses in the area. 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 approval of a use pursuant to this provision may include conditions including, but not limited to, a time limitation on the requested use.
4. *Accessory uses and structures.* Accessory uses and structures are permitted in Redevelopment Zoning Districts and subdistricts when such uses or structures:
 - a. Are ancillary, in connection with, and incidental to, the principal use or structure allowed within the district and subdistrict in question;
 - b. Contribute to the comfort, convenience or necessity of occupants within the principal use or structure served; and
 - c. Are located on the same lot, or on a contiguous lot that is either under the same ownership as the lot on which the principal use occurs, or is under the ownership of a homeowners' association and in the same zoning district and subdistrict as the principal use or structure.
 - d. With the exception of fences, walls and boat docks, accessory uses and structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal use to which it is accessory.
 - e. Development standards applicable to accessory uses and structures are provided in Section 12.1.04.

Table 12-2 - Permitted Uses in Each Use Group

Residential Use Groups	Residential Uses in this Use Group
Accessory dwelling units	Accessory dwelling units, as accessory use
Mobile homes	Mobile homes Modular homes Single-family detached dwellings
Other dwelling types	Apartment hotels Multifamily dwellings Single-family detached dwellings, if established prior to the effective date of this ordinance Townhouse dwellings
Single-family dwellings	Single-family detached dwellings Duplex dwellings Modular homes Family day care, as accessory use
Bed and breakfast inns	Bed and breakfast inns
Agricultural Use Groups	Agricultural Uses

Urban Farming	Urban Agriculture Agrihood Farmer's Market, limited to open air markets and quarter acre fixed sites
Commercial & Business Use Groups	Commercial & Business Uses in this Use Group
Business & professional offices	Business & professional offices
Construction services, limited impact	Construction industry trades Trades & skilled services
Construction services, extensive impact	Construction sales & service
Convenience store with fuel	Convenience store with fuel
Drive-through facility	Drive-through facility, excluding restaurants with drive-through facilities
Drive-through restaurant	Drive-through restaurant
Hotels, motels, resorts & spas	Hotels, motels, resorts & spas
Marinas	Marinas, commercial Marine fuel sales Marine power sales, service and repair Watercraft sales, rentals, and charters Marine education & research
Medical offices	Medical services Veterinary medical services
Microbreweries & Craft Distilleries	Microbrewery Craft Distillery
Parking lots & garages	Parking lots & garages
Restaurants	Restaurants, convenience without drive-through facilities Restaurants, general
Retail & services, limited impact	Ancillary retail use Artisan, art studio, galleries Health and fitness club Limited retail sales & services
Retail & services, general impact	Commercial amusements, indoor Commercial day care Financial institutions Funeral homes General retail sales & services Residential storage facilities Theater, indoor
Retail & services, extensive impact	Commercial amusements, outdoor Flea markets Golf courses Golf driving ranges Plant nurseries & landscape services Kennels, commercial

	Shooting ranges, indoor Theater, outdoor
Recreational vehicle parks	Recreational vehicle parks
Vehicular service & maintenance	Vehicular service & maintenance
Wholesale trades & services	Wholesale trades & services
Working waterfront	Working waterfront Boat yards
Public & Institutional Use Groups	Public & Institutional Uses in this Use Group
Institutional uses, limited impact	Administrative services, not-for-profit Community centers Cultural or civic uses Neighborhood assisted residences with six or fewer residents Neighborhood boat launch Places of worship Post offices Protective & emergency services Public libraries Public parks and recreation areas, passive Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance
Institutional uses, general impact	Educational institutions Public parks & recreation areas, active Residential care facilities Recycling drop-off centers Utilities
Industrial Use Groups	Industrial Uses in this Use Group
Limited impact industries	Limited impact industries
Extensive impact industries	Extensive impact industries

(Ord. No. 1111, pt. II, 9-24-2019)

Sec. 12.1.03.5. Sale of alcoholic beverages in redevelopment zoning districts.

- a. The sale of alcoholic beverages for off-premises consumption is permitted in all redevelopment zoning districts in any subdistrict in which the retail and services, limited impact use group is allowed, if all applicable requirements of the particular subdistrict are met.
- b. The sale of alcoholic beverages for on-premises consumption is permitted in all redevelopment zoning districts in any subdistrict in which restaurants are permitted, if all applicable requirements of the particular subdistrict are met, except as Tables JB-4, R-4, OPC-4, HS-4, PS-4 or GG-4 may further restrict microbreweries and craft distilleries, and except as provided in paragraphs c. and d. below.
- c. *Sales restricted within 50 feet of certain protected uses.*

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- i. For purposes of subsection 12.1.03.5.c, the term protected use means active places of worship, parks, playgrounds, residential zoning districts and subdistricts, and dwellings.
 - ii. The sale of alcoholic beverages for on-premises consumption shall not be permitted within 50 feet of a protected use.
 - iii. The 50-foot minimum separation required by paragraph ii. above shall not be applicable to sales by a licensed premises if the protected use is located in a Core, Waterfront or Industrial subdistrict.
 - iv. The 50-foot minimum separation required by paragraph ii. above shall not be applicable to sales by a licensed premises if the protected use was established after the date of the establishment of the licensed premises.
 - v. If the licensed premises has outdoor seating that is adjacent to a dwelling, the licensed premises shall also provide an eight-foot wide landscape buffer and a solid, finished masonry wall no less than six feet in height between the licensed premises and the dwelling. Such landscape buffer shall include at least one tree and ten shrubs for every 300 square feet of required buffer. The provision of the landscape buffer and wall required by this paragraph v. shall not be applicable to a licensed premises existing prior to the adoption of this section 12.1.03.5. Notwithstanding the foregoing, if a licensed premises existing prior to the adoption of this section 12.1.03.5. adds outdoor seating to the licensed premises and such outdoor seating is adjacent to a dwelling, the provision of the landscape buffer and wall described in this paragraph v. shall be required.
 - vi. In the Jensen Beach Redevelopment Zoning District, there shall be no minimum separation requirement between a place of worship and any other use.
- d. *Sales restricted within 500 feet of schools.*
- i. The sale of alcoholic beverages for on-premises consumption shall not be permitted within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school.
 - ii. Notwithstanding paragraph d.i, if the licensed premises or a predecessor licensed premises (1) was established before the establishment of the school use; or (2) was licensed for the sale of alcoholic beverages on or before July 1, 1999; or (3) is licensed as a restaurant, pursuant to F.S. ch. 509, and derives at least 51 percent of its gross revenues from the sale of food and nonalcoholic beverages, then such licensed premises shall be required to provide a 50-foot minimum separation from a school property. If the licensed premises has outdoor seating that is adjacent to a school property, the licensed premises shall also provide an eight-foot wide landscape buffer and a solid, finished masonry wall no less than six feet in height between the licensed premises and the school property. Such landscape buffer shall include at least one tree and ten shrubs for every 300 square feet of required buffer. The 50-foot separation and the provision of the landscape buffer and wall required by this paragraph ii. shall not be applicable to a licensed premises existing prior to the adoption of this section 12.1.03.5. Notwithstanding the foregoing, if a licensed premises existing prior to the adoption of this section 12.1.03.5. adds outdoor seating to the licensed premises and such outdoor seating is adjacent to a school property, the provision of the landscape buffer and wall described in this paragraph ii. shall be required.
- e. *Measurement of distance.*
- i. The distance between a school property and a licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building or any outdoor seating area of the licensed premises, whichever is closer to the school.

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- ii. The distance between a place of worship and a licensed premises shall be measured on a straight line connecting the nearest point of the building of the place of worship to the nearest point of the building or any outdoor seating area of the licensed premises, whichever is closer to the place of worship.
 - iii. The distance between a park or playground and a licensed premises shall be measured on a straight line connecting the nearest point of the boundary of the park or playground to the nearest point of the building or any outdoor seating area of the licensed premises, whichever is closer to the park or playground.
 - iv. The distance between a residential zoning district, residential subdistrict, or dwelling and a licensed premises shall be measured on a straight line connecting the nearest point of the boundary of the residential district or subdistrict, the nearest point of the boundary of the lot on which a single-family or duplex dwelling is located, or the nearest point of the building of a multifamily dwelling to the nearest point of the building or any outdoor seating area of the licensed premises, whichever is closer to the residential use or district.
- f. *Waiver of distance restrictions.* Required distances identified in subsection 12.1.03.5. may be waived by the Board of County Commissioners only after a public hearing is held pursuant to the public hearing notification requirements of sections 10.6.D and 10.6.E, Land Development Regulations, Martin County Code, at which the Board approves the location as promoting the public health, safety and general welfare of the community. Any such waiver shall be limited to the applicant requesting the waiver. The waiver shall not apply to any future transfer of the applicant's alcoholic beverage license without the consent of the Board of County Commissioners granted at a public hearing pursuant to the requirements set forth herein. In granting a waiver to the distance requirements for the on-premises consumption of alcoholic beverages, the Board of County Commissioners may require such conditions as will, in its judgment, substantially ensure that negative impacts are not generated from any site requesting a waiver. The Board may revoke a waiver at any time upon determining, after a public hearing to consider all relevant facts, that impacts from the approval of any such waiver are negatively affecting the public health, safety, and general welfare of the community.

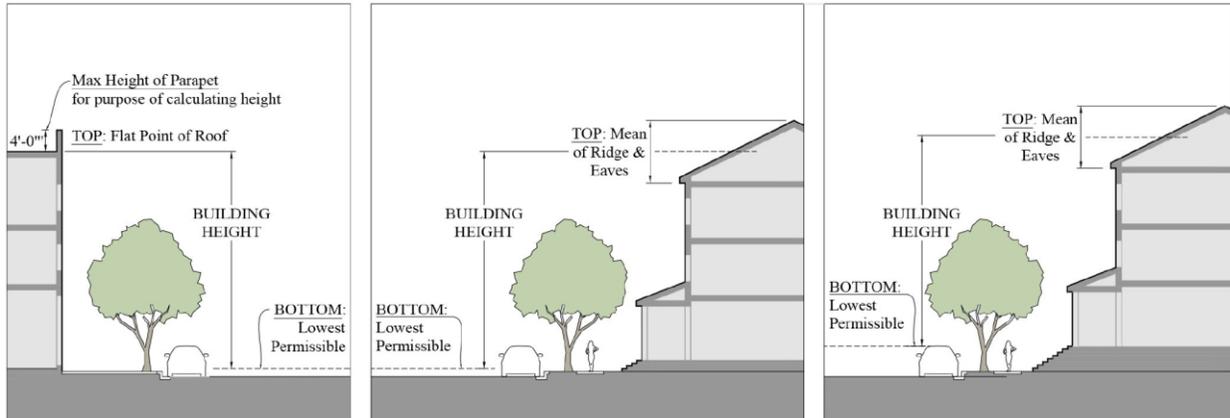
(Ord. No. 1177, pt. 2, 3-22-2022)

Sec. 12.1.04. Development standards.

Development Standards are established for all Redevelopment Zoning Districts. The following provisions apply in all Redevelopment Zoning Districts, except as they may be modified in a particular district:

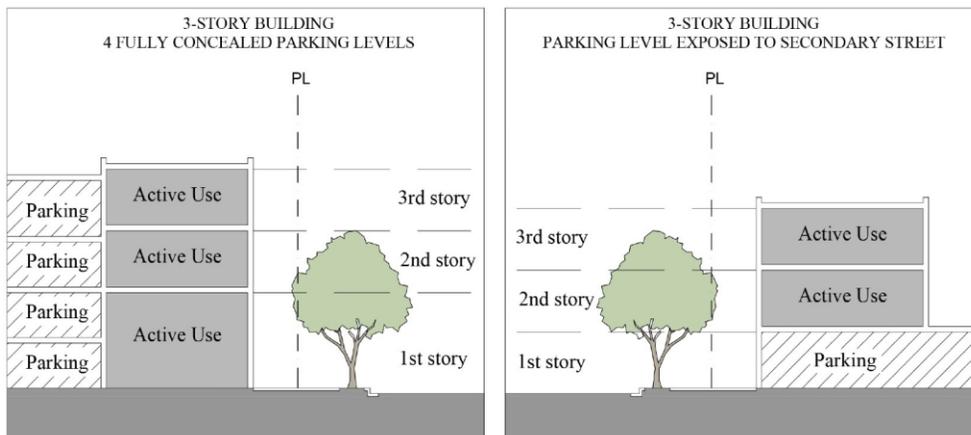
1. *Lot Size.* Lot width shall be measured pursuant to Section 3.15.B, Div. 2, Article 3. Section 3.15.C, Div. 2, Article 3 provides exceptions to minimum lot size requirements.
2. *Height.* Height is measured in accordance with Section 3.14, Div. 2, Article 3. Height exceptions are described in Section 3.14.B, Div. 2, Article 3. See Figure 12-3 for illustration. In case of a conflict between illustrations and text, Section 3.14, Div. 2, Article 3 controls.

Figure 12-3 Building Height Diagrams



- a. Where maximum building heights are established in stories, all levels devoted to parking are considered as individual stories except when screened by a liner building with active use provided for a depth of no less than 20 feet measured from the front of the building. See Figure 12-4 for illustration. Under all circumstances the 40' and 4-story height limit shall not be exceeded.

Figure 12-4 Parking Screened by Uses



- b. Minimum ceiling heights are provided for certain Building Types in individual Redevelopment Zoning Districts. Ceiling height is measured from finished floor to finished ceiling.
3. *Density*. Density shall be applied to contiguous land areas under common ownership, with the following provisions and exceptions:
- a. In cases where land abuts the waters of the Atlantic Ocean, St. Lucie River, Indian River, Loxahatchee River, Intracoastal Waterway, Lake Okeechobee or any tributary or manmade canal, the boundary of the land shall be delineated as established by State Statutes.
 - b. No submerged land areas waterward of the boundary described above shall be included under this definition.

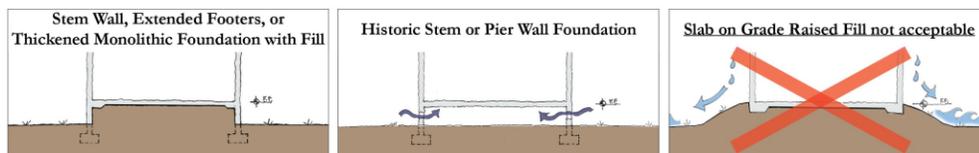
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- c. No land areas proposed to be allocated to nonresidential uses shall be included under this definition except for contiguous land areas for:
 - i. Utilities under common ownership and principally supporting;
 - ii. Recreational facilities for the primary use;
 - iii. Dedication to the County or other County-approved agencies or not for-profit corporations;
 - iv. Mixed-use projects in the six designated CRAs.
 - d. For development proposed in a CRA and subject to calculation of residential density, the property owner may opt to include within the land area one-half of any opened right-of-way adjoining the development site provided density does not exceed 15 units per acre for the contiguous land under common ownership. This shall be used for the purpose of density calculations and not for other development standards.
 - e. *Small dwelling units.* Within Core, Corridor, and General Subdistricts when the lot is one acre or less, dwelling units of 800 square feet or less shall count as one-half of a dwelling unit. This shall be used for the purpose of density calculations and not for other development standards.
 - f. *Small dwelling units in affordable housing.* Within the Core, Corridor, and General Subdistricts when the lot is larger than one-acre, dwelling units of 800 square feet or less shall count as one-half of a dwelling unit if all units that count as one-half of a dwelling unit qualify as affordable housing, as defined in the CGMP. This shall be used for the purpose of density calculations and not for other development standards.
4. *Building coverage.* Building coverage means the horizontal area measured from the building footprint of the roofed area at the ground floor of the principal and accessory structures on a lot.
5. *Open space.*
- a. The open space requirements shall apply on a lot-by-lot basis unless the lot has been approved as part of a final site plan which demonstrates compliance on a project-wide basis, for example, by way of setting aside common areas such as upland and wetland preserve areas and other eligible open spaces.
 - b. Within the CRAs, impervious civic open space may be credited towards required open space if designed to meet the criteria below:
 - i. Shall abut an existing public sidewalk on at least one side.
 - ii. Shall provide pedestrian level lighting.
 - iii. Shall provide two benches or one linear feet of another appropriate seating area per 200 square feet of civic open space area.
 - iv. Shall contain a minimum of 30 percent of native tree shade canopy and other landscape material which can include raised planter beds. Tree canopy or shade structures shall be provided over seating areas.
 - v. Shall be designed to incorporate existing protected trees when practicable.
 - vi. Shall be privately owned and maintained.
 - vii. Shall not contain vehicular parking or access ways, mechanical equipment, dumpsters, service areas, or be directly adjacent to loading areas or trash pickup.
 - viii. Shall not be fenced off and remain open for the public at minimum from dawn to dusk.

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- c. Project sites that are one acre or greater shall design a minimum of two percent of the total required open space on site as civic open space meeting the requirements of section 12.1.04.5.b.
 - i. The minimum size of one area of required civic open space shall be 900 square feet.
 - ii. The following uses are exempt from this provision:
 - 1. Projects comprised solely of "single-family dwellings" or "mobile homes" as listed in Table 12-2 of section 12.1.03.
 - 2. Projects comprised solely of industrial uses.
 - 3. Educational institutions.
 - 4. Residential care facilities.
 - 5. Neighborhood assisted residences with six or fewer residents.
 - 6. Protective and emergency services.
 - d. A development that is less than one acre may meet its obligation to provide open space by providing green building and green infrastructure techniques through an alternative compliance request in accordance with section 12.1.12.4. The site:
 - i. Must be able to meet infill storm water standards pursuant to section 12.1.08 and the required architectural standards
 - ii. Shall provide green building and green infrastructure techniques that may offset the open space reduction including, but not limited to, the following:
 - 1. Solar panels, rooftop or car canopy.
 - 2. Green roof.
 - 3. Tree wells with structural soil or root cells.
 - 4. Pervious pavement.
 - 5. Vegetated walls designed by a landscape architect or otherwise qualified landscape professional.
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.
 - b. *Setbacks.* Setbacks are measured from the property line and are illustrated in the Building Types for each Redevelopment Zoning District.

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- c. *Parking placement.* Each building type establishes setbacks for parking placement. The front, side and rear parking placement setbacks apply to parking spaces for all building types except certain residential building types. The side and rear setbacks also apply to parking aisles and driveways, except as necessary to access the street or an adjacent property. For single-family building types—cottage, side yard house, all yard house, and duplex—the front setback for Parking Placement is the minimum setback for carports and garages only. Parking Placement standards do not prohibit parking in residential driveways or side yard driveways. Additional parking requirements are found in Section 12.1.07.
7. *Accessory uses and structures.* Accessory structures shall comply with the Development Standards applicable in the Subdistrict unless otherwise provided herein.
- a. *Accessory dwelling units.*
- i. One accessory dwelling unit (ADU) may be permitted on a lot on which a detached single-family dwelling or townhouse is located. An ADU shall not be permitted on a lot on which a duplex is located. ADUs are not permitted for small dwelling units.
 - ii. An ADU shall not count as a separate unit for purposes of calculating density.
 - iii. An ADU may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.
 - iv. An ADU shall not exceed the lesser of a footprint of 850 square feet or one-half the square footage of the primary dwelling.
 - v. An ADU may have separate utility meters or share utilities with the principal dwelling, as required or permitted by the utility provider.
 - vi. An ADU shall not be sold or conveyed separately from the principal dwelling unit.
- b. *Residential garages and carports.* Refer to Parking Standards Section 12.1.07.8 and Section 12.1.04.6.C for garage and carport placement standards.
- c. *Outbuildings.* Outbuildings, including sheds, detached garages, ADUs, and similar structures, shall be located as permitted within the Building Type Standards of the Redevelopment Zoning District.
- d. *Shielding from street.* Sheds, exposed pumps, electrical meters, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street.
- e. *Swimming pools, tennis, basketball or volleyball courts, and other similar private outdoor recreational uses.*
- i. Swimming pools, and tennis, basketball and volleyball courts located within the rear yard of a single-family residential lot shall have five feet side yard and five feet rear yard setbacks.
 - ii. In-ground swimming pools, tennis, basketball or volleyball courts located within a side yard or a front yard shall have the same setbacks as those applicable to the principal dwelling and shall include landscaping to screen the recreational use from view from the street and abutting properties.
 - iii. No above-ground swimming pool shall be located within a front yard.
 - iv. The size of a swimming pool or other recreational facility on a residential lot shall be restricted by the minimum open space standards of the Subdistrict.

- f. *Gates and guardhouses.* Private gated communities are not permitted within the Redevelopment Zoning Districts. Gates and guardhouses may not be installed on public or private streets or alleys in Redevelopment Zoning Districts. This prohibition does not preclude gates that control access to a single parking lot.
 - g. *Home occupations.* Home occupations shall comply with F.S. § 559.955.
 - h. Storage or parking of recreational vehicles, including, but not limited to, boat trailers, camping trailers, travel trailers, motorized dwellings, tent trailers, and horse vans, provided that such equipment shall not be used for living, sleeping, or other occupancy when parked and provided that such equipment over 25 feet in length shall not be parked or stored within any side or rear setback area.
 - i. Storage or parking of one commercial vehicle or commercial trailer, not to exceed one-ton cargo capacity, is allowed, provided:
 - i. That such vehicle or trailer is owned or operated by the resident of the property; and
 - ii. That such vehicle or trailer is garaged or otherwise screened from view of adjoining properties and any adjoining street;
 - iii. The restrictions in subparagraph (ii) shall not apply to public service agency vehicles such as law enforcement and those providing emergency response services.
 - j. With the exception of fences, walls and boat docks on lots zoned for single-family use, accessory uses and structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal use to which it is accessory.
8. *Building Length.* Buildings shall not be longer than 200 feet without a street, alley, or paseo providing through access to another street, alley or paseo. Paseos shall be a minimum of 15 feet wide, open to the public, open to the sky, and illuminated at night. Except in residential buildings, the building face shall have transparent windows covering at least 50% of the wall area, and incorporation of storefront standards is encouraged.
9. *Foundation types.* When any building is required to be raised above existing or natural grade, a foundation type as shown in Figure 12-5 or a similar foundation type shall be provided. Raised fill outside the building footprint is not a permitted means of raising structures within the Redevelopment Zoning Districts.

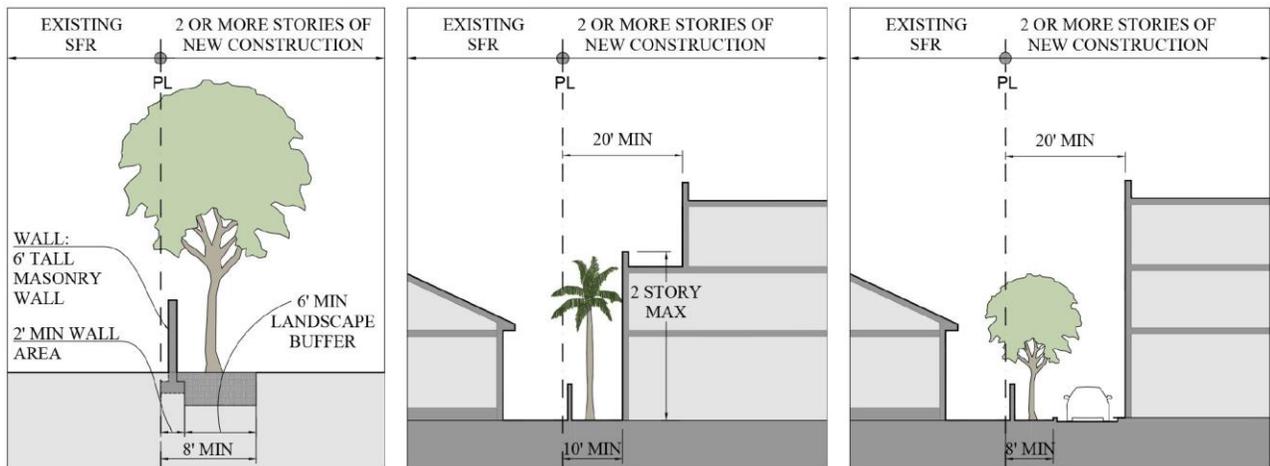
Figure 12-5 Acceptable Foundation Types



- 10. *Finished floor elevations of residential development.* When residential use is proposed on the first floor of a building, elevation of the first floor at least twenty-one inches above the finished grade as measured along the front building line is required. The requirement does not apply to garages or accessory structures.
- 11. *Building transitions.* Where a commercial, multifamily, townhouse, or mixed-use project abuts an Article 3 single family residential zoning district, Detached Subdistrict, or an existing single family detached dwelling the following shall apply:

- a. For buildings or portions of buildings two stories or 30 feet, or less in height, a minimum side and rear setback of ten feet from the property line shall be provided, unless a greater setback is required by another standard.
- b. For buildings over two stories or 30 feet in height, a minimum side and rear building setback of 20 feet shall be provided from the property line for the portion of the building over two stories.
- c. A solid finished masonry wall six feet in height shall be located along the property line and extend to the right-of-way. A minimum of a six foot planting strip with a hedge or trees shall extend the full length of the masonry wall.
- d. Walkways and other pedestrian or bicycle connections through the masonry wall may provide links encouraged by the CGMP to promote necessary or desirable connectivity.
- e. Exemptions:
 - i. When the proposed commercial, multifamily, townhouse or mixed-use project is separated by public open space of at least 20 feet from the Article 3 Single-Family Residential Zoning District, a Detached Subdistrict, or an existing single-family detached dwelling; or,
 - ii. When the proposed commercial, multifamily townhouse or mixed-use project is located within a Core Subdistrict; or,
 - iii. When the preservation of existing native vegetation is considered an exemption by approval of the Growth Management Director.

