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EXHIBIT # 1

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Details

Reports

File #: 20-0112

Type: Public Hearing

Status: Agenda Ready

In control: Board of County Commissioners

On agenda: 12/17/2019

Final action:

Title: SECOND PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE THAT ESTABLISHES DIVISION 3, THE RIO COMMUNITY REDEVELOPMENT CODE, AND AMENDS THE ZONING ATLAS

Attachments: 1. [Rio.Div.3andZoningAtlas.StaffRpt.pdf](#), 2. [ordinance.pdf](#), 3. [Art 12 Div 3 Rio.10.28.19.pdf](#), 4. [Art.12 Div.1 2019-09-27.pdf](#), 5. [Minutes.pdf](#), 6. [public comment.pdf](#), 7. [Public Notice.pdf](#), 8. [Supplemental Memo.pdf](#)

History (0) Text

PLACEMENT: Public Hearings - Quasi-Judicial**TITLE:**

title
SECOND PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE THAT ESTABLISHES DIVISION 3, THE RIO COMMUNITY REDEVELOPMENT CODE, AND AMENDS THE ZONING ATLAS
end

EXECUTIVE SUMMARY:executive summary

This is the second public hearing on a proposed ordinance to amend the Land Development Regulations (LDR) that will (1) establish Division 3, Rio Community Redevelopment Code, of Article 12, (2) amend the Zoning Atlas to assign the Rio Redevelopment Zoning District, and (3) repeal Section 3.264, Rio Community Redevelopment Area, LDR. The adoption of the Rio Community Redevelopment Code will implement Chapter 18, Community Redevelopment Element of the Comprehensive Growth Management Plan, and CPA 19-23, the amendment of Future Land Use Map regarding the Rio CRA.

body**DEPARTMENT:** Growth Management

PREPARED BY: Name: Irene A. Szedlmayer, AICP
Title: Senior Planner

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 12/17/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Between November 2017 and August 2018, the period when the Board considered and adopted “glitch bill” amendments to the zoning regulations for the CRAs, the Board recognized that more substantive changes were needed to facilitate infill development and redevelopment of socially and economically vibrant, environmentally-sustainable, compact, walkable neighborhoods in the Community Redevelopment Areas (CRAs).

In December 2017, the Board directed CPA 18-10, CRA Text Amendments, to strengthen Comprehensive Growth Management Plan goals, objectives and policies that encourage in-fill development and redevelopment in the CRAs, and in June 2018, the Board of County Commissioners approved a contract with the Treasure Coast Regional Planning Council to develop new Land Development Regulations for the CRAs.

The goal of the overall work program-amendment of the text of the Comprehensive Plan, amendment of the Land Development Regulations, amendment of the Future Land Use Map, and amendment of the Zoning Atlas--is to facilitate achievement of CGMP Goal 4.2 (“To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.”) and 4.3. (“To provide opportunities for mixed residential and nonresidential uses, including Traditional Neighborhood Development.”)

The staff report for CPA 19-23, Rio FLUM, identifies many public meetings and public hearings at which this overall work effort regarding Martin County’s CRAs has been reviewed and discussed and members of the public have had the opportunity to ask questions and to be heard. In addition to the public meetings and public hearings, the TCRPC has interviewed many dozen residents, and business and property owners in the CRAs, members of the NACs and CRA Board, members of the LPA, and individual County Commissioners. Eleven of the interviewees live in the Rio CRA or operate a business there.

The proposed Division 3, Rio Community Redevelopment Code, of Article 12 of the Land Development Regulations was the specific subject of presentations to the Rio Neighborhood Advisory Committee on May 23, 2019 and July 25, 2019. It was presented to the Community Redevelopment Agency on September 23, 2019. Both the Rio NAC and the Board of the Community Redevelopment Agency voted to support approval of the proposed Article 12, Division 3.

At a public hearing on October 3, 2019, the Local Planning Agency (LPA) recommended approval of the proposed Article 12, Division 3, Rio Community Redevelopment Code.

ISSUES:

Florida State statute permits the amendment of the Zoning Atlas by ordinance or resolution (FS Section 125.66(4).) Typically, Martin County has amended the Zoning Atlas by

adopting a resolution. However, Section 12.1.01.B, Adoption and modification of the Redevelopment Code, provides as follows:

“The adoption or modification of the Redevelopment Code and Redevelopment Zoning Districts and the assignment of land to a Redevelopment Zoning District and Subdistrict shall be by ordinance amending the Land Development Regulations. When such ordinance assigns land to a Redevelopment Zoning District and 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.”

Accordingly, a single ordinance is proposed for the creation of Division 3, Rio Community Redevelopment Code and the amendment of the Zoning Atlas for the Rio CRA.

Article 12, Redevelopment Code, Division 1, General is provided as an attachment for reference only.