Figure 12-6 Building Transition Requirements between Existing Single Family Residential and New Construction



12. *Substantial improvement.* A substantial improvement is defined in Section 8.1, Article 8. Refer to Section 12.1.12 Applicability for Nonconforming uses, structures and lots as well as alternative compliance.
13. *Convenience store with fuel.* In addition to the standards in Section 3.106, vehicular service and maintenance development shall meet the following criteria:

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- a. A ground level shop must be located along a street, with the gas pumps located to the rear or side of the lot as illustrated in Figure 12-6.01. No more than eight fueling positions and four fueling islands are permitted, refer to Figure 12-6.02.
 - b. The shop shall have the primary entrance facing and directly accessible from the street: an additional entrance shall face the parking lot or fuel pumps.
 - c. Gasoline stations shall be limited to one story in height.

Figure 12-6.01 Fueling Stations

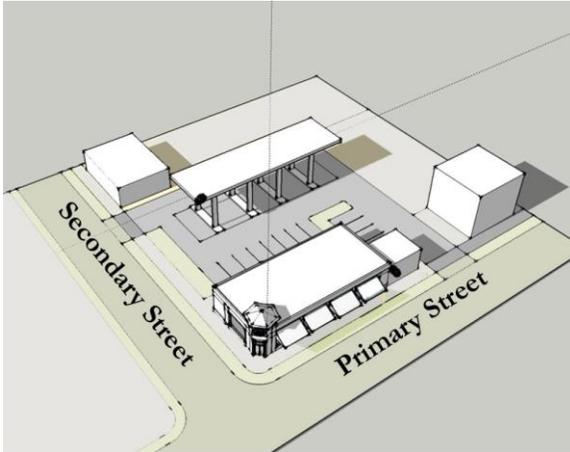
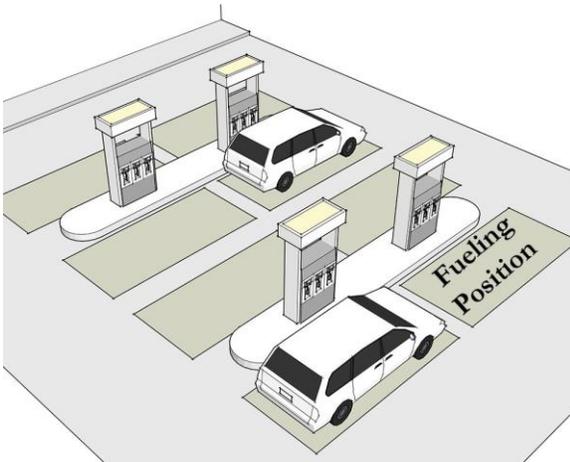


Figure 12-6.02 Fueling Stations



- 14. Drive through. In addition to the standards in Section 3.95, restaurant, convenience development shall meet the following criteria:
 - a. The stacking area shall be located along the side and/or in the rear of the lot or fuel pumps.

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- b. The drive-through window shall be located either in the rear or to the side of the building, close to the frontage street. Figures 12-6.03 through 12.6.05 illustrate methods of incorporating drive through uses.

Figure 12-6.03 Drive Through Configuration



Figure 12-6.04 Drive Through Configuration

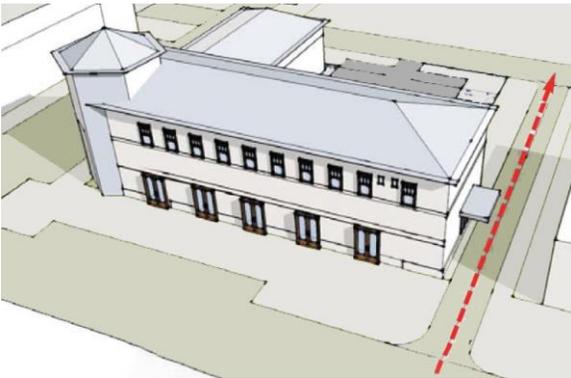
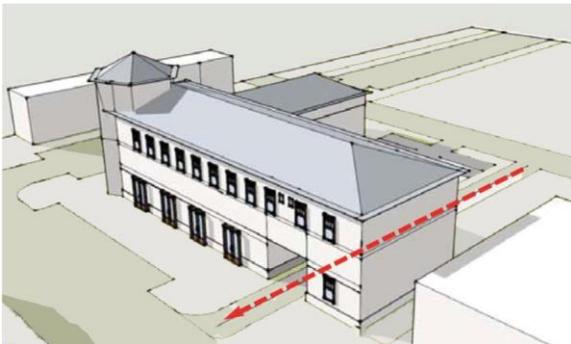


Figure 12-6.05 Drive Through Configuration



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15. *Native upland habitat.* Development within a CRA may meet its obligation to preserve native upland habitat on the development site, as established in article 4, division 2, by making a cash payment in lieu of on-site preservation in accordance with the following:
- a. *Undeveloped sites:* A cash payment in lieu of on-site preservation for an undeveloped site is available when the requirement for a preservation area is one-quarter acre or less for rare native upland habitat or one-half acre or less for common native upland habitat.
 - b. *Isolated upland preserve areas existing on previously developed sites:* Subject to Board approval, cash payment in lieu of preservation is available for an existing, isolated preservation area that is one-quarter acre or less for rare native upland habitat or one-half acre or less for common native upland habitat, as designated on an approved site plan for development or PAMP, subject to the following:
 - i. The existing upland preserve area shall not be part of a required wetland buffer, shoreline protection zone, or connected to an off-site preservation area.
 - ii. The payment in lieu of an existing upland preserve area shall be established in conjunction with a revised final site plan and Development Order recorded in Martin County Official Records. The revised final site plan shall provide for compliance with CRA landscaping and buffering requirements.
 - iii. Undersized upland preserve areas, as defined in Article 4, Division 2, are not required to make a cash in lieu of payment and may be eliminated in conjunction with a revised, recorded final site plan for redevelopment, provided that all open space and landscaping requirements are met on site.
 - c. The cash payments in lieu of on-site preservation for subsections a and b above, shall be equal to the value of the total development site multiplied by a fraction, the numerator of which shall be the area of the required on-site preserve and the denominator of which shall be the area of the total development site. The value of the total development site shall be determined by a state-certified, MAI real estate appraiser acceptable to the County and shall be based upon an appraisal dated no more than 180 days prior to the application approval.
 - d. All payments received in lieu of preservation shall be memorialized in writing and include the land area, habitat type, and value of the preservation area.
 - e. Payments received in lieu of preservation shall be utilized to acquire land in Martin County that will be part of a sustainable preserve system. Up to 25 percent of funds received may be utilized to plant native vegetation and to restore the natural habitat on the 27 acres acquired by Martin County in December 2017, the deed for which is recorded in Martin County Official Records Book 2965, Page 2237, and commonly called the Hobe Sound Scrub Preserve.
16. *Shoreline Protection Zone.* Land within a CRA and with the Marine Waterfront Commercial or the CRA Center future land use designation shall have a shoreline protection zone extending landward from the mean high water line a minimum of 25 feet. The landward extent of the shoreline protection zone may be developed or redeveloped consistent with the standards set forth herein:
- a. Existing, legal, non-conforming impervious surfaces and structures may be relocated, redeveloped or enlarged vertically provided there is no net increase in the square footage of impervious surfaces on the parcel within the shoreline protection zone.
 - b. Except as authorized in (a) above, the square footage of impervious surfaces shall not exceed 40 percent of the shoreline protection zone.
 - c. Pervious walkways shall be allowed within the shoreline protection zone where they provide public access to the water or connection between adjoining properties.

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- d. Existing manmade boat basins or boat "cut-outs" may be reduced or eliminated provided there is no impact to wetlands, seagrass or oyster beds. Elimination of a basin shall not permit the creation of upland area waterward of the natural shoreline, prior to human-made impacts and compliance with paragraph (e.ii.) below shall not be required.
 - e. Any development or redevelopment authorized pursuant to this policy, shall:
 - i. Protect all shoreline mangroves;
 - ii. Incorporate a living shoreline element into the site plan to the extent feasible. Where a living shoreline is not feasible, an alternative proposal for mitigation shall be submitted for review and approval;
 - iii. Meet the minimum stormwater requirements for rate, quantity, quality, and timing of the discharge; and
 - iv. Ensure no shoreline erosion.
17. *Public access to the waterfront.* Where residential development is proposed within the Marine Waterfront Commercial future land use designation as part of a mixed-use project, public access shall be provided to no less than 50 percent of the linear length of the shoreline on the subject property. Public access within the landward extent of shoreline protection zone shall be provided as follows:
- a. Public access shall be provided parallel to the water within the shoreline protection zone via a pervious boardwalk or other pervious walkway not less than ten feet wide.
 - b. As an alternative or in combination to public access parallel to the water, public access may be provided perpendicular to the water by means of dock or pier projecting over the water.
 - c. Public access shall not be restricted to patrons and paying guests of commercial establishments or residents of the residential development.
 - d. A site plan and landscape plan for proposed development shall designate the areas provided for public access to the shoreline. Outside of the pervious walkway and the 40 percent that may be developed in the shoreline protection zone, native vegetation shall be planted and maintained.
18. *Transportation Concurrency Exception Areas.* CRAs are designated as Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement.

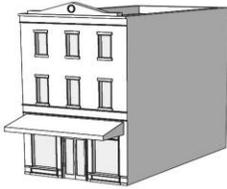
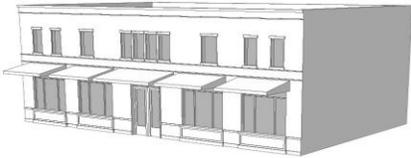
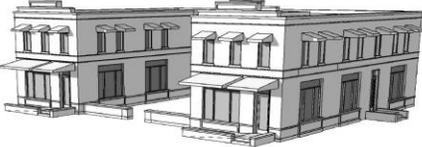
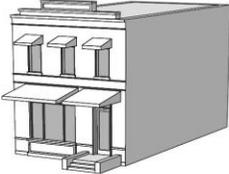
(Ord. No. 1111, pt. II, 9-24-2019; Ord. No. 1159, pt. 1, 5-11-2021; Ord. No. 1188, pt. V, 10-11-2022; Ord. No. 1215, pt. I, 12-12-2023)

Sec. 12.1.05. Building types and frontage types.

1. Building Types are required in Redevelopment Zoning Districts. Building Types do not prescribe use or architectural style. The following Building Types shall be incorporated or modified for use in Redevelopment Zoning Districts:
 - a. A *Shopfront Building* has ground-floor space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.
 - b. A *Mixed-Use Building* has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict. Mixed-use buildings may have a storefront frontage on the ground floor.
 - c. An *Office Building* has a one or more commercial tenants, occupancies, or businesses. An office building may have a storefront frontage on the ground floor.

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- d. An *Apartment Building* contains multiple residences above or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.
 - e. A *Courtyard Building* accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.
 - f. A *Townhouse* is a building with common walls on one or both sides and often has a private garden to the rear. Service and parking shall be located in the rear.
 - g. A *Live/Work Building* is a building which is predominately residential in its character, but contains commercial and residential uses.
 - h. A *Side Yard House* is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard house types.
 - i. A *Cottage* is a detached building with a small front yard often located on a narrow lot. Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.
 - j. A *Cottage Court* is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas. Parking can be accommodated on-street and in a parking lot to the rear.
 - k. A *Duplex* is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.
 - l. An *All Yard House* has yards on all sides and may contain accessory structures toward the rear.
 - m. An *Outbuilding* is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. Outbuildings may include a garage, shed, workshop, or an accessory dwelling unit.
 - n. A *Boat Barn* is an indoor storage facility. A liner with habitable uses is required to avoid large blank façades visible to the public. A liner shall face all primary streets. Liners may be additional commercial space with permitted uses.
 - o. An *Industrial Building* will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking and loading shall be accommodated in Alleys or Secondary Streets whenever possible.

Figure 12-7 Building Types Matrix

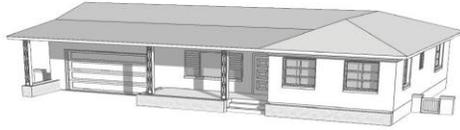
 <p>A three-story building with a prominent ground-floor storefront featuring large display windows and a central entrance. The upper floors have smaller, rectangular windows.</p>	 <p>A long, two-story building with a series of ground-floor storefronts and upper-floor windows, suggesting a combination of retail and residential or office space.</p>
 <p>A complex of interconnected buildings forming a courtyard. The buildings have multiple stories and varied window placements, with some featuring awnings over the ground-floor entrances.</p>	 <p>A three-story building with a flat roof and a series of windows on the upper floors. The ground floor has a recessed entrance area.</p>
 <p>A multi-story building with a central entrance, balconies on the upper floors, and a symmetrical facade with many windows.</p>	 <p>A two-story building with a classical pediment over the entrance and a balcony on the second floor.</p>
 <p>A row of three-story townhouses with individual entrances, each featuring a small porch and a gabled roof.</p>	 <p>A two-story house with a side porch and a detached garage or shed attached to the side.</p>



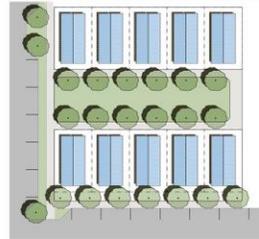
Duplex



Cottage



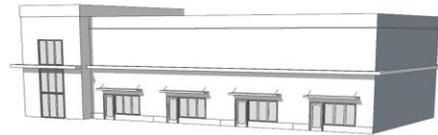
All Yard House



Cottage Court



Outbuilding



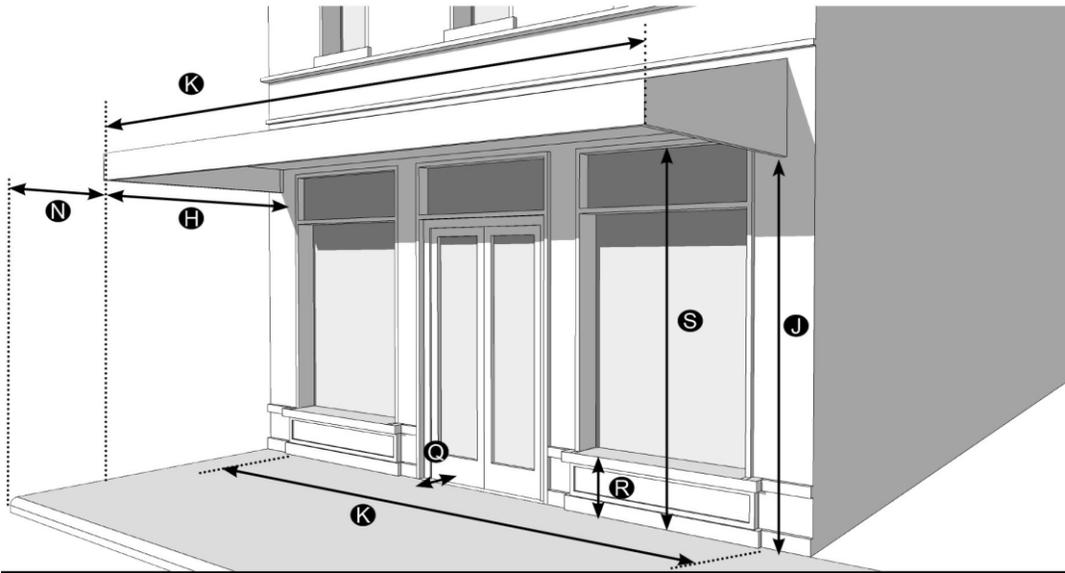
Industrial Building



Boat Barn

2. *Frontage Types*. Building Frontage Types are required by Subdistrict for each of the Redevelopment Zoning Districts. The following frontage types, as described further in Figures 12-7.01—12-7.06, are incorporated or modified for use in Redevelopment Zoning Districts:
- A Storefront frontage.
 - An Arcade or gallery frontage.
 - A Bracketed Balcony frontage.
 - A Porch frontage.
 - A Stoop frontage.
 - A Forecourt frontage.

Figure 12-7.01 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.	C
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

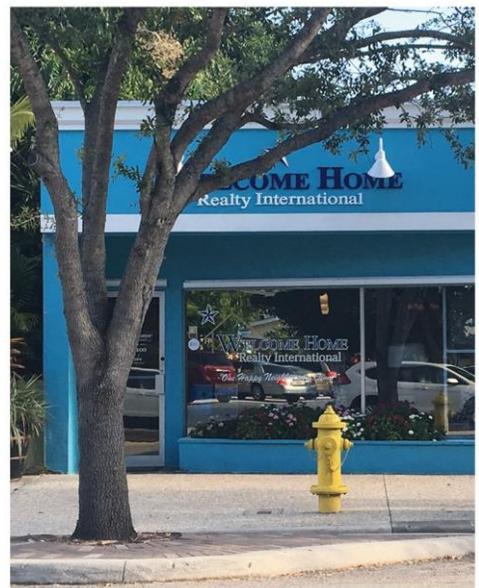
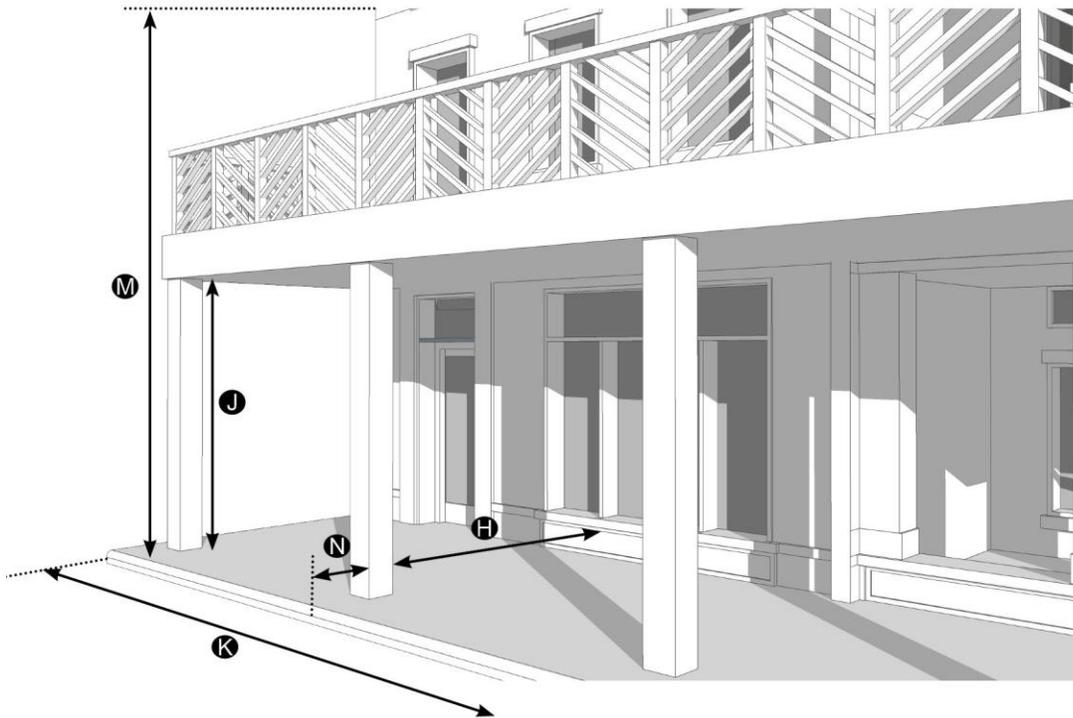


Figure 12-7.02 Arcade Frontage



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	M
Height, stories	2 stories max.	N



Set back from curb	2 feet min./4 feet max.		
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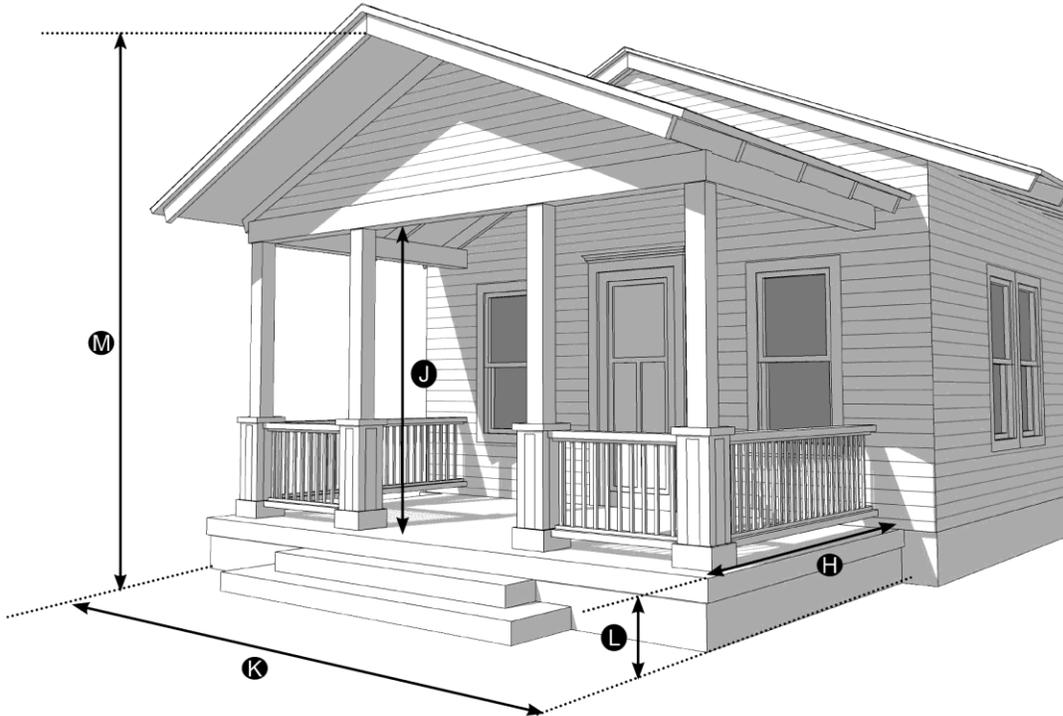
Figure 12-7.03 Bracketed Balcony Frontage



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 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 Stoop Frontage



Description

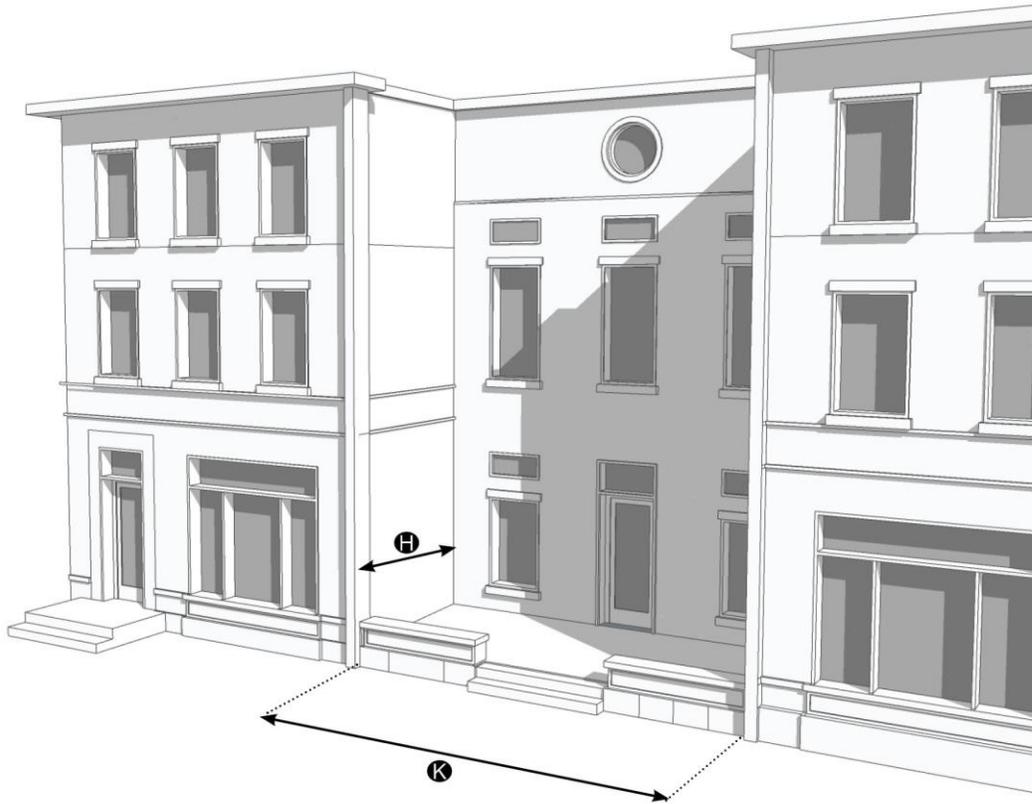
A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting 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 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		
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Figure 12-7.07 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. 12.1.06. Street standards.

1. *Intent.* The intent of this section is to provide flexibility for the design of traditional neighborhood streets and to achieve the transportation, environmental, aesthetic, economic, safety, and maintenance objectives for

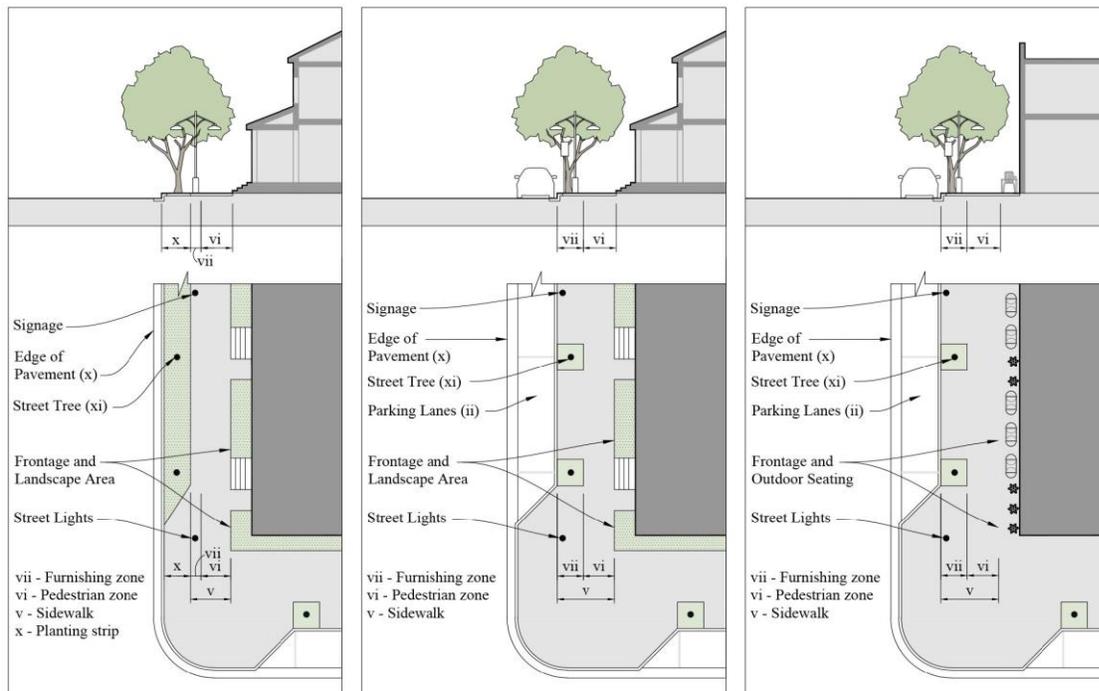
each street and neighborhood. These street standards expand options for vehicular, pedestrian, and bicycle access through an integrated network of narrow streets that incorporates traffic calming and often allows on-street parking.

2. *Street Layout Principles.* All development including public improvements within Redevelopment Zoning Districts shall incorporate the following street layout principles:
 - a. Street layout shall exhibit a high degree of overall connectivity, with allowances for topographic or wetlands conditions.
 - b. Cul-de-sacs are strongly discouraged, but may be used where physical barriers preclude street connectivity.
 - c. Oversized blocks shall be avoided so that neighborhoods can be traversed easily.
 - d. Shade trees shall be planted between the sidewalk and vehicles.
 - e. Wherever possible, provisions shall be made for on-street parking.
3. *Description of Street Types.* Table 12-8 describes street types that are appropriate for Redevelopment Zoning Districts. Figures 12-1.8.01 through 12-1.8.17 are illustrative examples of the street types.
4. *New Streets.* When new streets and alleys are developed or an existing street or alley is extended, the street types in Table 12-8 and illustrated in Figures 12-1.8.01 through 12-1.8.17 shall be used. The selection of the particular street type shall be determined through consultation between the CRA, the developer, and the County Engineer and governed by the context of the surrounding community and street network and CGMP Policies 18.2A.1. and 18.2B.1.
5. *Existing Streets.* Within a CRA, the street design standards of Section 12.1.06 should be incorporated into the construction or reconstruction of streets to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards. The abandonment of existing streets or paved or unpaved rights-of-way is strongly discouraged.
6. *Specific Standards.*
 - a. *Street Design Standards.* The standards for street designs are provided in Figures 12-1.8.01 through 12-1.8.17. Where particular elements are not required, they are not prohibited if its design is appropriate to the context and is approved by the County Engineer. The illustrative street designs address the desired street elements in a Redevelopment Zoning District:
 - i. *Travel lanes*—Primarily for vehicular circulation.
 - ii. *Parking lanes*—On-street parking.
 - iii. *Bike facility*—May be the shared use of a travel lane or a separate bicycle lane; bicycle lanes are always required if included among the "Top 20 Priorities" of the latest *Martin County Bicycle and Pedestrian Action Plan* or identified as a project recommendation in the latest Metropolitan Planning Organization (MPO) bicycle, pedestrian and trails master plan.
 - iv. *Pavement width*—Width of pavement from edge of pavement or curb which is dedicated for vehicular travel, but could include bike lanes. Where appropriate, pavement may include pervious areas to manage stormwater.
 - v. *Sidewalk*—A sidewalk shall be at least six feet wide and be provided on both sides of all the streetscapes.
 - vi. *Pedestrian zone*—A pedestrian zone is free of any street furnishings or utilities and allows the clear passage of pedestrians. A six feet wide pedestrian zone is preferred. Any portion of the pedestrian zone within the front setback area shall be improved as an extension of the public

sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition.

- vii. *Furnishing zone*—Paved area adjacent to the sidewalk for street furniture, tree wells, and extra sidewalk width.
- viii. *Median*—Vegetated area between travel lanes of opposing direction (required only where indicated) Medians, when present, should be used to integrate stormwater management.

Figure 12-8 Streetscapes Diagrams



- ix. *Edge of pavement*—Curb and gutter may be required.
 - x. *Planting strip or planting area*—Vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate stormwater management.
 - xi. *Street trees*—Required type and placement of street trees.
- b. *Deviation from Street Design Standards.*
- i. The County Engineer after consulting with the Office of Community Development may allow deviations from the standards contained in Figures 12-1.8.01 through 12-1.8.17 when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for the particular street segment. Such deviations may include, but are not limited to, the width of a furnishings zone, sidewalk, median, or bike facility that is greater or less than that provided in Figures 12-1.8.01 through 12-1.8.17.
 - ii. These street design standards may also be modified by provisions specific to a particular Redevelopment Zoning District.

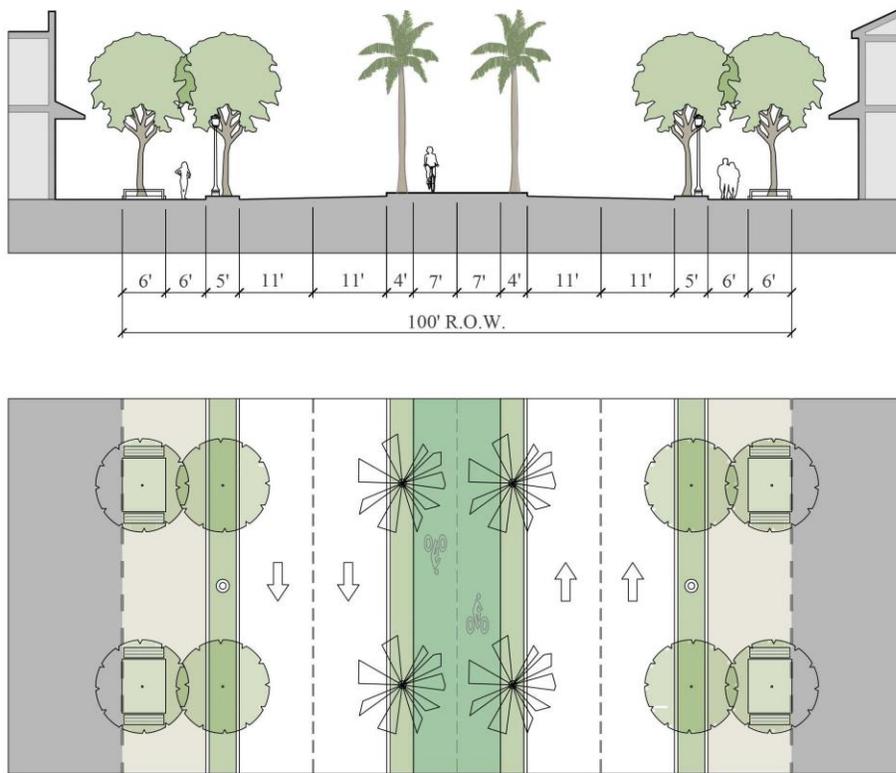
- c. *Block standards.* Blocks created by new streets shall not exceed 660 feet on any side of the block. New block perimeters shall not exceed 2,000 feet
 - d. *Gates and guardhouses.* Private gated communities are not permitted within the Redevelopment Zoning Districts. Gates and guardhouses may not be installed on public or private streets or alleys in Redevelopment Zoning Districts. This prohibition does not preclude gates that control access to a single parking lot.
 - e. *Stormwater and landscape.* The recommended filtration strategies from the *Stormwater Design Toolkit* (Martin County CRA, January 2012) shall be used whenever feasible. Green infrastructure stormwater best practices, such as pervious paving, bioretention systems, rain gardens, bioswales, and stormwater planters, are encouraged to slow and treat stormwater runoff while providing additional community benefits.
7. *Conflicting standards.*
- a. The standards contained in the following sub-sections of Section 4.843, Div. 19, Article 4 do not apply to streets designed in conformity with Article 12:
 - i. Section 4.843.B — (Right-of-way requirements);
 - ii. Section 4.843.C. — (Lane and buffer widths); and
 - iii. Section 4.843.E. — (Radius at street intersections).
 - b. Section 4.627, Div. 14, Article 4 Parking and Loading, does not apply to streets designed in conformity with Section 12.1.06.
8. *Street Regulating Plan.* A Street Regulating Plan is provided for each CRA. Features identified in the Street Regulating Plan are described in Section 12.1.02.2.

Table 12-8 - Description of Street Types

Street Type	Description	Preferred ROW (ft)
Boulevard 1	A street with four travel lanes and a center median with a two way cycle track	100
Boulevard 2	A street with four travel lanes and a center median which allows for a turning lane where needed and a raised bike lane on each side of the street.	100
Avenue 1	A street with four travel lanes, a center median, buffered bike lanes and on-street parking	100
Avenue 2	A street with two travel lanes, a center median, buffered bike lanes and on-street parking	90
Avenue 3	A street with two travel lanes, a center median, raised bike lanes or multi-use path and on-street parking	90
Main Street 1	A street with two travel lanes and a center median. A wide sidewalk accommodates a large pedestrian zone and furnishing zone or a multi-use path.	80
Main Street 2	A street with two travel lanes, buffered bike lanes and on-street parking	80
Main Street 3	A street with two travel lanes, a center median, buffered bike lanes and on-street parking. Buildings are setback from the right-of-way.	80

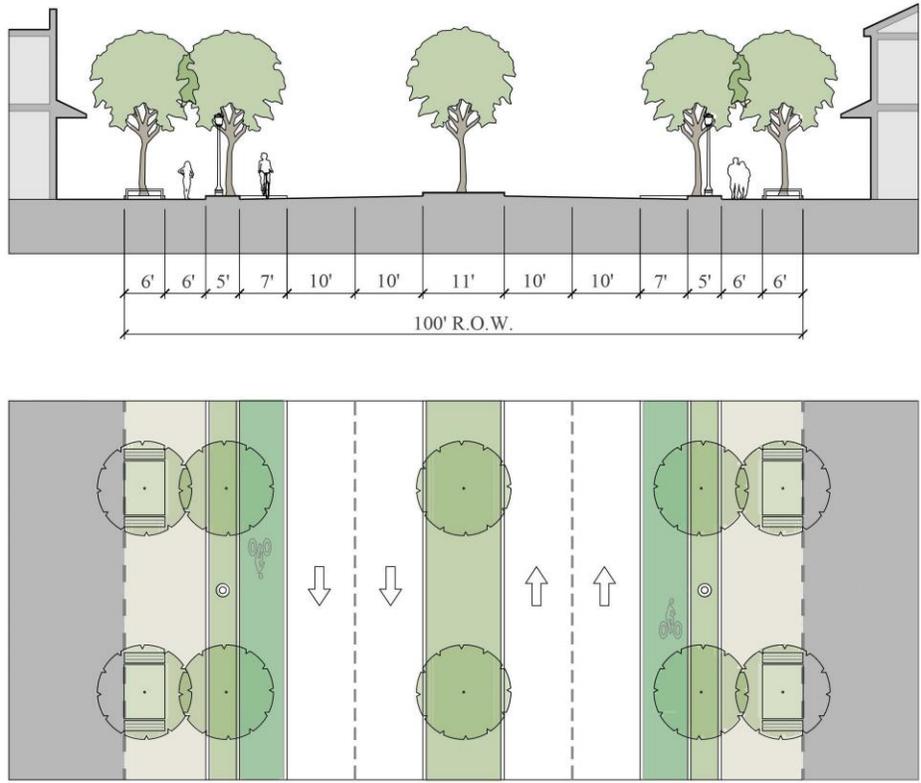
Main Street 4	A street with two travel lanes, a center median, and raised bike lanes.	80
Local Street 1	A local street with two travel lanes, a center turn lane, and buffered bike lanes.	70
Local Street 2	A local street with two travel lanes, on-street parking, and wide pedestrian and furnishing zone.	70
Local Street 3	A local street with on-street parking, street trees, and sidewalks on both sides.	60
Local Street with Shared Use Path	A local street with two travel lanes, and a wide pedestrian and furnishing zone on one side and a shared use path on the other side of the roadway.	50
Neighborhood 1	A local street with on-street parking, street trees, and sidewalks on both sides.	50
Neighborhood 2	A local street with on-street parking on one side of the roadway, street trees, and sidewalks on both sides.	50
Yield Street	A narrow local street that slows vehicular travel with on-street parking, street trees, and sidewalks on both sides.	44
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15

Figure 12-8.01 - Boulevard 1



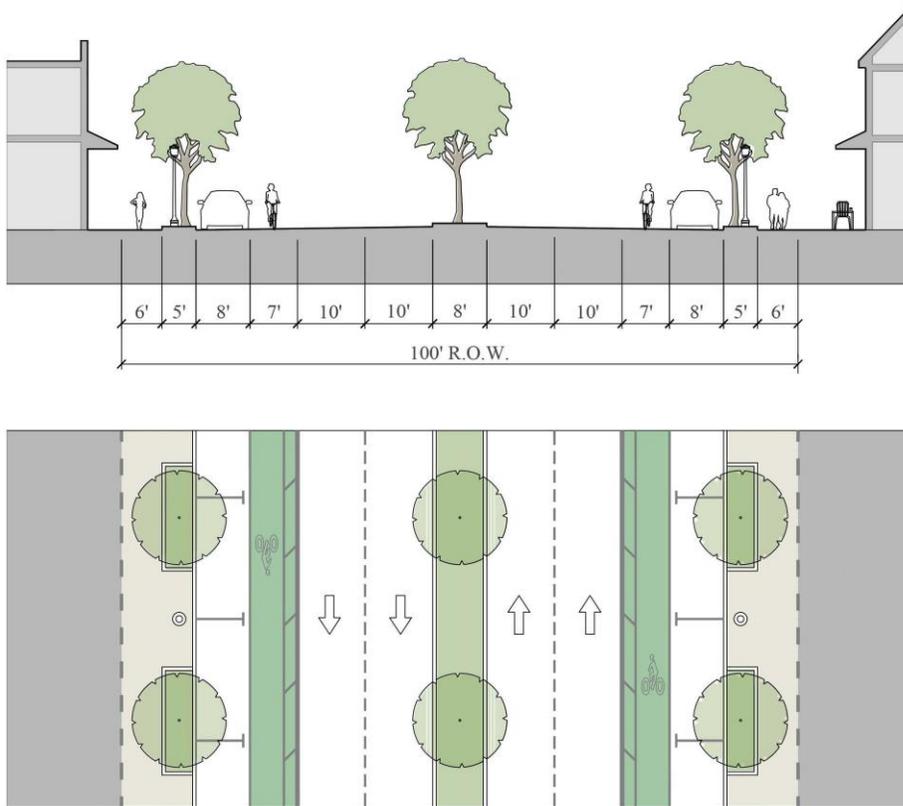
Type	Boulevard 1
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	2-way cycle track 7 feet each lane
Preferred R.O.W.	100 feet
Pavement Width	22 feet and 22 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	22 feet with cycle track
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.02 - Boulevard 2



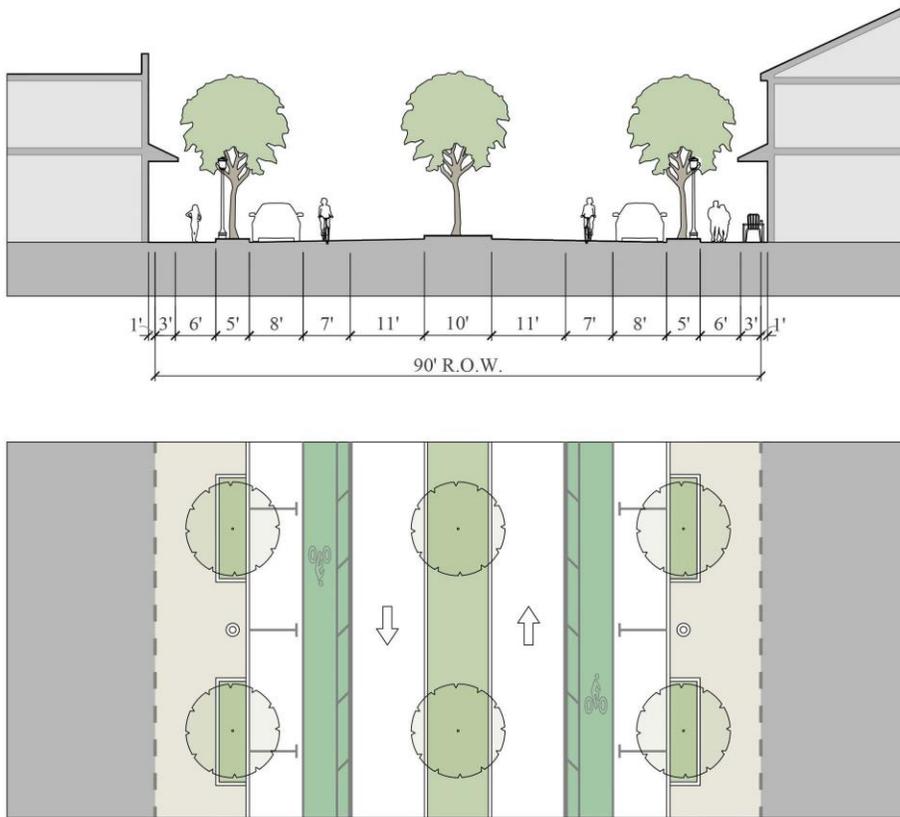
Type	Boulevard 2
Traffic Lanes	10 feet
Parking Lanes	Not required
Bike Facility	7 feet raised bike lane
Preferred R.O.W.	100 feet
Pavement Width	20 feet and 20 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	12 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.03 - Avenue Street 1



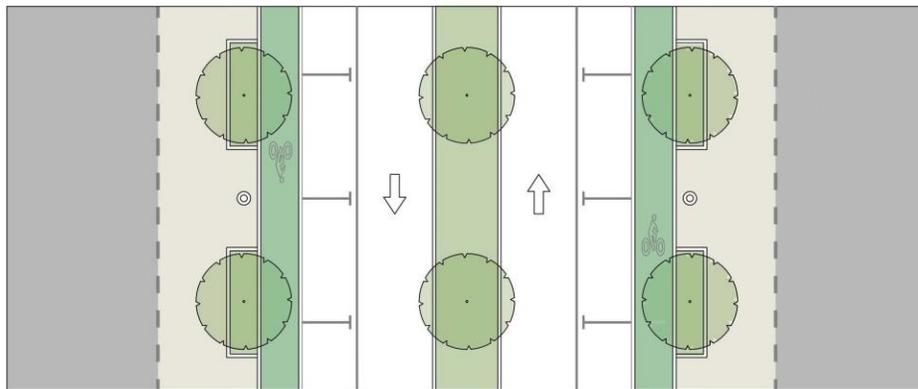
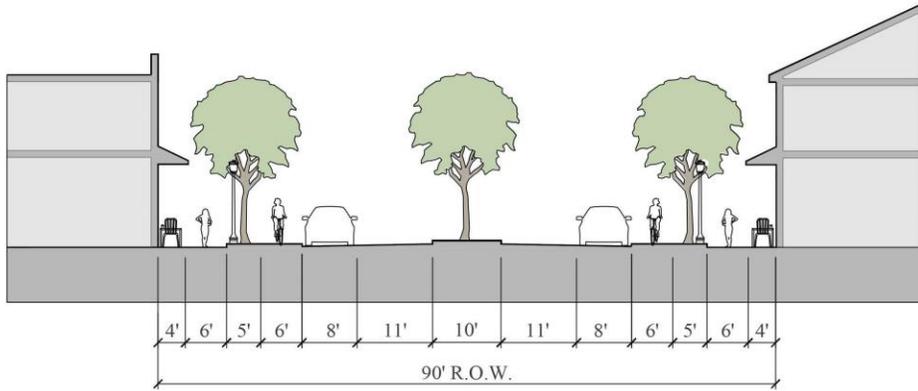
Type	Avenue 1
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	100 feet
Pavement Width	35 feet and 35 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.04 - Avenue Street 2