LEGAL SUFFICIENCY REVIEW:

This is a quasi-judicial matter because the ordinance includes a proposed amendment to the Zoning Atlas to assign the Rio Redevelopment Zoning District and other zoning districts to the parcels within the Rio Community Redevelopment Area. It involves the application of a policy to a specific site. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process- to cross examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the agenda item summary and all attachments including the staff report for the record as Exhibit 1.
2. Move that the Board adopt the attached ordinance creating Division 3, Rio Community Redevelopment Code, of Article 12, Land Development Regulations, repealing Section 3.264, Rio Community Redevelopment Area, Land Development Regulations, and amending the Zoning Atlas to assign the Rio Redevelopment Zoning District.

ALTERNATIVE RECOMMENDATIONS

Move that Board of County Commissioners direct staff to make certain changes and bring the matter back to the Board at a future date certain.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

1. Staff time.

DOCUMENT(S) REQUIRING ACTION:

- | | |
|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair |
| Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice |
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution |
| <input type="checkbox"/> Other: | |



MARTIN COUNTY, FLORIDA
Growth Management Department
Staff Report

**Amendment of the
Land Development Regulations
and
Amendment of the Zoning Atlas**

Project	Update of the Land Development Regulations for the CRAs
Staff	Irene A. Szedlmayer, AICP
Date of this Report	November 20, 2019

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A. Introduction

Normally, the adoption of an amendment to the Land Development Regulations and an amendment of the Zoning Atlas to re-zone a property are the subjects of two separate staff reports. However, this staff report reviews both the proposed adoption of Division 3, Rio Community Redevelopment Code, Article 12 of the LDR and the proposed amendment of the Zoning Atlas to assign the Rio Redevelopment Zoning District.

Typically, Martin County amends the Zoning Atlas by adoption of a resolution by the Board of County Commissioners. However, Article 12, Redevelopment Code, LDR, was adopted on September 24, 2019 and became effective on November 7, 2019. Section 12.1.01.B, Adoption and modification of the Redevelopment Code, provides as follows:

“The adoption or modification of the Redevelopment Code and Redevelopment Zoning Districts and the assignment of land to a Redevelopment Zoning District and Subdistrict shall be by ordinance amending the Land Development Regulations. When such ordinance assigns land to a Redevelopment Zoning District and 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.”

This is the first amendment of Article 12 and the first amendment of the Zoning Atlas to assign a Redevelopment Zoning District subsequent to Ordinance 1111 taking effect. Therefore, the procedure for adoption of the amendment of the Zoning Atlas for the Rio CRA has been modified. Rather than the adoption of an ordinance to amend the LDR and the adoption of a resolution to amend the Zoning Atlas, staff recommends that the Board adopt a single ordinance to amend both the Land Development Regulations and the Zoning Atlas. Future amendments may follow this procedure. Alternatively, staff may recommend an amendment of the text of Section 12.1.01.B.

B. Division 3, Rio Redevelopment Code, Article 12, Redevelopment Code, Martin County LDR

A copy of the proposed Article 12, Redevelopment Code, Division 3, Rio Community Redevelopment Code, is included in this agenda item.

Article 12, Redevelopment Code, Division 1, General, was adopted by the Board on September 24, 2019 and became effective on November 8, 2019. Art. 12, Div. 1 will be applicable in all six of Martin County's CRAs. Art. 12, Div. 3, Rio Community Redevelopment Code, the subject of this agenda item, cannot be fully understood without reference to Div. 1. Therefore, Art. 12, Div. 1 is included in the agenda packet in addition to the proposed text of Art. 12, Div. 3, Rio Redevelopment Code.

The highlights of the proposed Division 3, Rio Redevelopment Code, are as follows:

1. Because the goal for a vibrant, compact, walkable Rio CRA has not substantially changed, the proposed LDR are intended to facilitate a built environment that is consistent with the vision established in the Rio Community Redevelopment Plan, adopted in 2001 and amended in 2009 and 2015.
2. Article 12, Division 3 establishes the Rio Redevelopment Zoning District and re-states the vision for the community. (Div. 3, page 1)
3. Division 3 includes the Regulatory Plan for Rio. The Regulatory Plan assigns different land areas to the zoning subdistricts. Rio will have nine zoning subdistricts: Core, General, Waterfront, Corridor, Industrial, Multifamily, Mobile Homes, Detached 1 and Detached 2 zoning subdistricts. (Div. 3, pages 2 and 3)
4. The Regulatory Plan also identifies Marine Service Areas (where permanent residential dwellings are not permitted unless new Marine Service Area can be identified) and proposed streets. (Div. 3, page 2 and 3)
5. Division 3 also includes the Street Regulating Plan which designates primary streets (most of the length of County Route 707 through Rio CRA and NE Martin Avenue), secondary streets, and proposed streets. (Div. 3, page 4 and 5)
6. Permitted use group and development standards vary by zoning subdistrict.
7. The permitted use groups for the various subdistricts remain consistent, though not identical, with the permitted uses in Rio now. (Div. 3, page 7)
8. The development standards for the Core, General, Waterfront, Corridor, Industrial, Multifamily, Mobile Homes, Detached-1 and Detached-2 zoning subdistricts are set forth in Table R-5. (Div. 3, page 9). The development standards remain consistent with the development standards uses in Rio effect now, with a few modifications.
 - a. The Rio CRA currently has no building or frontage types. Division 3 includes building types and frontage types for Rio. (Div. 3, pages 9 through 25)
 - b. Maximum Height. Whereas the current maximum height in the Town Center Zoning

Overlay is three stories and 35 feet, Division 3 will allow three stories and 40 feet in the Core Subdistrict.

c. Residential Density and Minimum Lot Area.