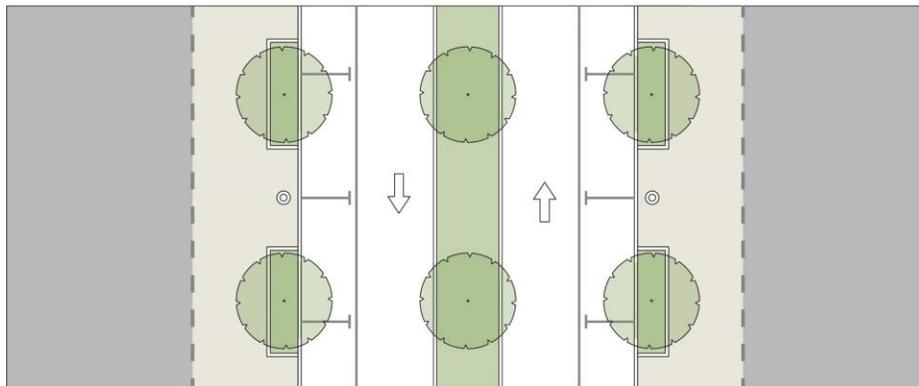
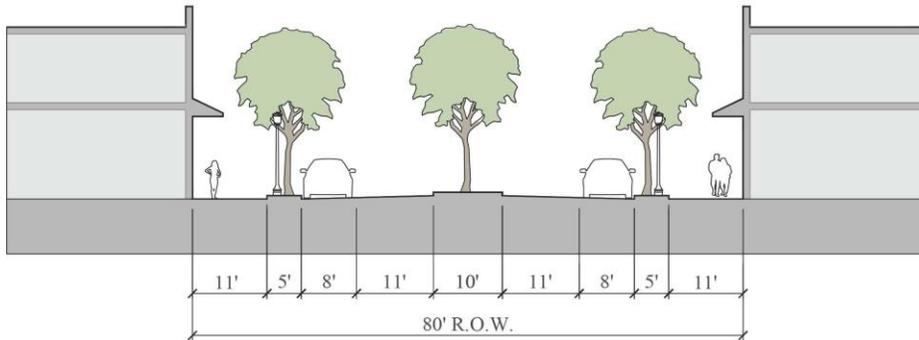
Type	Avenue 2
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	90 feet
Pavement Width	26 feet and 26 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.05 - Avenue Street 3



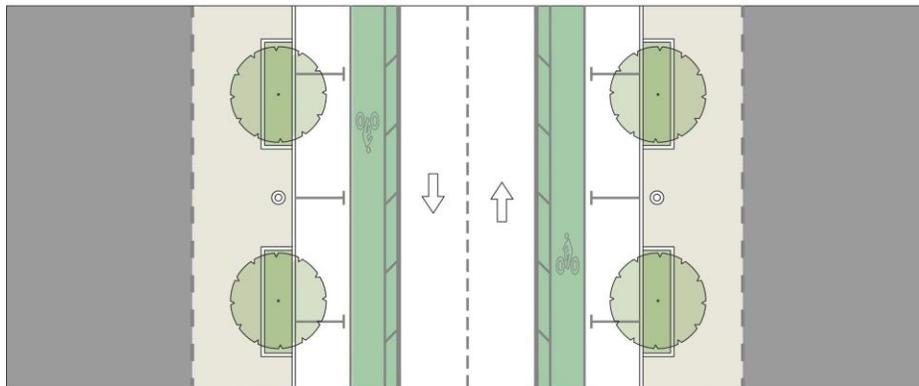
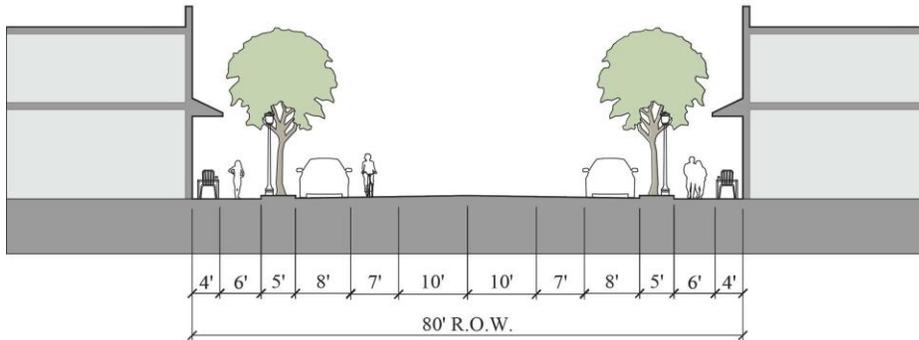
Type	Avenue 3
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	6 feet raised bike lane
Preferred R.O.W.	90 feet
Pavement Width	19 feet and 19 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.06 - Main Street 1



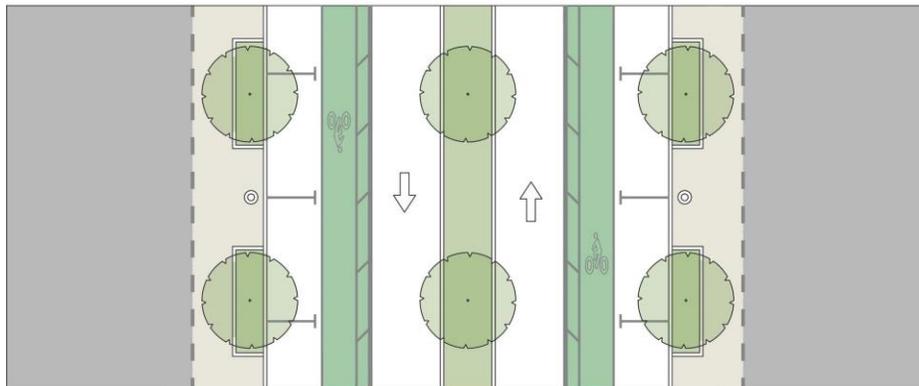
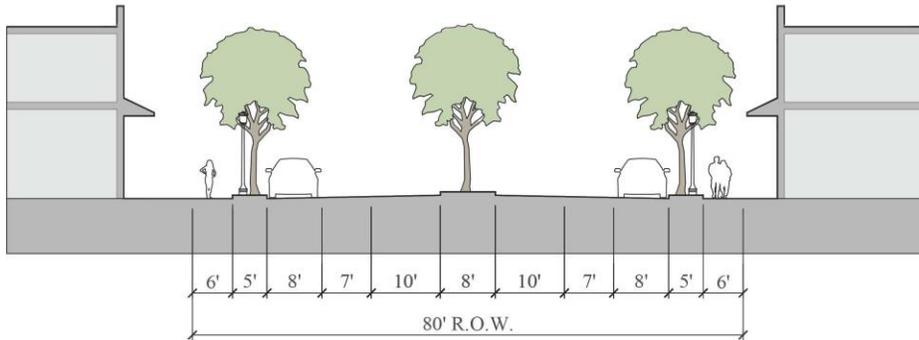
Type	Main Street 1
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	80 feet
Pavement Width	19 feet and 19 feet
Sidewalk	16 feet
Pedestrian Zone	11 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.07 - Main Street 2



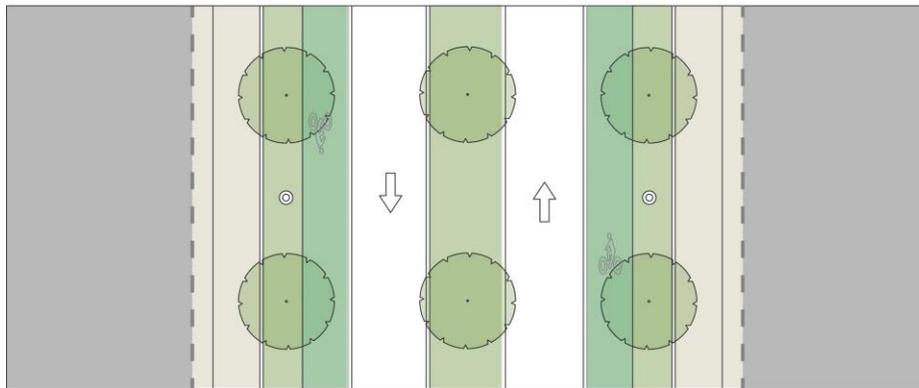
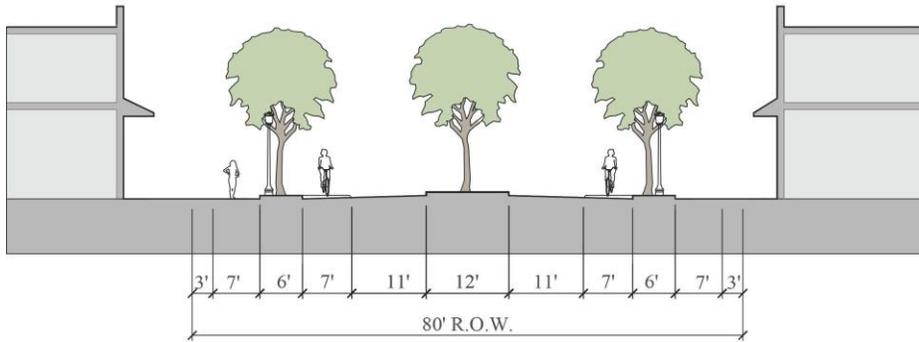
Type	Main Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	80 feet
Pavement Width	50 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.08 - Main Street 3



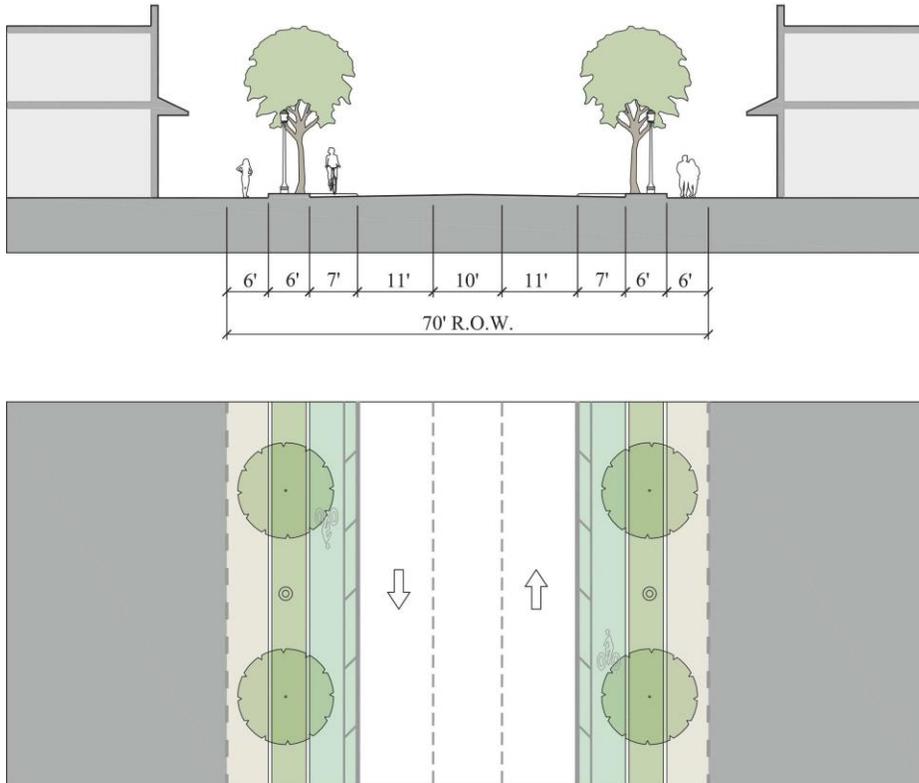
Type	Main Street 3
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	80 feet
Pavement Width	25 feet and 25 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Figure 12-8.09 - Main Street 4



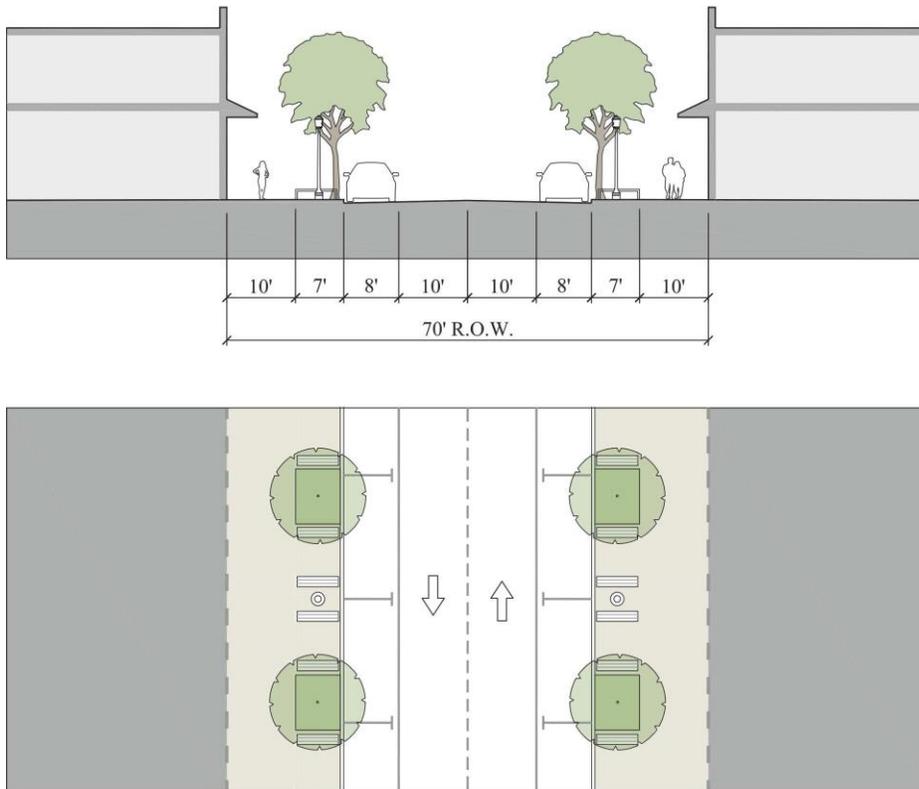
Type	Main Street 4
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	7 feet raised bike lane
Preferred R.O.W.	80 feet
Pavement Width	11 feet and 11 feet
Sidewalk	13 feet
Pedestrian Zone	7 feet
Furnishing Zone	6 feet
Median	12 feet
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center

Figure 12-8.10 - Local Street 1



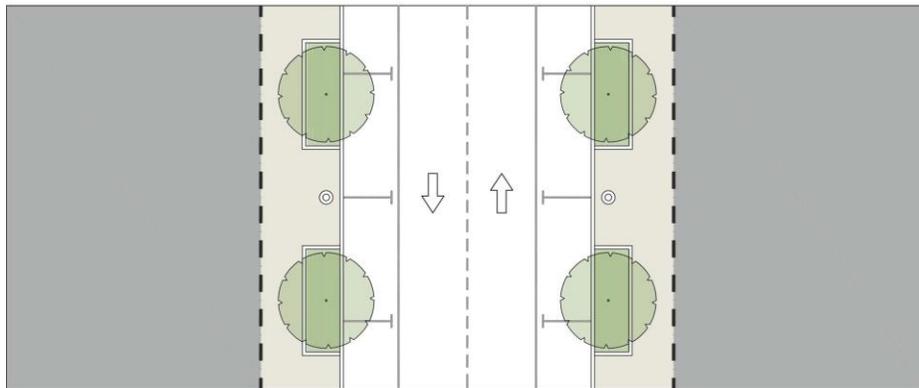
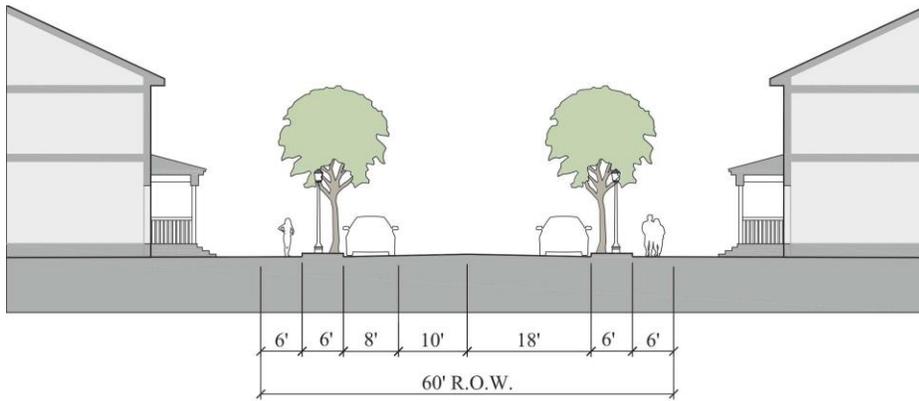
Type	Local Street 1
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	7 feet buffered lane
Preferred R.O.W.	70 feet
Pavement Width	46 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center

Figure 12-8.11 - Local Street 2



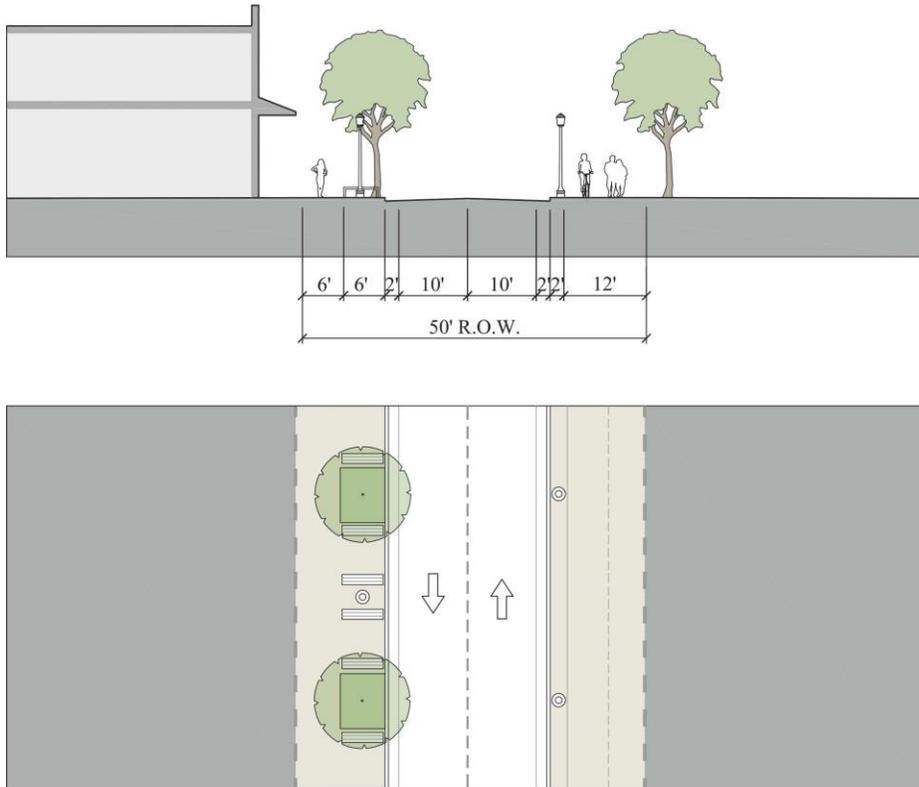
Type	Local Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Not required
Preferred R.O.W.	70 feet
Pavement Width	36 feet
Sidewalk	17 feet
Pedestrian Zone	10 feet
Furnishing Zone	7 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	7 feet planting box or tree well with shade trees 30 feet on center

Figure 12-8.12 - Local Street 3



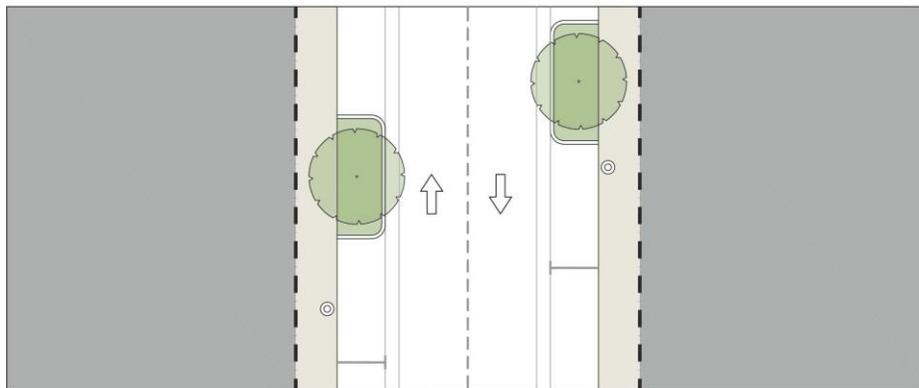
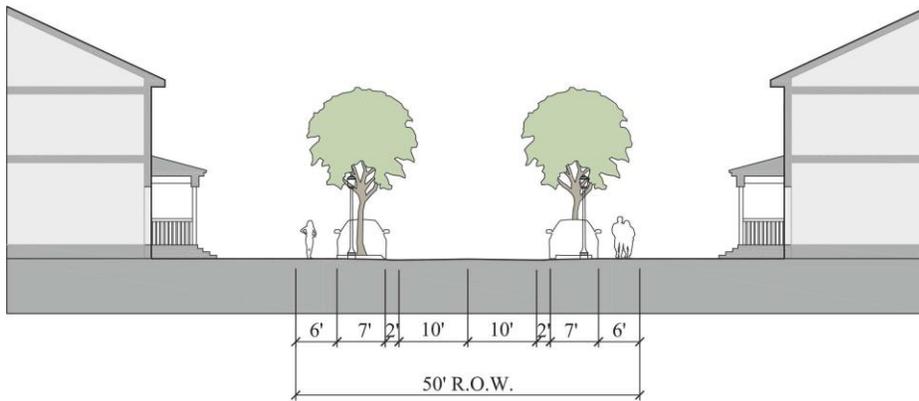
Type	Local Street 3
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center

Figure 12-8.13 - Local Street with Shared Use Path



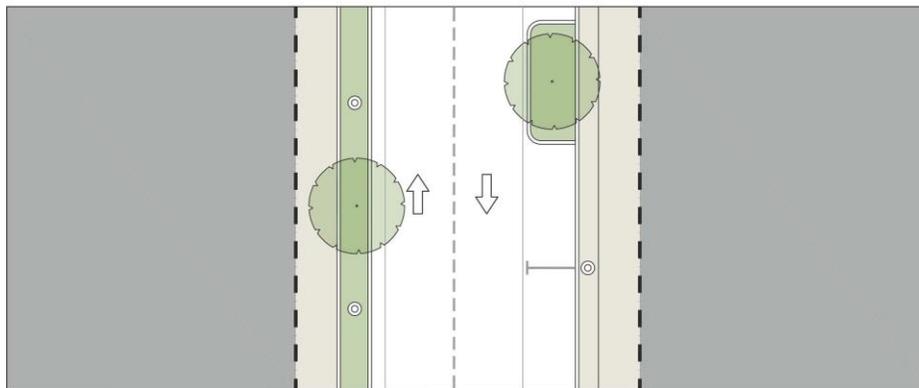
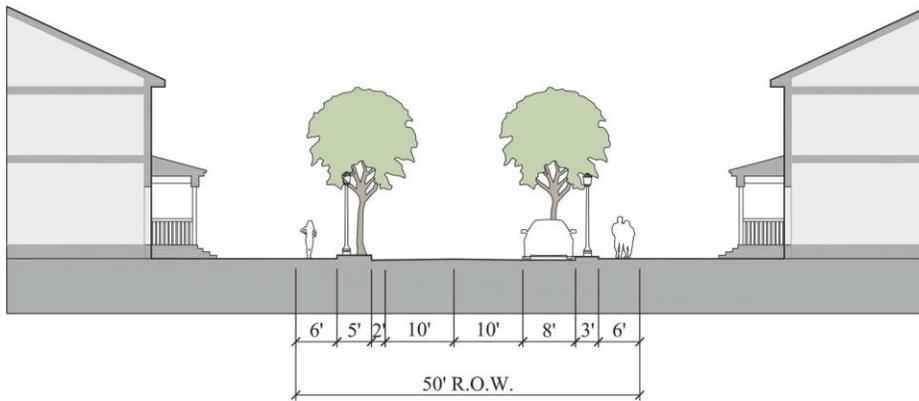
Type	Local Street with Shared Use Path
Traffic Lanes	10 feet
Parking Lanes	Not required
Bike Facility	Not required
Preferred R.O.W.	50 feet
Pavement Width	20 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet, 12 feet shared path other side
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting box or tree well with shade trees 30 feet on center

Figure 12-8.14 - Neighborhood Street 1



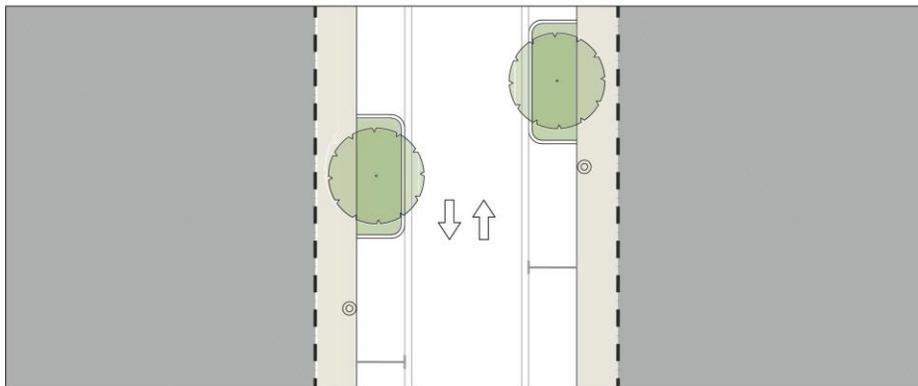
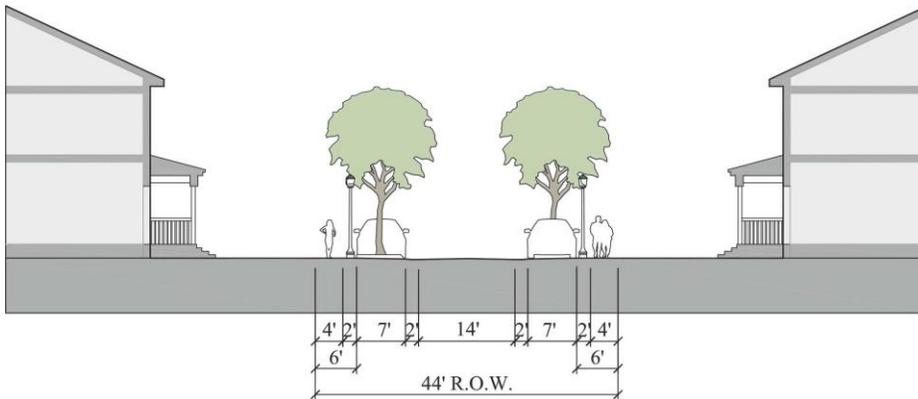
Type	Neighborhood Street 1
Traffic Lanes	10 feet
Parking Lanes	7 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	50 feet
Pavement Width	38 feet with valley gutters
Sidewalk	6 feet
Pedestrian Zone	4 feet (6 feet sidewalk with furnishing zone)
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	7 feet bulb-outs with shade trees 30 feet on center

Figure 12-8.15 - Neighborhood Street 2



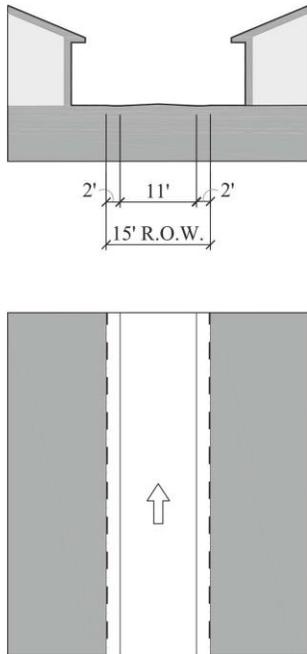
Type	Neighborhood Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel one side
Bike Facility	Shared lane
Preferred R.O.W.	50 feet
Pavement Width	30 feet
Sidewalk	9 feet
Pedestrian Zone	6 feet
Furnishing Zone	3 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip and 7 feet bulb-outs with shade trees 30 feet on center

Figure 12-8.16 - Yield Street



Type	Yield Street
Traffic Lanes	Shared 14 feet
Parking Lanes	7 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	44 feet
Pavement Width	32 feet
Sidewalk	6 feet
Pedestrian Zone	4 feet
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	2 feet valley gutter
Planting	7 feet bulb-outs with shade trees at bulb-outs

Figure 12-8.17 - Alley



Type	Alley
Traffic Lanes	11 feet paved 1-way traffic
Parking Lanes	Not required
Bike Facility	Shared lane
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Sidewalk	Not required
Road Edge Treatment	Valley gutter
Planter Strip	Not required
Planting	Not required

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

Sec. 12.1.07. Parking standards.

1. *Parking rates.* Table 12-9 provides the minimum parking rates in Redevelopment Zoning Districts, unless specifically modified further in a Redevelopment Zoning District. Section 4.625 Parking rate adjustment does not apply in Redevelopment Zoning Districts.

Table 12-9 - Minimum Parking Rates for Each Use Group

Residential Use Groups	Parking Rate
Accessory dwelling units	1 space per unit

Mobile homes	1 space per unit
Other dwelling types	1 space per unit
Single-family dwellings	2 spaces per unit
Bed and breakfast inns	0.5 space per guest room
Commercial & Business Use Groups	
Business & professional offices	1 space per 500 sf
Construction services, limited & extensive impacts	1 space/300 sf gross floor area plus 1 space/company vehicle (see 4.624)
Convenience store with fuel	1 space per 300 sf
Drive-through facility	Refer to primary use
Drive-through restaurant	Refer to primary use.
Hotels, motels, resorts & spas	1 space per unit
Marinas	1 space/5 wet or dry slips plus 1 space/employee (see 4.624)
Dry Boat Storage	1 space/20 storage slips (see 4.624)
Medical offices	1 space per 250 sf
Parking lots & garages	-
Restaurants	1 space per 200 sf
Retail & services, limited impact	1 space per 350-sf
Retail & services, general impact	1 space per 350-sf
Retail & services, extensive impact	1 space per 250-sf
Recreational vehicle parks	(see parking rates in section 4.624)
Vehicular service & maintenance	2 spaces/3 employees plus 1 space/150 sf repair/service area (see 4.624)
Wholesale trades & services Residential storage facilities shall be considered Wholesale trades & services for purposes of Parking Rates	1 space per 2,000 sf

Note: Square footages refer to gross floor area unless otherwise noted.

2. *Loading standards.* The loading standards in Section 4.626.4, Div. 14, Article 4 do not apply in Redevelopment Zoning Districts, unless specifically included in a particular Redevelopment Zoning District.
3. *Parking design standards.* The parking design standards in Section 4.627, Div. 14, Article 4 apply to off-street parking in Redevelopment Zoning Districts, unless specifically modified in a particular Redevelopment Zoning District.
4. *On-street parking.* On-street parking within a public right-of-way along the lot frontage can be counted towards on-site parking requirements.
5. *Combined parking lot.* Where feasible, combined parking lots or continuous parking lots are encouraged. Section 4.845.D. which require joint and cross access between adjacent commercial properties applies in the Redevelopment Zoning Districts even if the properties are separated by an alley or an unimproved alley right-of-way.

Table 12-9.01 - Minimum Bicycle Parking & Pedestrian Amenity

Gross Floor Area of Commercial Development	Required Bicycle or Pedestrian Amenity
0—9,999 square feet	1 bike rack
10,000—50,000 square feet	1 bike rack, 1 bench
50,001—100,000 square feet	2 bike racks, 2 benches
100,001+ square feet	4 bike racks, 4 benches, outdoor water fountain

6. *Bicycle and Pedestrian Standards.* Commercial, multifamily, institutional, and mixed-use development shall provide bicycle parking in accordance with Table 12-9.01 and below standards. Redevelopment Zoning Districts may require additional bicycle parking as described in a particular Redevelopment Zoning District.
- a. *Pedestrian Access.* Parking lots and structures shall provide pedestrian and bicycle access directly from a street. In addition, pedestrian access shall also be provided directly from a building. Pedestrian access shall be separated from the vehicular travel path. All development should be designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle ways and to provide safe passage from public rights-of-way to the building(s) within the commercial development, between adjoining developments, and between alternative modes of transportation. Wherever possible, pedestrian ways should be constructed of paver blocks, stamped or colored concrete or similar materials that clearly distinguish them from vehicular use areas and promote traffic calming.
 - b. Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet.
 - c. *Bicycle and pedestrian amenities.* Bicycle and pedestrian amenities shall be provided as determined by the square footage of buildings on the site as indicated in the Table 12-9.01. These amenities may be incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this Article 12. Bicycle racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials, consistent with the design of the principal structures on site and principles found in *Bicycle Facilities Planning and Design Handbook* (State of Florida, Department of Transportation, 1997). Benches shall not be less than six feet in length and shall have either structural or vegetative shading. Required bike racks shall be the inverted "U" type and shall be designed to store a minimum of six bicycles each.
 - d. *Lighting.* Lighting fixtures shall be a maximum of 30 feet in height within a parking lot and shall be a maximum of 20 feet in height within non-vehicular pedestrian areas.
 - e. *Public transit stops.* Any development providing more than 200 parking spaces and located adjacent to any arterial or collector street shall designate a minimum 100 square foot area on the site plan as a future public transit stop. The future public transit stop shall be located immediately adjacent to the right-of-way line of the arterial or collector street. The future transit stop area may be landscaped or used for overflow parking but shall not be used to comply with the minimum landscape, buffer, open space or similar requirements. The landowner shall execute an easement authorizing the County to construct and maintain a transit stop at that location.
7. *Special Parking Alternatives for Redevelopment Centers (SPARC) program.* This program provides a mechanism for property owners or applicants to satisfy part of their parking requirement by paying-in-lieu for some of the required parking space(s). The program revenue shall fund enhancements to the existing public parking areas and the transportation and mobility network within that Community Redevelopment Area.

- a. *Applicability of SPARC.* SPARC is authorized in each Redevelopment Zoning District by Subdistrict as identified in Table 12-9.4.
- i. The SPARC program can be used to satisfy up to three parking spaces or the maximum percentage listed in Table 12-9.4, whichever is greater. Sec. 4.623.D. LDR, shall apply when calculating SPARC parking spaces.
 - ii. Residential development is not eligible for the SPARC program. In mixed-use development, only nonresidential uses are eligible.
 - iii. Required accessible parking spaces shall not be satisfied by payment.
 - iv. An additional five percent of parking may be met with SPARC if the development is within 100 feet of an existing transit stop with shelter.

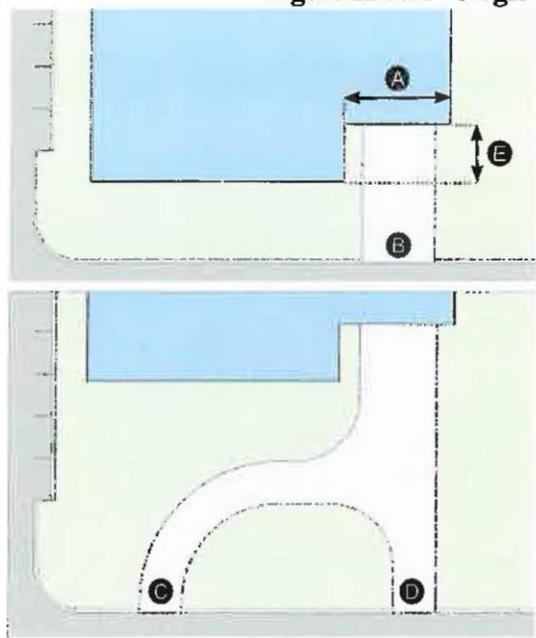
Table 12-9.4 - Maximum Percentage by Subdistrict of Required Parking Eligible for SPARC

Subdistrict	Jensen Beach	Rio	Old Palm City	Hobe Sound	Port Salerno	Golden Gate
Core	30%	30%	30%	30%	30%	30%
Corridor	-	30%	-	30%	30%	30%
General	30%	-	-	30%	30%	-
Waterfront	30%	-	-	-	30%	-
All others not permitted						

- b. *Application approval and payment.*
- i. A SPARC application shall be submitted to the Growth Management Department.
 - ii. Unless the request is included in an application that is required to go before the Board, the County Administrator shall have the authority to administratively approve SPARC applications.
 - iii. SPARC payments shall be made within 60 days of approval of SPARC applications; however, parking requirements are not satisfied until full payment is received by the County.
 - iv. Upon receipt of payment, all approvals will be memorialized in writing and recorded in the public records of Martin County.
 - v. Any parking requirements satisfied with the SPARC program shall run with the land exclusively. A change of use may be eligible for the SPARC program. No refund will be made when there is a change of use that requires less parking.
 - vi. Payments made pursuant to this section do not guarantee specific parking for the development nor the reservation of parking spaces in the right-of-way.
 - vii. The County shall use professionally accepted methods to determine the appropriate cost for payment in lieu of parking spaces and shall adopt such fees by resolution. The Community Redevelopment Agency shall retain the information for current valuation of payment in lieu of parking.
- c. *Establishment of SPARC fund accounts.* Martin County shall establish separate SPARC fund accounts for each CRA into which all payments made pursuant to this program shall be deposited. Monies deposited into said accounts shall be used in the same CRA from which such funds were generated. Appropriate uses of SPARC funds include, but are not limited to:

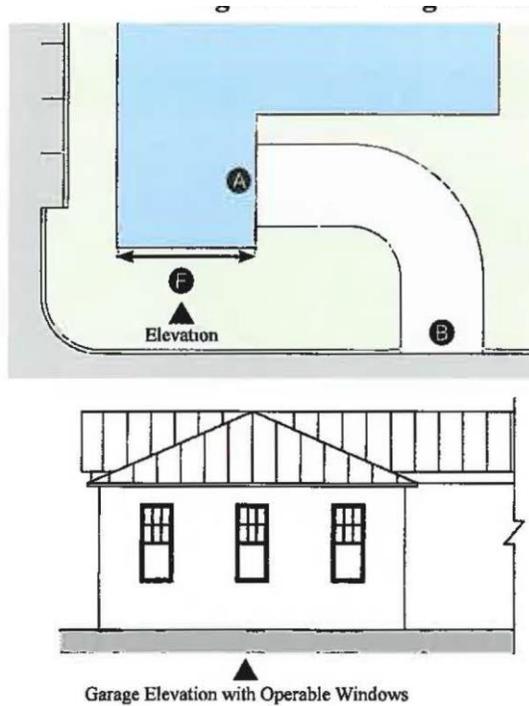
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- i. The creation, maintenance, or operational costs related to mobility and parking needs including, but not limited to, on-street parking spaces, parking lots, alley improvements, sidewalks, crosswalks, pedestrian lighting, shared valet services, bicycle racks, public transportation (in the form of transit stops with shelters, electric trolleys, or trams), wayfinding signage, curb management (i.e. for ride-share, delivery services, etc.), and other programs and projects that reduce the need for additional parking spaces.
 - ii. The cost of all labor and materials, the cost to acquire lands, property, rights, easements, leases, and franchises; the cost of financing; the cost of interest prior to and during construction and for one year after completion of construction; discount on the sale of municipal bonds; the cost of plans and specifications, surveys of estimates of costs and of revenues; the costs of design, engineering and legal services; such other costs and expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, administrative expenses, permitting and such other expenses as may be necessary or incidental to the construction, reconstruction, or financing for the implementation of the items listed in i. above.
 - d. *SPARC review*. The SPARC program shall be evaluated by CRA and County staff one year after adoption and every three years thereafter.
8. *Garage and Driveway*. Garages shall not be the principal element of the front façade. The total driveway width at the property line shall not exceed 20 feet. For single-family detached dwellings and duplexes the following shall apply:
- a. Attached garages shall be set back from the front facade or Building Type as described in Figure 12-9.02 or configured with a side entry, shown in Figure 12-9.03.
 - b. Garages and carports shall also comply with the setbacks established by Parking Placement standards for each building type.
 - c. Detached garages are permitted provided they comply with the Outbuilding Building Type and building coverage requirements.
 - d. Carports and Porte cochères shall be regulated the same as attached garages.
 - e. An Outbuilding Building Type is permitted between the principal structure and the right-of-way, provided the lot is deeper than 250 feet and the front and side setbacks comply with the Building Type permitted within the Subdistrict.

Figure 12-9.02 Front Loaded Attached Garage



Description		
Setting the garage back from the primary façade emphasizes the building entrance and living spaces.		
Dimensions		
Garage	40% max front elevation 2 car garage max.	A
Width of Driveway	20' max. total width at property line or 20' max. total width (C+D) at property line	B C D
Setback from Front Façade or Building Type	5' min for garage with garage door up to 16' in width 10' min. for garage with garage door that exceeds 16'	E

Figure 12-9.03 Front Loaded - Side Entry Attached Garage



Description		
Side entry garage continues the character of the home and diminishes the appearance of non-livable space to the street.		
Dimensions		
Garage	2 car garage max.	A
Width of Driveway	20 feet max.	B
Building Width	40% max. front elevation must be in character of main house and have operable windows	F

(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. 12.1.08. Stormwater standards.

1. Flood protection standards are provided in Div. 10, Article 4. Flood protection standards apply in all Redevelopment Zoning Districts and cannot be modified or exempted.
2. Stormwater management standards provided in Div. 9, Article 4 apply in Redevelopment Zoning Districts except as modified in this section for Small Sites and for the construction of a single-family residence or a duplex on a legally created lot, regardless of lot size. A Small Site is defined as the construction or expansion of a principal building or accessory structures on a lawful parcel, provided the parcel being developed is less than one-half acre.
3. The stormwater management requirements identified in Sections 4.384, 4.385.B.6, 4.385.C, 4.385.D, and 4.385.F.4, Div. 9, Article 4 are not applicable to Small Sites. Development on Small Sites shall be designed to control stormwater runoff, retain or detain stormwater runoff, and clean stormwater runoff by using one or more strategies from each Stormwater Strategy Category (pavement, storage and filtration) listed below in

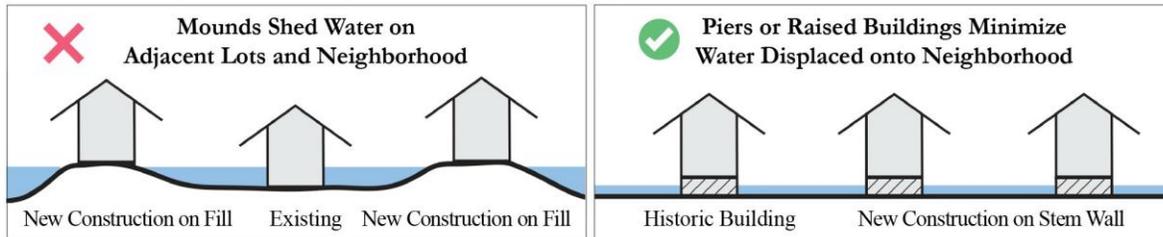
Table 12-10. The strategies set forth in Table 12-10 are recommended in the *Stormwater Design Toolkit* (Martin County CRA, January 2012). Use of these strategies in detached single-family dwellings and duplexes is encouraged, but is not required.

Table 12-10 Stormwater Strategies for Small Sites

Pavement Strategies	Storage Strategies	Filtration Strategies
Concrete Grid Pavers	Cisterns	Bio-Retention Swales
Flexible Pervious Pavement	Concrete Chambers	Ex-filtration Trench
Plastic Grid Systems	Dry Retention/Detention	Green Roofs
Pervious Asphalt	Plastic Arch Chambers	Rain Gardens
Pervious Concrete	Plastic Cellular Chambers	Rock Soaking Area
Pervious Pavers	Stormwater Harvesting	Sand Filters
Rock Surfaces	Under Drains	Stormwater Filters
Unpaved Surfaces	Under-Ground Storage	Vegetated Wall
Wooden Walkways		

4. The application requirements for single family residential development found in the *Martin County Stormwater Management and Flood Protection Standards* shall apply to all Small Sites. The application shall include:
 - a. Topographic map with one foot contour lines extending a minimum of 25 feet off of the project site.
 - b. A plan showing existing adjacent development, FEMA flood zones, location relative to the Coastal High Hazard Area, or any other significant onsite features.
 - c. A drawing or map showing proposed alterations of the site including proposed excavations, dredging, grading, filling or clearing, impervious surfaces and water management facilities and the location, dimensions and the elevations of the first finished floor of all buildings to be constructed including:
 - i. A detail on the plan for the control of erosion and sedimentation at the perimeter of the area disturbed by construction which describes in detail the type and location of control measures.
 - ii. A detail on the plan of any temporary culverts that may be necessary to maintain the flow through roadside swales during construction.
 - iii. Cross section details of the fill to be placed on the lot.
 - iv. Cross section details of swales that are required to direct runoff to the street or other approved outfall.
 - v. Cross section detail with elevations of the driveway and driveway culvert (if applicable) where the driveway crosses a roadside swale.
5. All Small Sites shall be developed in accordance with Section 4.389.B, Div. 9, Article 4 to ensure absolute minimal impact on adjacent property; however the use of perimeter berms is discouraged. Stem wall foundations, extended footers, concrete piers, or treated wood pilings shall be used to achieve required finished floor elevations while avoiding the need for excessive fill and perimeter berms. Within Redevelopment Zoning Districts the maximum slope of fill on the lot shall not exceed 10:1 (H:V). See Figure 12-11 and Figure 12-5 in Section 12.1.04 for reference. The 10:1 (H:V) maximum slope shall not apply to a drainfield for an on-site sewage treatment and disposal system that must be elevated above existing natural grade in order to comply with the required separation from the seasonal high water table.

Figure 12-11 Impact of Foundation Types on Neighborhood Resiliency



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

Sec. 12.1.09. Landscape standards.

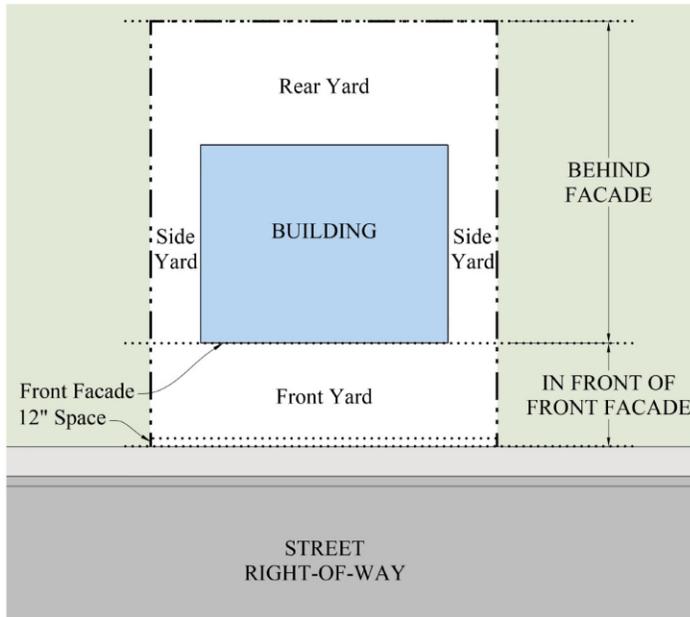
1. Landscape, buffering, and tree protection standards are provided in Sections 4.661 through 4.668, Div. 15, Article 4. Each Redevelopment Zoning District shall specify which provisions apply in that Redevelopment District.
2. *Service areas.* Service function areas, including dumpsters, shall be screened in accordance with Section 4.663.A.6, Div. 15, Article 4, except that landscaping shall not be required around the perimeter of the screen and chain link fences are not permitted. All nonconforming enclosures shall be brought into compliance no later than June 20, 2023.

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

Sec. 12.1.10. Wall and fence standards.

1. Fence and wall standards provided in Div. 4, Article 3 apply, except as modified in Redevelopment Zoning Districts. Fences and walls in Redevelopment Zoning Districts must comply with the following standards, except as may be modified in a particular Redevelopment Zoning District.
2. *Location.*
 - a. Figure 12-12 illustrates how these fence and wall standards are applied on different portions of a lot.
 - b. Fences and walls adjoining on public right-of-way must allow no less than 12 inches of open space from the sidewalk.

Figure 12-12 Wall & Fence Locations



3. *Materials.* Fences and walls shall be constructed with one or more of the materials listed in Table 12-13.

Table 12-13 - Wall & Fence Materials

Fence Materials	
Aluminum	Stone
Brick	Wood
Painted stucco	Wrought iron
Split-face masonry block	Vinyl
Steel	

4. *Height.* Fences and walls shall not exceed the following heights as measured from the adjacent natural grade:
 - a. 48 inches in front yards and in portions of side yards that are in front of the building's front façade.
 - b. 48 inches where screening is required between an allowable Vehicular Use Area and a street.
 - c. 72 inches in rear yards and in portions of side yards that are behind or in line with the building's front façade.
 - d. Refer to Section 12.1.04.11 Development Standards for circumstances requiring a 72 inches masonry wall pursuant to Building Transition standard.
 - e. Fences and walls on corner lots may be further restricted in height to maintain required site distance standards.
5. *Types.* Fences and walls must comply with these additional restrictions:
 - a. Chain link fences are permitted only in rear yards, and in side yards behind the façade of a building. Chain link fences must have vegetative screening where visible from a street or public park.

-
- b. Dangerous fences, such as electrically charged fences or fences topped with barbed wire or other sharp objects, are not permitted unless approved as necessary to protect the public from hazardous conditions.
 - c. When one side of a fence or wall is finished to a higher standard than the other, the finished side must face outwards, except when abutting an existing fence or wall on the adjoining property.
6. *Replacement of fences.* Article 8, Nonconformities, does not apply to the replacement of fences in the Redevelopment Zoning Districts. All replacement fences in a Redevelopment Zoning District shall comply with this section.

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

Sec. 12.1.11. Sign standards.

- 1. Sign standards provided in Sections 4.691 through 4.709, Div. 16, Article 4 apply in Redevelopment Zoning Districts, except as modified in this section or for a particular Redevelopment Zoning District. In addition, signs in Redevelopment Zoning Districts must comply with the following standards.
- 2. *Clear Height.* All projecting and under canopy signs shall be 9' minimum above sidewalk.
- 3. *Window Signs.* Window signs shall not exceed 20 percent of the window area.
- 4. *Prohibited signs.* The list of prohibited signs in Section 4.695, Div. 16, Article 4 is adjusted for the Redevelopment Zoning District by adding the following prohibited signs:
 - a. Back-lit awning signs (signs affixed to awnings that have a translucent covering material that is illuminated from behind)
 - b. Billboards and off premises signs of any kind.
- 5. *Maintenance.* Signs shall be kept clean, painted and free from all hazards such as, but not limited to, faulty wiring and loose fastenings. Weeds shall be cut underneath and around the base of ground signs and no rubbish or debris shall be permitted that would constitute a fire hazard or be detrimental to the public health and safety. All signs shall be maintained in a manner which will withstand hurricane wind load requirements.
- 6. *Nonconformities.* Nonconforming signs shall not be structurally modified. Any nonconforming sign damaged in excess of 50 percent of the integrity of the structure as determined by the Building Official shall only be repaired in full compliance with the requirements of this section.

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

Sec. 12.1.12. 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. 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.
 - b. Within a CRA, the construction or expansion of structures on a lawfully established lot, provided the lot is less than one-half acre shall be exempt from Sections 10.2 through 10.11 (site plan review) as specified in Section 10.1.D.2.s provided a pre-application meeting is held regarding the subject site.
 - c. A pre-application meeting shall be mandatory where the site proposed for development is located within a CRA as specified in Section 10.5.C.2.m.
 - d. Minor development applications for projects within a CRA area are eligible for expedited staff review as specified in Section 10.5.E.3.1.
 - e. Development applications shall be presented to the Neighborhood Advisory Committee (NAC), as required in Section 10.5.F.10. The presentation shall be scheduled with CRA staff. A request for alternative compliance may require a second presentation to the NAC.
2. Urban Development Standards. For new construction, demolition, and additions proposed in the Core, General, and Corridor Subdistricts the following standards shall apply:

-
- a. Provide Site Plan(s) & Elevation(s) which identify and provide dimensions for:
 - i. Adjacent properties with existing and/or proposed structure(s) and dimension(s) from property line(s).
 - ii. Adjacent sidewalk(s) and existing and/or proposed sidewalk connection(s).
 - ii. All existing and/or proposed roof overhang(s).

(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)

Sec. 12.1.14. 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 the public and may include retail sales.

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.

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.

C

Carpport. 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.

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.

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

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.

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.

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

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

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.

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)

DIVISION 4. - OLD PALM CITY

Sec. 12.4.01. - Purpose.

1. Old Palm City is an intimate, interconnected community that exhibits a traditional small town setting that forms the foundation for a pleasant, quality living environment. Schools, small shops and neighborhood serving businesses, parks and the St. Lucie River are within easy walking distance of residents within the community. This division is intended to:
 - a. Improve Old Palm City as a desirable place to live, and conduct business.
 - b. Strengthen Old Palm City's character and economic well-being through both public and private redevelopment initiatives.
 - c. Promote and accomplish the goals, objectives, and policies of the Martin County Comprehensive Growth Management Plan and achieve the vision for Old Palm City as set forth in its Community Redevelopment Plan.
2. *Old Palm City Redevelopment Zoning District.* This Article 12, Division 4 of the Martin County Land Development Regulations establishes the Old Palm City Redevelopment Zoning District and the permitted uses and development standards applicable therein.
3. *Organization.* How this Division is organized:

<u>Section 12.4.01</u>	Purpose
<u>Section 12.4.02</u>	Regulating Plan
<u>Section 12.4.03</u>	Permitted Uses
<u>Section 12.4.04</u>	Development Standards
<u>Section 12.4.05</u>	Building Type and Frontage Type Standards
<u>Section 12.4.06</u>	Street Standards
<u>Section 12.4.07</u>	Parking Standards
<u>Section 12.4.08</u>	Stormwater Standards
<u>Section 12.4.09</u>	Landscape Standards

<u>Section 12.4.10</u>	Wall and Fence Standards
<u>Section 12.4.11</u>	Sign Standards
<u>Section 12.4.12</u>	Architectural Standards



Figure OPC-1 Illustration of conceptual new development and existing buildings on anticipated Mapp Road streetscape improvements

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

Sec. 12.4.02. - Regulating plan.

Figures OPC-2 and OPC-3 are the Regulating Plans that apply to the Old Palm City Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

Figure OPC-2 Regulating Plan



Figure OPC-2 Regulating Plan

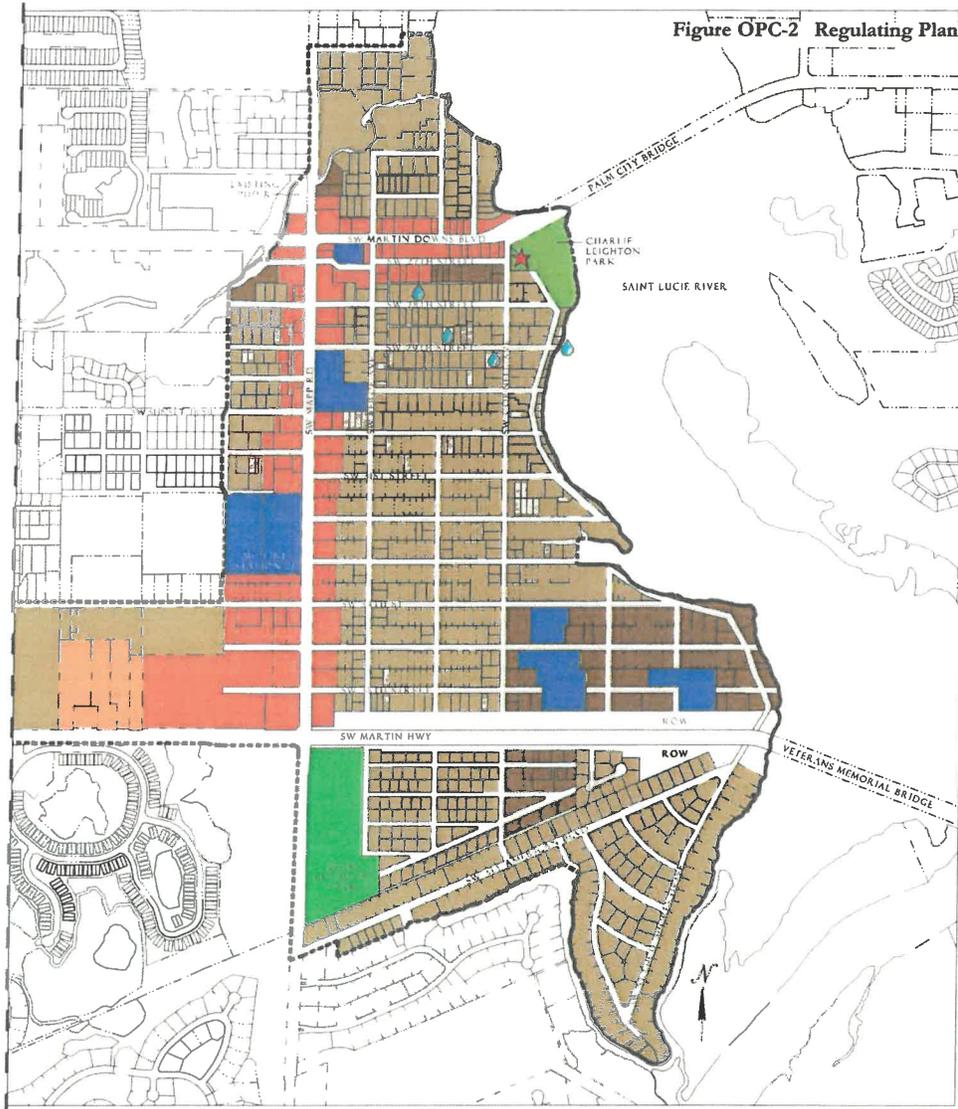
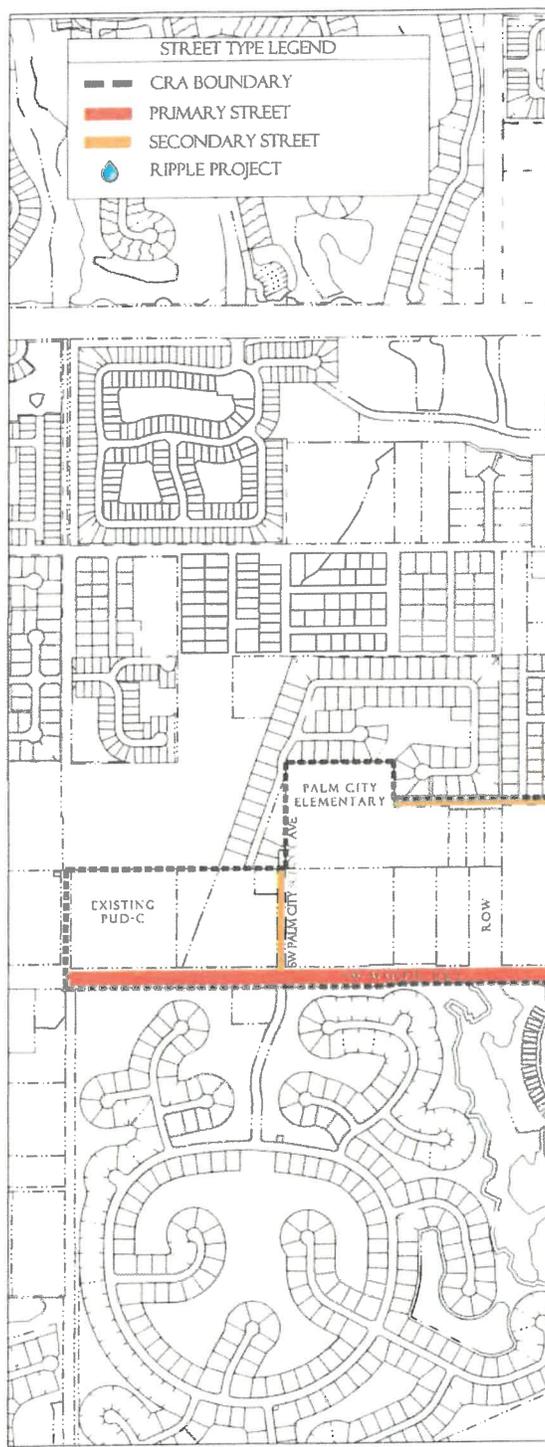
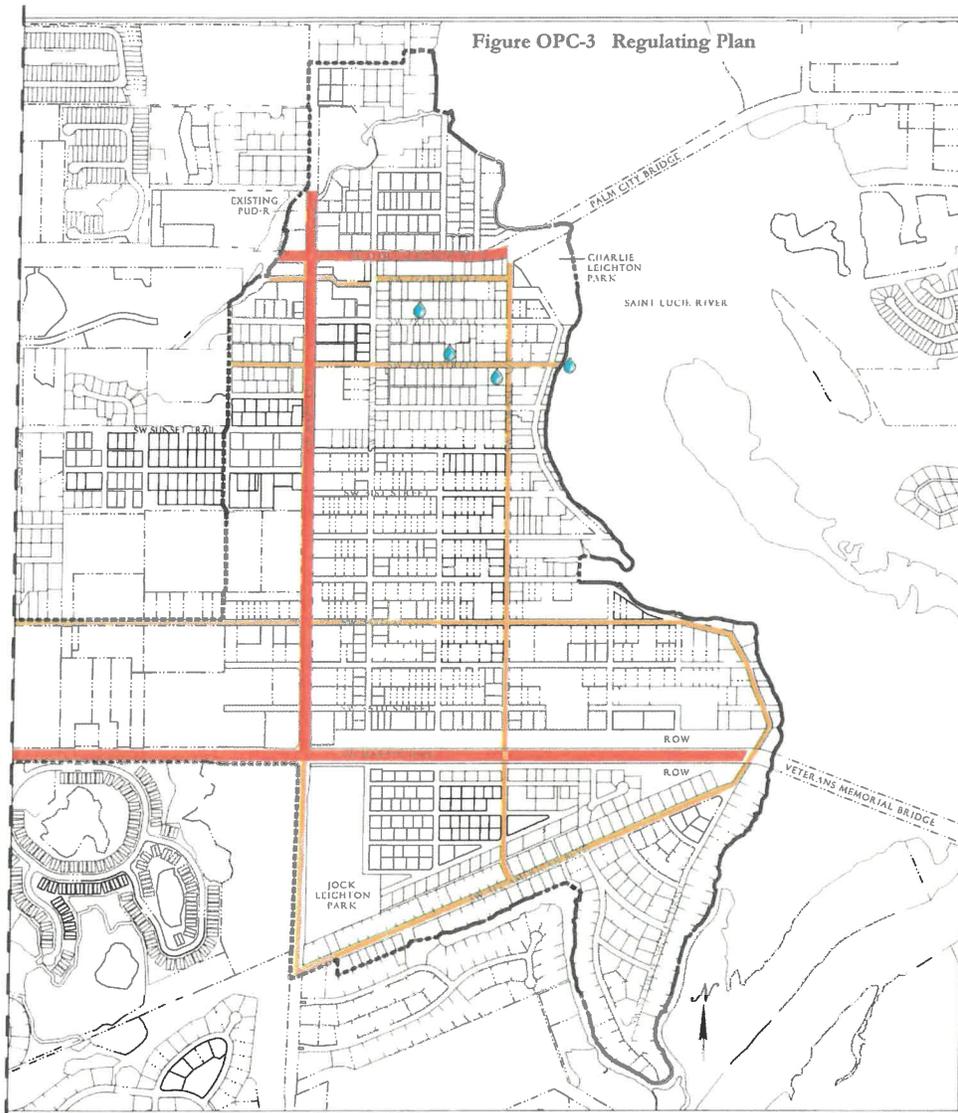


Figure OPC-3 Regulating Plan





(Ord. No. 1130, § 1(Exh. A), 5-5-2020)

Sec. 12.4.03. - Permitted uses.

Table OPC-4 identifies permitted uses in the Old Palm City Redevelopment Zoning District.

1. The use groups listed in the first column of Table OPC-4 are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
 - a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.
 - b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.
3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

Table OPC-4 Use Groups Permitted in Old Palm City Subdistricts

	Core	Corridor	Industrial	Multifamily	Detached
Residential Use Groups, see 12.1.03					
Accessory dwelling units	P	P	P ¹	P	P
Mobile homes	-	-	-	-	-
Other dwelling types	P	P	P ¹	P	P ³
Single-family dwellings	-	-	-	P	P ²
Bed and breakfast inns	P	P	-	P	P
Agricultural Use Groups, see 12.1.03					
Urban farming	-	-	P	-	-
Commercial and Business Use Groups, see 12.1.03					
Business and professional offices	P	P	P	-	-
Construction services, limited	P	P	P	-	P ⁴
Construction services, extensive	-	-	P	-	-
Convenience store with fuel	-	-	-	-	-
Drive-through facility	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-
Hotels, motels, resorts spas	P	P	-	-	-
Marinas	-	-	-	-	-

Medical offices	P	P	P	-	-
Microbreweries & Craft Distilleries	P	-	P	-	-
Parking lots and garages	P	-	-	-	-
Restaurants	P	P	P	-	-
Retail and services, limited impact	P	P	P	-	-
Retail and services, general impact	P	P	P	-	-
Retail and services, extensive impact	-	-	P	-	-
Recreational vehicle parks	-	-	-	-	-
Vehicular service and maintenance	-	-	P	-	-
Wholesale trades and services	-	-	P	-	-
Working waterfront	-	-	-	-	-
Public and Institutional Use Groups, see 12.1.03					
Institutional uses, limited impact	P	P	P	P	P
Institutional uses, general impact	P	P	P	-	-
Industrial Use Groups, see 12.1.03					

Limited impact industries	-	-	P	-	-
Extensive impact industrial industries	-	-	-	-	-

Footnotes, see above

¹ Residential development in the Industrial Subdistrict shall be within a Mixed-Use Projects.

² No duplexes are permitted.

³ No apartment hotels or multifamily dwellings are permitted.

⁴ Construction services, limited shall be permitted use if established prior to the effective date of this ordinance.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

Sec. 12.4.04. - Development standards.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior shall comply with the Development Standards in Table OPC-5.
2. *Existing Buildings.* Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with this Division, 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. *Accessory Dwelling Units.* Standards for accessory dwelling units are provided in Development Standards 12.1.04.7.a.
4. *Building Types.* Each new building, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table OPC-5. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables are regulatory requirements.
5. *Façade Transparency.* Shopfront, Mixed-use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 40 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 40 percent.

Table OPC-5 - Development Standards in Old Palm City Subdistricts

	Core	Corridor	Industrial	Multifamily	Detached
Lot Size, see 12.1.04.1					
Lot area - sf in minimum	-	-	15,000	-	2,500
Lot width - feet in minimum	-	-	100	25	25
Height, see 12.1.04.2					
Building height, max in stories	3	3	3	3	3
Building height, max in feet	40	35	30	35	35
Ceiling height, max in feet	Established in 12.4.05 for certain building types				
Density, see 12.1.04.3					
Residential density, max in units/acre	15	15	10 ¹	10	5
Hotel/motel density, max in units/acre	20	20	-	-	-
Building Coverage, see 12.1.04.4					
Building coverage, max %	80	60	40	60	50
Open Space, see 12.1.04.5					
Open space, min in %	20	20	20	30	30
Building and Parking Placement					
Build-to Zone min/max in ft	Established in 12.4.05 for certain building types				
Side and Rear setbacks	Established in 12.4.05 for certain building types				

Frontage Buildout, min %	Established in 12.4.05 for certain building types				
Parking Setbacks, min in feet	Established in 12.4.05 for certain building types				
Building Types, see 12.4.05					
Shop front Building	P	P	P	-	-
Mixed-use Building	P	P	P	-	-
Office Building	P	P	P	-	-
Apartment Building	P	P	P	P	-
Courtyard Building	P	P	P	P	-
Townhouse	P	P	P	P	P
Live/Work Building	P	P	P	-	-
Side Yard House	-	P	-	P	P
Cottage	P	P	-	P	P
Cottage Court	P	P	-	P	-
Duplex	-	-	-	P	-
All Yard House	-	-	-	P	P
Outbuilding	P	P	P	P	P
Boat Barn	-	-	-	-	-
Industrial Building	-	-	P	-	-

Footnotes, see above

¹ Residential development in the Industrial Subdistricts shall be within a Mixed-Use Projects.

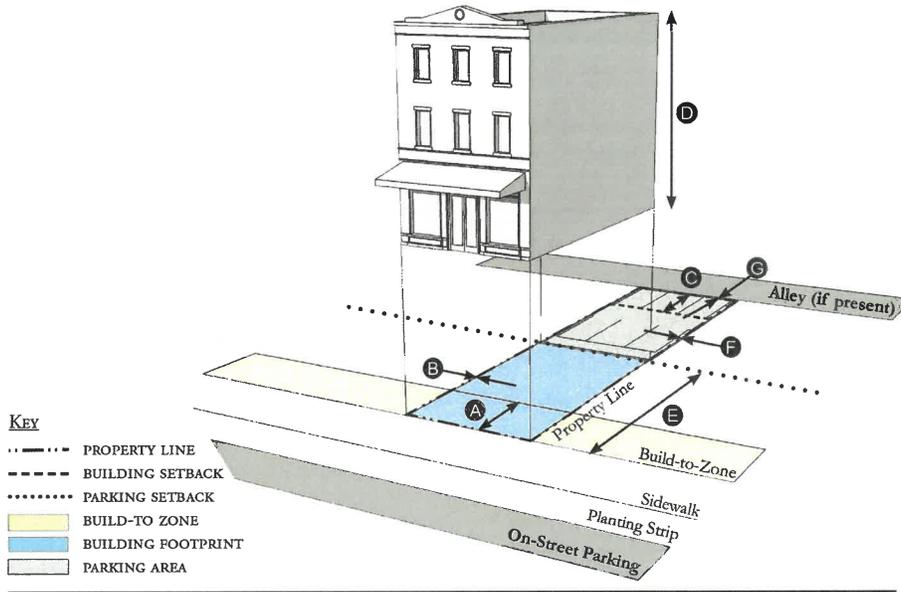
(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

Sec. 12.4.05. - Building type and frontage type standards.

1. *Building Types.* The following building type standards shall apply in the Old Palm City Subdistricts.

Table OPC-5 provides additional Development Standards.

Figure OPC-5.01 Shopfront Building



Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	0' min., 15' max.	
Side at Property Line Setback ¹	0' min. or 5' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	

Building Height	Refer to Table OPC-5	Ⓓ
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	Ⓔ
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	Ⓕ
Rear Setback	5' min/0' min with alley	Ⓖ

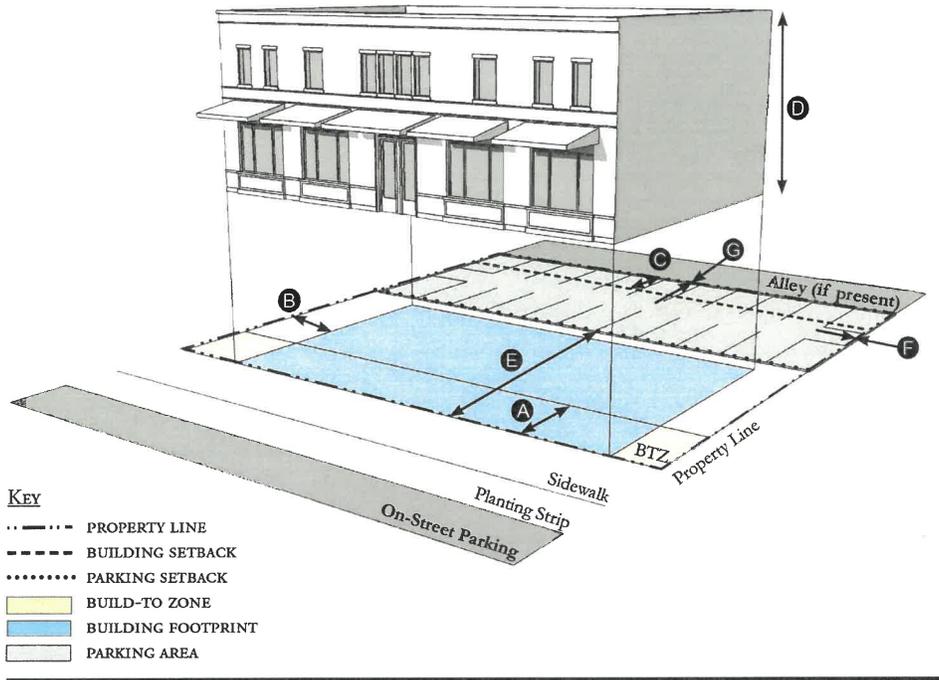
Permitted Subdistricts, see 12.4.02		
Core	Corridor	Industrial
Description		
A Shopfront Building has ground level space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.		
Façade Transparency, see 12.2.04.6	%	
Ground level facing streets or civic open spaces	40-70	
Above the ground level	20-50	

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.02 Mixed-Use Building



Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	0' min., 15' max.	Ⓐ
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Build-to-Zone ¹	5' min. or 10' max.	Ⓑ
Rear Yard Setback ¹	10' min./5' min. with alley	Ⓒ
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table OPC-5	Ⓓ
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	Ⓔ

Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min/0' min with alley	G

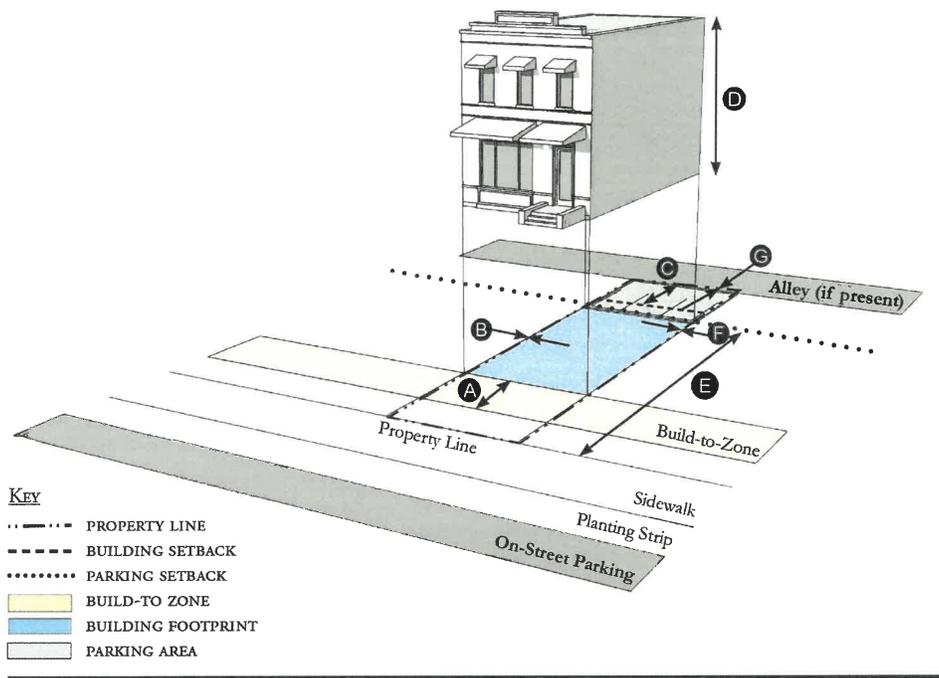
Permitted Subdistricts, see 12.4.02		
Core	Corridor	Industrial
Description		
A Mixed-Use Building has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict.		
Façade Transparency, see 12.2.04.6		%
Ground level facing streets or civic open spaces		40-70
Above the ground level		20-50

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.03 Office Building



Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	10' min./15' max.	A
Side at Street Build-to-Zone	10' min./15' max.	
Side at Property Line Setback ¹	0' or 5'	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table OPC-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E

Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min/0' min with alley	G

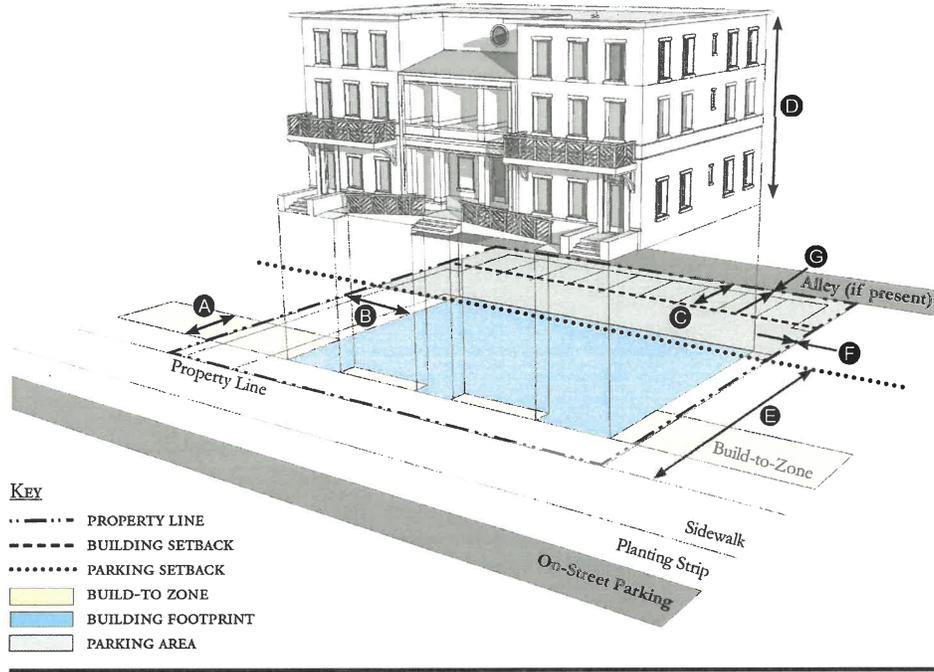
Permitted Subdistricts, see 12.4.02		
Core	Corridor	Industrial
Description		
An Office Building has a one or more commercial tenants, occupancies, or businesses. An Office Building may have a shopfront frontage on the ground level.		
Façade Transparency, see 12.5.04.5	%	
Ground level facing streets or civic open spaces	40-70	
Above the ground level	20-50	

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.04 Apartment Building



Building Placement, see 12.1.04.6		
Frontage Buildout	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Build-to-Zone	10' min./15' max.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table OPC-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E

Side at Street Setback	10' min.	
Side at Property Line setback	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

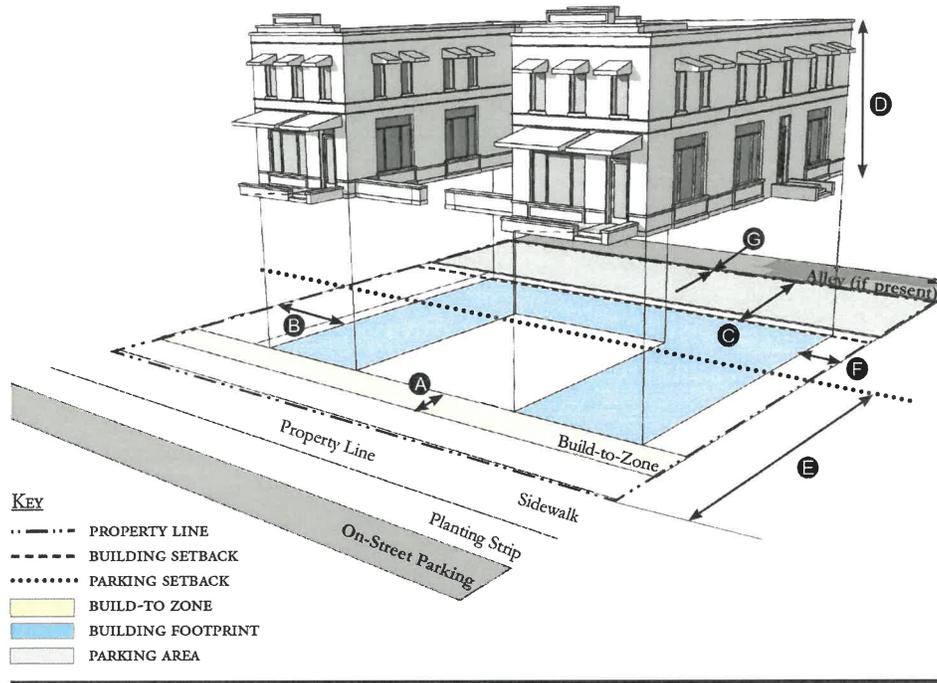
Permitted Subdistricts, see 12.4.02			
Core	Corridor	Multifamily	Industrial
Description			
An Apartment Building contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.			
Façade Transparency, see 12.2.04.6			%
Ground level facing streets or civic open spaces			40-70
Above the ground level			20-50

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.05 Courtyard Building



Building Placement, see 12.1.04.6		
Frontage Buildout	80% min. includes courtyard	
Front Build-to-Zone	10' min./25' max.	(A)
Side at Street Build-to-Zone	10' min./15' max.	
Side at Property Line Setback ¹	5' min.	(B)
Rear Yard Setback ¹	10' min./5' min. with alley	(C)
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table OPC-5	(D)
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	(E)

Side at Street Setback	10' min.	
Side at Property Line Setback	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.4.02			
Core	Corridor	Multifamily	Industrial
Description			
A Courtyard Building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.			
Façade Transparency, see 12.2.04.6			%
Ground level facing streets or civic open spaces			40-70
Above the ground level			20-50

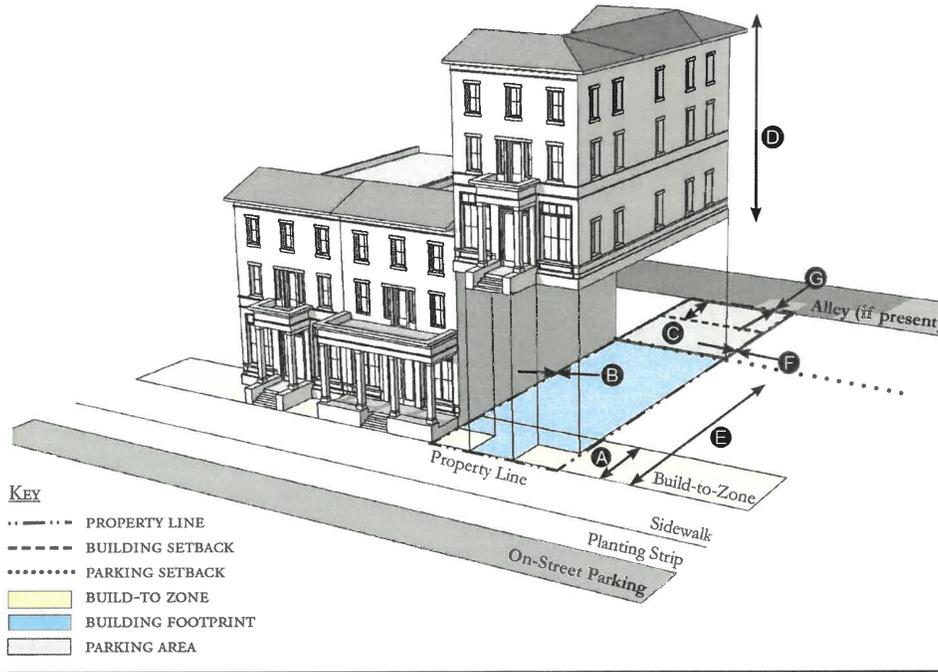
Notes:

The proportion of the courtyard space shall be at least as deep as it is wide.

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.06 Townhouse



Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	0' min./15' max.	A
Side at Street Build-to-Zone	0' min./15' max.	
Side at Property Line Setback ^{1, 2}	0' min. or 10' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table OPC-5/2 stories min.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E

Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.4.02		
Core	Corridor	Industrial
Multifamily	Detached	
Description		
A Townhouse is a building with common walls on one or both sides and often a private garden to the rear. Service and parking shall be located in the rear.		

Notes:

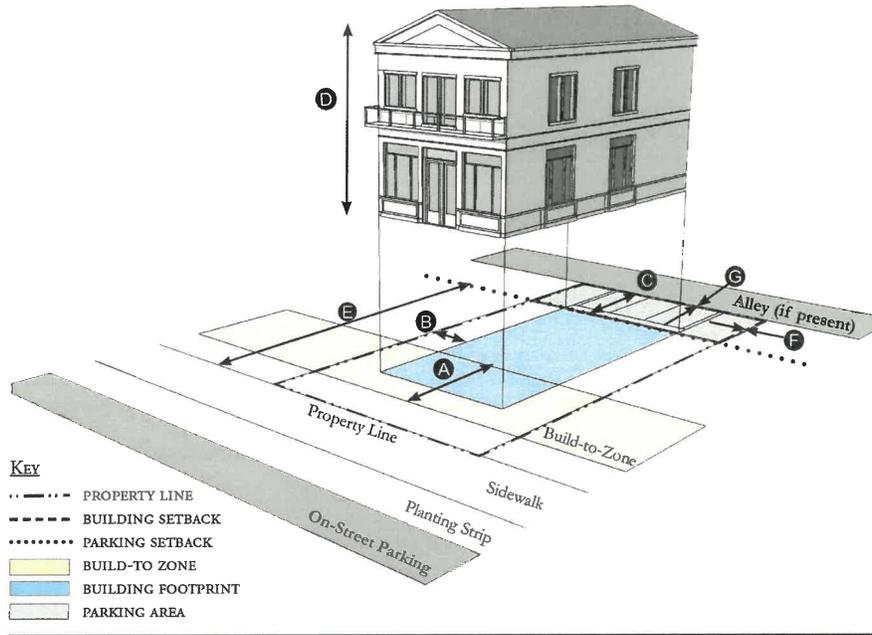
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings.

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

² When adjacent to another property that is not part of the townhouse development the Side at Property Line Setback is 10 feet minimum from the property line.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.07 Live/Work Building



Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback ¹	10' min.	B
Rear Yard Setback ¹	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table OPC-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	

Side at Property Line Setback	0' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		

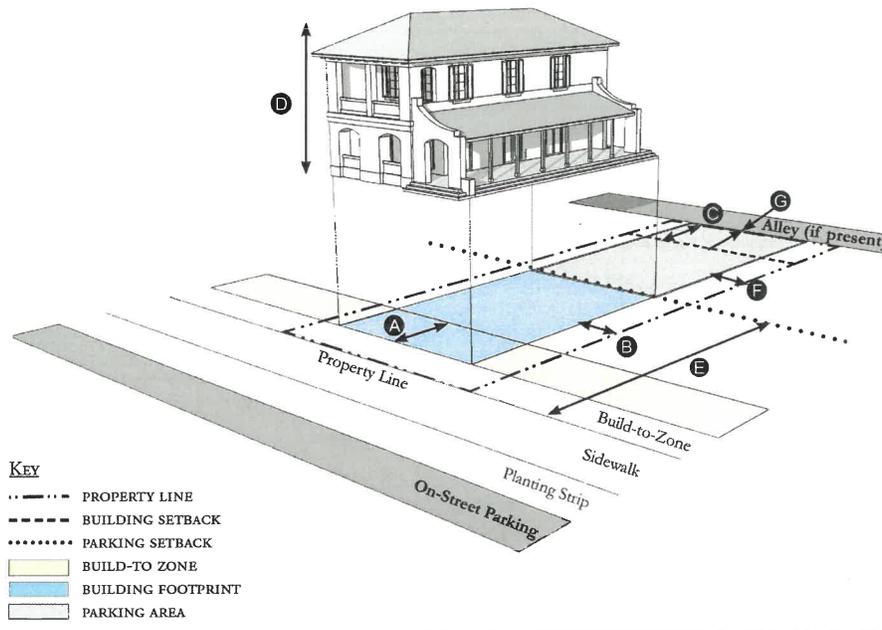
Permitted Subdistricts, see 12.4.02		
Core	Corridor	Industrial
Description		
A Live/Work Building is a building which is predominately residential in its character, but contains commercial and residential uses.		

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.08 Side Yard House



Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	B
Rear Yard Setback	10' min/5; min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	35'/3 stories max.	D
Parking Placement, see 12.1.04.6 and 12.4.07.8		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		

Permitted Subdistricts, see 12.4.02		
General	Multifamily	Detached
Description		

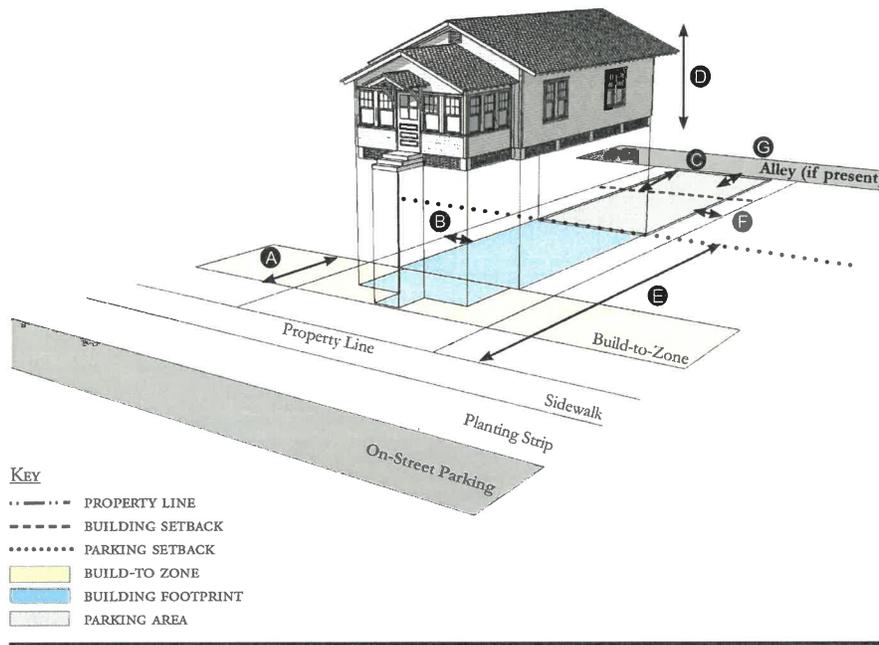
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.

Notes:

¹ For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.09 Cottage



Building Placement, see 12.1.04.6

Frontage Buildout ¹	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30' 1/2 stories max.	Ⓓ
Parking Placement, see 12.1.04.6 and 12.4.07.8		
Front Setback	30' min.	Ⓔ
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	Ⓕ
Rear Setback	5' min.	Ⓖ
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		

Permitted Subdistricts, see 12.4.02			
Core	Corridor	Multifamily	Detached
Description			
A Cottage is a detached building with a small front yard often located on a narrow lot Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.			

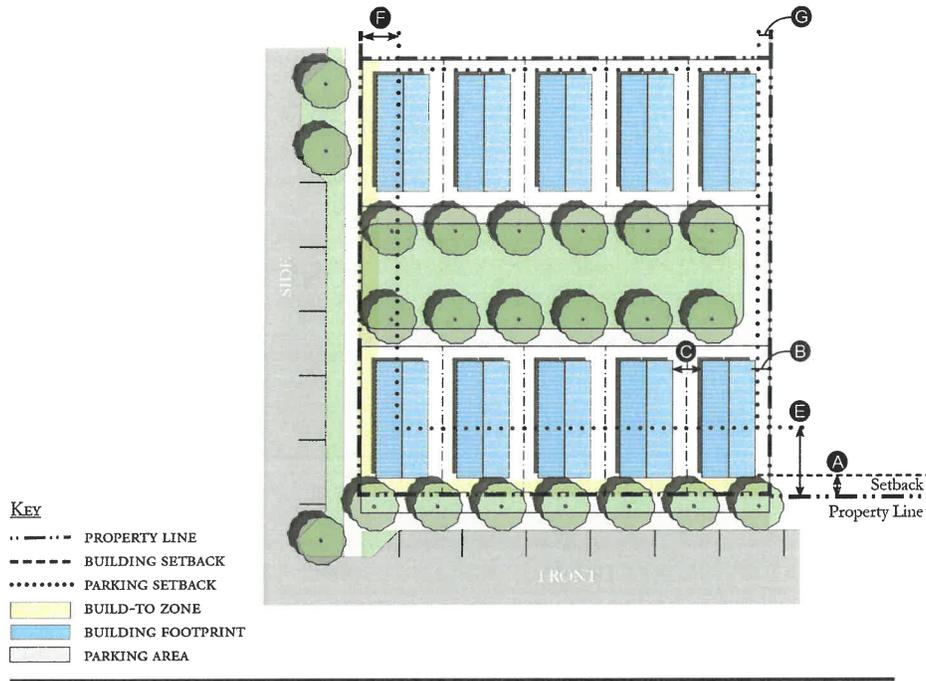
Notes:

Cottages shall not exceed a footprint of 2,000 square feet.

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.10 Cottage Court



Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Build-to-Zone	6' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Unit Separation	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'2 stories max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E

Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min.	G

Permitted Subdistricts, see 12.4.02		
Core	Corridor	Multifamily
Description		
A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.		

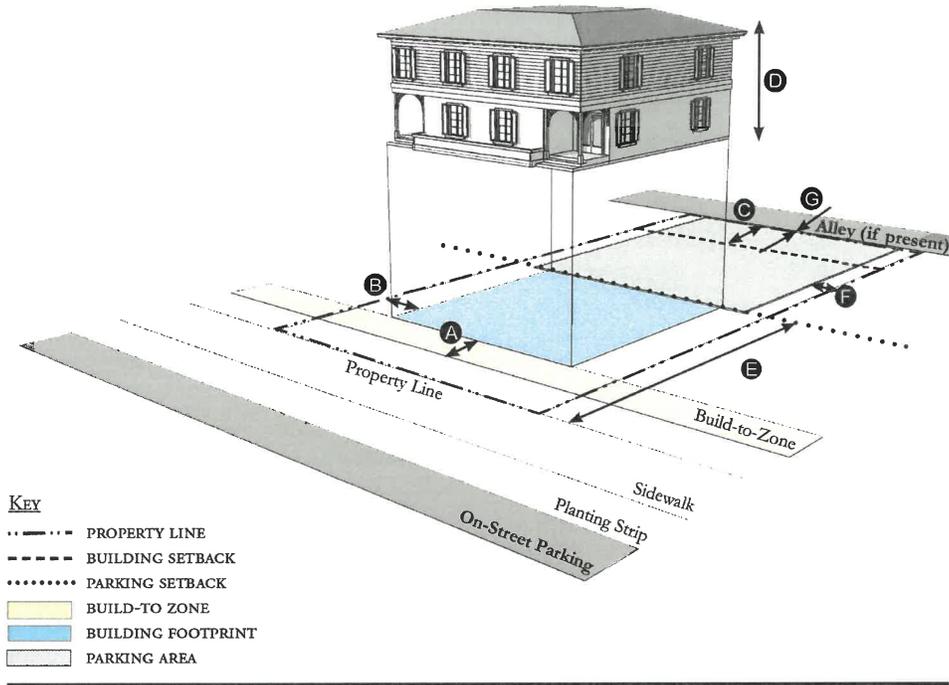
Notes:

Cottage Courts may include duplexes.

¹ For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.11 Duplex



Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Build-to-Zone	10' min./25' max.	Ⓐ
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	Ⓑ
Rear Yard Setback	10' min	Ⓒ
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	35'/3 stories max.	Ⓓ
Parking Placement, see 12.1.04.6 and 12.4.07.8		
Side at Property Line	5' min.	Ⓕ

Rear Setback	5' min./0' min. with alley	Ⓒ
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.		

Permitted Subdistricts, see 12.4.02
Multifamily
Description
A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.

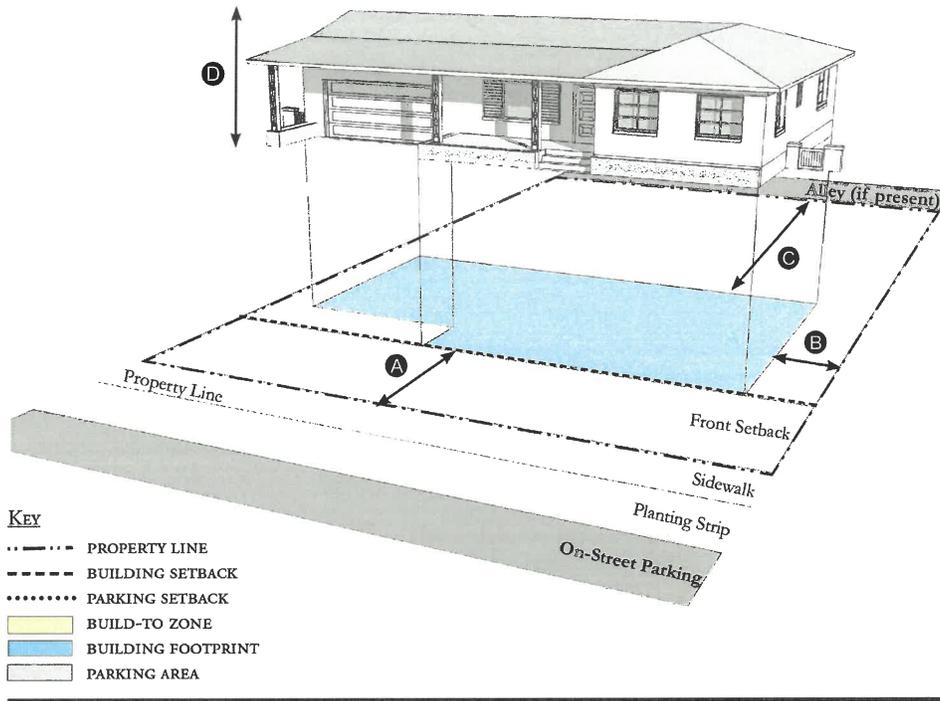
Notes:

An ADU is prohibited on lots on which a duplex is located.

¹ For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.12 All Yard House



Building Placement, see 12.1.04.6		
Frontage Buildout	Not Required	
Front Setback	20' min.	Ⓐ
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	Ⓑ
Rear Yard Setback	10' min	Ⓒ
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	35'3 stories max	Ⓓ
Parking Placement, see 12.1.04.6 and 12.4.07.8		
Side at Property Line	5' min.	Ⓕ

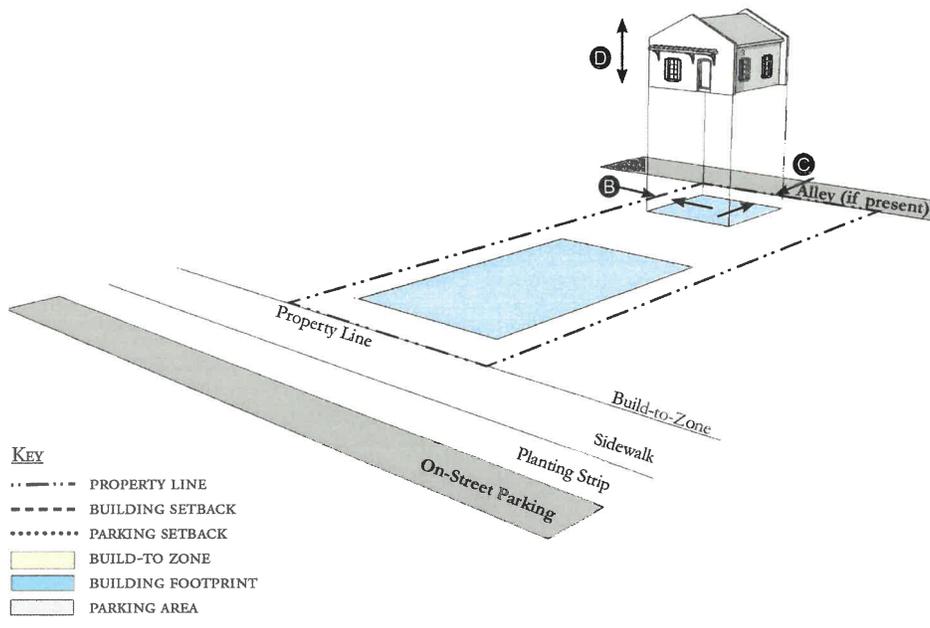
Rear Setback	5' min., 0' min. alley	Ⓒ
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.		

Permitted Subdistricts, see 12.3.02	
Multifamily	Detached
Description	
An All Yard House has yards on all sides and may contain accessory structures toward the rear.	

Notes:

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.13 Outbuilding



Building Placement, see 12.1.04.6		
Frontage Buildout	Not required	
Front Build-to-Zone	Not applicable	
Side at Street Build-to-Zone	Not applicable	
Side at Property Line Setback	5' min.	B
Rear Yard Setback ¹	5' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	24'2 stories max.	D

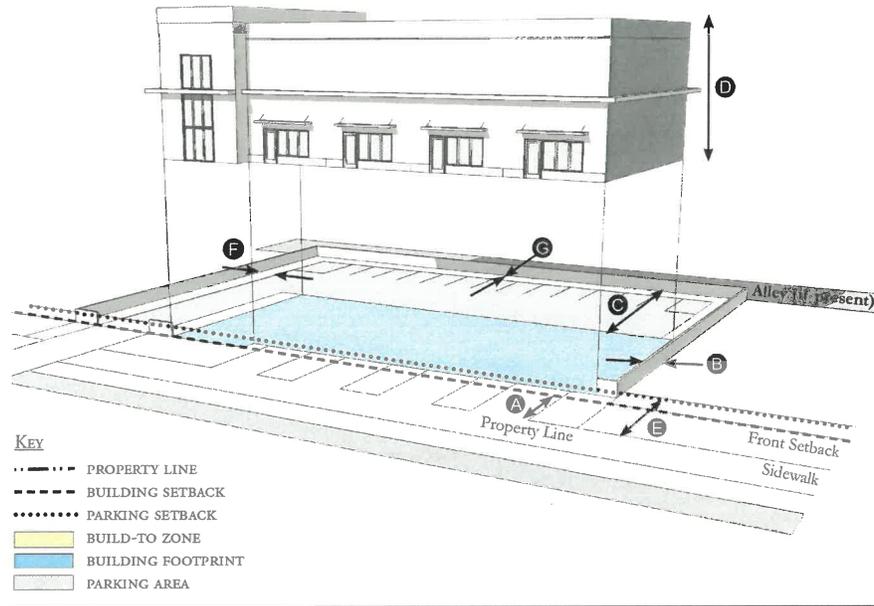
Permitted Subdistricts, see 12.4.02		
Core	Corridor	Industrial
Multifamily	Detached	
Description		
<p>An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.</p>		

Notes:

Outbuildings shall not exceed a footprint of 850 square feet.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.14 Industrial Building



Building Placement, see 12.1.04.6		
Frontage Buildout	Not required	
Front Setback	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback	10' min/5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/3 stories max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E

Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		

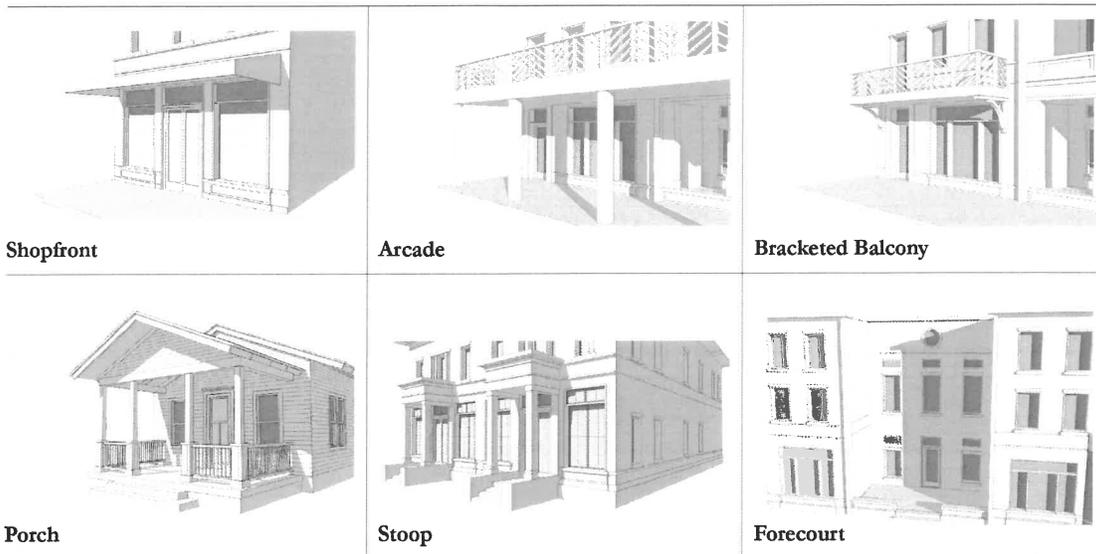
Permitted Subdistricts, see 12.4.02
Industrial
Description
An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking and loading shall be accommodated in Alleys or Secondary Streets whenever possible.

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.

Figure OPC-5.15 Frontage Types Matrix



2. *Frontage Types.* Using one or more of the permitted frontage types indicated in Table OPC-5.16 are required within the Core and Corridor Subdistricts. Standards for Frontage Types are found in 12.1.05. Frontage Types are encouraged in the Industrial, Multifamily and Detached Subdistricts, but are not required.

Table OPC-5.16 - Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch ¹	Stoop	Forecourt
Core	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-
Detached	-	-	-	-	-	-

Primary Streets shall include the required Principal Entrance and Frontage Type.

¹ For implementation in the OPC Redevelopment Zoning District, Figure 12-7.04-Porch Frontage is modified such that the minimum depth of a porch shall be five feet and the maximum depth shall be eight feet.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

Sec. 12.4.06. - Street standards.

1. *Applicability.* Street Standards that apply in all Redevelopment Zoning Districts are provided in Section 12.1.06. The additional street standards which apply in the Old Palm City Redevelopment Zoning District are specified in this section.
2. *Street Regulating Plan.* A Street Regulating Plan is provided in Figure OPC-3, Section 12.2.02. Features identified in the Street Regulating Plan are described in 12.1.02.2.
 - a. .Primary Streets.
 - b. Secondary Streets.
 - c. Recommended Future Streets.
 - d. Recommended Future Alleys.
3. *Shade Trees.* Seventy-five percent of all street trees and trees planted in fulfillment of the requirements regarding perimeter landscaping for vehicular use areas that front Mapp Road, Martin Downs Boulevard, and Martin Highway, shall be of the following species:
 - a. Canopy trees (60 percent minimum):
 - i. Live or Laurel Oak.
 - ii. Magnolia.
 - iii. Mahogany.
 - iv. Red Maple.
 - v. Bald Cypress.
 - vi. Buttonwood.
 - vii. Gumbo Limbo.
 - b. Palm trees:
 - i. Medjool or Canary Island Date Palm.
 - ii. Royal Palm.
 - iii. Ribbon Palm.
 - iv. Sabal Palm (3:1 ratio).
4. *Improvements to Existing Streets.* The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements. As provided in Section 12.1.06, the County Engineer may allow deviations from

these minimum standards when necessary due to the location of existing buildings, constrained right-of-way, or to meet other goals for the particular street section.

- a. *Mapp Road*. Every block shall be complemented with a bench and a garbage container. The landscape islands shall be sized appropriately to the maximum mature size of the tree. The landscaping shall include trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting, planted at a maximum of 30-foot intervals. The species mix shall be governed by Section 12.4.06.3 Shade Trees.
- b. *Martin Downs Boulevard*. The landscaping shall include trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting, planted at a maximum of 30-foot intervals. The species mix shall be governed by Section 12.4.06.3 Shade Trees.
- c. *Martin Highway*. The landscaping shall include trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting, planted at a maximum of 30-foot intervals. The species mix shall be governed by Section 12.4.06.3 Shade Trees.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

Sec. 12.4.07. - Parking standards.

1. *Applicability*. Parking Standards found in Sections 4.621 through 4.628, Div. 14, Article 4, are modified for all Redevelopment Zoning Districts in Section 12.1.07. Those modified Parking Standards apply in the Old Palm City Redevelopment Zoning District except as specified otherwise in this section.
2. *Parking rates*. Refer to Parking Standards Section 12.1.07 for parking rates applicable to Redevelopment Zoning Districts.
3. *Screening of Parking from Residential Uses*. There shall be an alley between parking areas and adjacent residential uses. Where an alley is not possible, there shall be a visual barrier between parking areas and residential uses. Refer to Landscaping Standards Section 12.4.09 Vehicular Use Areas.
4. *Parking structures*. Whenever a parking structure or surface parking provided beneath a building is located on a Primary Street, as identified on the Street Regulating Plan, Section 12.4.02, ground level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.
5. *Distributing Parking*. Where more than 200 parking spaces are provided onsite, such parking shall be distributed such that no more than 50 percent of the spaces are grouped in a single area of the parcel. Methods of distributing parking include locating parking adjacent to the rear or sides of a building or by physically separating parking areas with other buildings or landscaped areas.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021; Ord. No. 1196, pt. 1(Exh. A), 5-9-2023)

Sec. 12.4.08. - Stormwater standards.

1. Stormwater management standards are provided in Sections 4.381 through 4.390, Div. 9, Article 4 and apply in Redevelopment Zoning Districts except as modified in Section 12.1.08.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020)

Sec. 12.4.09. - Landscape standards.

1. Table OPC-9 identifies which of the landscaping, buffering, and tree protection standards in Div. 15, Article 4 apply in the Old Palm City Redevelopment Zoning District and which standards are modified, replaced, or do not apply in this Redevelopment Zoning District.

Table OPC-9 - Landscaping, Buffering, and Tree Protection Standards

<u>Div. 15, Article 4</u>		In OPC CRA
General Requirements		
4.661.A	Purpose and intent	Applies as written
4.661.B	Applicability	Does not apply
4.661.C	Glossary	Applies as written
Application Requirement		
4.662.A	Landscape Plan	Modified by 12.4.09.5
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.4.09.3
A.2	Landscape area credits	Applies as written

A.3	Required tree planting	Modified by 12.4.09.4
A.4-5	Vehicular use areas	Modified by 12.4.09.6
A.6	Service areas	Modified by 12.4.09.7
A.7	Commercial buildings	Does not apply
4.663.B	Buffer-yard requirements	Does not apply
4.663.C	Add't req. for landscaping	Does not apply
4.663.D	Water efficient landscaping	Applies as written
4.663.E	Preserve area interface	Applies as written
Landscape Material Standards		
<u>4.664</u>	(All Subsections)	Applies as written
Maintenance of Required Landscaping		
<u>4.665</u>	(All Subsections)	Applies as written
Tree Protection		
<u>4.666</u>	(All Subsections)	Applies as written
Alternative Compliance		
<u>4.667</u>	(All Subsections)	Replaced by 12.1.13.3
Certificate of Compliance		
<u>4.668</u>	(All Subsections)	Applies as written

Single family dwellings or duplexes. Lots cannot be cleared without a clearing permit. Single-family dwellings and duplexes on existing lots shall plant one tree for each 3,000 sq. ft. of lot area. Such tree shall meet the standards in Section 4.664, landscape material standards. The maintenance requirements in Section 4.665 also shall apply. Construction of SFR and duplexes on existing lots is exempt from all other landscaping requirements.

3. *Required landscape area.*

- a. Landscaping shall be permitted in easements only with the written permission of the easement holder. A written agreement shall specify the party responsible for restoring disturbed landscape areas, shall be submitted to the county in a form acceptable to the County Attorney, and shall be recorded in the public records.
- b. Exposed dirt yards are prohibited.

4. *Required tree planting.*

- a. Table OPC-10 indicates the minimum number of trees that must be planted.
- b. Trees planted in adjacent right-of-way as indicated in Section 12.4.06, or in other nearby public space, shall be credited towards meeting the number of trees required by Table OPC-10. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.

Table OPC-10 - Required Tree Planting

Subdistrict	One Tree for this Amount of Total Site Area
Core	1,500 sf
Corridor	1,500 sf
Industrial	2,500 sf
Multifamily	3,000 sf
Detached	3,000 sf

- c. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table OPC-10
- d.

FPL's Right Tree/Right Place Guidelines shall be considered when trees are planted near utilities.

5. *Landscape Plan.* Development applications shall include a landscape plan prepared by a qualified professional that provides the location and type of existing and proposed features that are identified in Table OPC-11, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.

- a. Column A requirements apply to an application for a final site plan.
- b. Column B requirements apply to an application for a building permit for a Small Site which is defined as the construction or expansion of a principal building or accessory structure on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.
- c. Column B requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12, as those terms are defined in Section 4.871.B, Div. 20, Article 4.

6. *Vehicular Use Areas.*

- a. *Perimeter landscaping.* Landscaping shall be provided along the perimeter of all vehicular use areas, and also in accordance with the following standards:

Table OPC-11 - Landscape Plan Application Requirements

<u>Div. 15, Article 4</u>		In OPC CRA	
		A	B
1	Property boundaries	Yes	Yes
2	Land use features	Yes	Yes ¹
3	Structures and paving	Yes	Yes ¹
4	Utilities	Yes	Yes
5	Vehicular use areas	Yes	Yes
6	Water bodies	Yes	Yes
7	Tree survey	Yes	Yes

8	Installation methods	Yes	Yes
9	Development areas	Yes	-
10	Ditches and swales	Yes	Yes
11	Tabular data	Yes	-
¹ On-site features only			

- i. The side of a vehicular use area fronting Mapp Road, Martin Downs Boulevard, or Martin Highway shall be landscaped with a minimum width of eight feet and planted with trees at 30-foot intervals. The trees shall be 16 feet in height, with a four-foot clear trunk, and four-inch caliper at the time of planting.
 - ii. The side of a vehicular use area abutting a residential property shall be planted with trees with a minimum height of 16 feet, four-foot clear trunk, and four-inch caliper, at 25-foot intervals in a landscape area that is at least eight feet wide. A five-foot wall or hedge shall also be provided. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.
 - iii. Any side of a vehicular use area not included in paragraph (i) or (ii) shall be planted with trees minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals.
 - iv. A wall, fence, or hedge shall be provided around all vehicular use areas. Between the vehicular use area and a road right-of-way, the wall, fence, or hedge shall not exceed four feet in height. For the remainder of the lot, it shall be no more than six feet in height. Walls and landscaping around parking areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.
- b. *Interior landscaping.* If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

Sec. 12.4.10. - Wall and fence standards.

1. Walls and fences must comply with the Wall and Fence Standards established for all Redevelopment Zoning Districts in Section 12.1.10 except where modified below.
2. Types.
 - a. Chain link fences are not permitted in the in Core Subdistrict.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020)

Sec. 12.4.11. - Sign standards.

1. Signs must comply with the Sign Standards established for all Redevelopment Zoning Districts in Section 12.1.11 except where modified below.
2. *Wall signs.* Table OPC-12 supersedes the signage-area table in Section 4.700, Div. 16, Article 4.
3. *Freestanding signs.* One freestanding sign is permitted per building or each 200 lineal feet of property frontage, with a maximum square footage of 50 square feet per sign face.
4. *Murals.* Are permitted and defined in Art. 4, Div. 16.
5. *Types of signs permitted.* The list of permitted signs in Section 4.703, Art. 4, Div. 16. is adjusted by adding the following type of sign:
 - a. Sandwich or sidewalk signs as defined in Section 4.693, Art. 4, Div. 16 are permitted in the Core and Corridor Subdistricts, provided the signs do not exceed six square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 p.m. daily.
6. *Lettering and logo size.* Table OPC-12 provides the maximum height of lettering and logos. Section 4.699, Div. 16, Article 4 establishes how the height of irregularly shaped features shall be measured.

Table OPC-12 - Sign Size Limitations

Subdistrict	Percent of Building Face Allowable for Wall Signs	Maximum Size Per Wall Sign	Maximum Height of Lettering and Logos for All Signs
Core	12%	32-sf	24 inches
Corridor	15%	32-sf	24 inches
Industrial	15%	32-sf	24 inches

Multifamily	-	-	-
Detached	-	-	-

(Ord. No. 1130, § 1(Exh. A), 5-5-2020)

Sec. 12.4.12. - Architectural standards.

The following Architectural Standards are applicable within Old Palm City Redevelopment Zoning District:

1. *Accessory Structures.* Accessory structures shall be designed and constructed to match the architectural style and building form of the principal building. For accessory structures less than 400 square feet, a complementary or matching color shall meet the requirements of this standard.
2. *Historic Structures.* Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div. 13, Article 4.
3. *Architectural styles.* All new development in the Old Palm City CRA shall adhere to one of the four architectural styles described in this section. Any substantial improvement of an existing structure or substantial renovation of a building exterior shall be consistent with the existing architectural style of the building or one of the four architectural styles in this section. Industrial development and industrial buildings are exempt from the requirement that one of the four architectural styles be used. See Section 12.4.04, Building Type and Frontage Type Standards, for standard applicable to industrial buildings.
 - a. *Florida Vernacular.* The Florida Vernacular style is derived from several different building styles within the Sunshine State, and is a blend of many traditional architectural styles, including, Colonial, Victorian, Queen Anne, etc. The Florida Vernacular also consists of many variations, including Key West, Cracker, Bungalow, Caribbean, and Coastal. General characteristics:
 - i. Metal standing seam or "V" crimp roofs predominant. Asphaltic shingle or wooden shakes are also used.
 - ii. Roofs are primarily gabled with slope 6:12 or greater with deep (two feet to four feet) overhangs, exposed rafters, and roof vents.
 - iii. Vertically proportioned massing.
 - iv. Horizontal wood lap siding (four inch to six inches exposed) with vertical corner boards.
 - v.

Vertically proportioned windows (double hung) and doors with wooden surrounds and sills.

- vi. Deep porches are signature Florida Vernacular. Many porches are full-length or wrap around, with post supports. Sometimes the roof of the porch has a different slope than the principal building.
 - vii. Usually sits on continuous skirted base, concealing crawl space for ventilation.
 - viii. Other elements of this style include widow walks, cupola or tower, Bahama shutters, exposed structural details (beams, rafters), shingles, post and rails, and picket fences.
- b. *Florida Bungalow*. Florida Bungalow is itself a variation of the countrywide Bungalow style, which began in California, evolving from the Craftsmen Style. Homes generally have low and simple lines with wide projecting roofs and large porches with tapered wooden posts or masonry piers. Variations of this style include, Prairie, Craftsman or "Stick" style.

General characteristics and elements:

- i. Predominately gabled roofs with shallow slopes (3:12-6:12) with asphalt shingles, deep overhangs, exposed rafters.
 - ii. The roof often has shed dormers.
 - iii. Primarily wood or masonry exterior finishes, commonly stucco, or wood siding and shingles.
 - iv. Continuous masonry or stone building base, steps, and pedestal for porch columns.
 - v. Wooden brackets, railings, and tapered columns are very common
 - vi. Vertically proportioned windows (double hung with multiple vertically divided lights).
 - vii. Doors have wooden surrounds.
 - viii. Porches with tapered posts are the most obvious bungalow.
- c. *Caribbean or Anglo-Caribbean*. Caribbean or Anglo-Caribbean is a hybrid of Wood Vernacular and Spanish or Mediterranean detailing and materials. A prominent feature is the clear distinction between first and second floors, between the massive and masonry (Mediterranean), and the delicate and wood (Wood Vernacular). General characteristics and elements:
- i. Typically, hipped roofs with 4:12 to 8:12 slopes, of wood or asphalt shingles, metal, or slate.
 - ii. Deep overhangs often with different, shallower roof slope.
 - iii. Exposed rafters and thin eaves.
 - iv. Combination of masonry or stone and wood façades, typically ground floor stucco-masonry and wood siding second floor, with long covered balconies and porches, louvered openings and shutters.
 - v.

Vertical or square proportioned windows (double hung or casement) and doors, with deep openings to give the impression of thickness and solidity.

- vi. Columns (smooth and round or squared masonry), posts, wooden and masonry balustrades, and brackets are common elements.
 - vii. Front porches and balconies under the primary roof, and loggias are common elements.
- d. *Mediterranean Revival*. The Mediterranean Revival style is characterized and recognized by barrel tile roofs, richly painted stucco masonry façades, arched openings and windows, and the appearance of solidity and permanence. Mediterranean Revival style variations include Mission and Santa Fe, or Pueblo revival. General characteristics and elements:
- i. The roofs are generally shallow sloped hipped or gabled roofs (3:12 to 6:12).
 - ii. The building has irregular massing with a variety of shapes and heights.
 - iii. The building has eclectic ornamentation.
 - iv. The building has arcades, loggias, balconies, porches, and courtyards.
 - v. Windows and doors are generally of vertical or square proportions, sometimes with arches and ornamentation. The openings are deep and cast shadows which give the impression of thickness and solidity.
 - vi. Brackets, balconies, shutters and other supporting elements are usually wood or iron.

(Ord. No. 1130, § 1(Exh. A), 5-5-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)