- (1) The CRA Center future land use designation permits up to 15 dwelling units per acre unless further restricted in the LDR. (Comprehensive Growth Management Plan (CGMP) Policy 18.2A.4.). That density is consistent with the maximum permitted for mixed-use projects in the Mixed-Use Overlay. In Rio, the Core, General and Corridor zoning subdistricts permit 15 dwelling units per acre. The boundaries of the Core, General and Corridor subdistricts differ slightly from the location of the Mixed-Use Future Land Use Overlays. A little more than 6 acres not now located within the Mixed-Use Future Land Use Overlay is assigned to the Core, Corridor or General zoning subdistrict.
- (2) The CRA Neighborhood future land use designation permits up to 10 dwelling units per acre unless further restricted in the LDR. (CGMP Policy 18.2C.3.) The Multifamily, Mobile Home, Detached-1, and Detached-2 zoning subdistricts implement the CRA Neighborhood future land use in Rio. The Multifamily and the Mobile Home zoning subdistricts permit up to 10 dwelling units per acre. These zoning subdistricts are assigned to land already developed for multifamily residences (Beacon 21) or mobiles homes (Palm Circle Park).
- (3) The Detached-2 subdistrict requires a minimum lot area of 5,000 square feet. The Detached 2 subdistrict is proposed for land that is located in the R-2, R-2B, R-1, R-1A and R-6 Zoning Districts. The R-2, R-2B, RS-6 zoning districts require a minimum lot area of 7,500 sq. ft. R-1A requires 10,000 sq. ft. and R-1 requires 15,000 sq. ft.

In most cases, the platted lot areas are larger than 5,000 square feet but not large enough to be split into two lots. The neighborhood north of NE Dixie Highway and east of Beacon 21 is comprised mostly of lots that exceed 10,000 sq. ft. Theoretically redevelopment in that neighborhood could result in lot splits and increased density. Nonetheless, the stable, established nature of the neighborhood makes this less likely. South of County Route 707 and east of NE Orange Avenue, there are eleven larger waterfront lots that could possibly be subdivided in the future into smaller lots. Six of the eleven lots are now subject to a minimum lot area of 7,500 sq. ft. Additionally, the long, narrow shape of the lots coupled with the lack of any roadway right-of-way pose challenges to subdivision. The neighborhood located south of NE Dixie Highway, east and west of NE Rio Avenue, consists of 25-foot platted lots of record. Most existing dwellings occupy more than two lots, but some occupy just two lots. The 5,000 sq. ft. minimum lot area is intended to permit a new dwelling on two of these 25-ft. wide platted lots of record.

- (4) The Detached-1 subdistrict requires a minimum lot area of one-half acre (21,780 square feet). This is a smaller lot area than most dwellings currently occupy but larger than the 15,000 sq. ft. minimum lot area required by the R-1 Zoning District and the 10,000 sq. ft. required by the R1-A Zoning District. The minimum lot area is consistent with the Estate Density Residential future land use designation. Only lots that currently

exceed 1 full acre would be eligible to do a lot split to create a second lot.

- d. Open Space. A minimum of 20% open space is required in Core, General, Waterfront, Corridor, and Industrial subdistricts, consistent with the current standard for mixed-use projects in the Mixed-Use Overlay or conventional development on land with the General Commercial or Industrial future land use designation.
- e. The Multifamily, Mobile Home and Detached-1 subdistricts require 30 percent open space. The Detached-2 subdistrict requires that a minimum of 50 percent open space be maintained.

C. Amendment of the Zoning Atlas

1. Application Information

Applicant: Martin County Board of County Commissioners

Represented By: Susan Kores, Manager, Office of Community Development

Property Owners:	Multiple
Planner in charge:	Irene A. Szedlmayer, AICP
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	CPA 19-23
Application Received:	03/26/2019
Date of Staff Report:	11/20/2019
LPA Meeting Date:	10/03/2019
BCC Meeting Date:	12/17/2019

2. Project description and analysis

a) Introduction

This application involves the Rio Community Redevelopment Area (CRA) which measures approximately 542 acres. The Rio CRA is located in the northeast section of Martin County. See Figure 1. The Rio CRA is a waterfront community, bordered on the south by the St. Lucie River. To the north is the FEC Railroad. The Rio CRA shares short borders with the City of Stuart on the west and the Town of Sewell's Point on the east. See Figure 1.

Currently, 20 different zoning districts are assigned to Rio's 542 acres:

- 1. R-1 (Single-family Residential)
- 2. R-1A (Single-family Residential)
- 3. R-2 (Single-family Residential)

Figure 1. Location Map



4. R-2B (Single-family Residential)
5. R-3 (Multiple-family Residential)
6. R-3A (Liberal Multiple-family)
7. R-T (Mobile Home Subdivision)
8. RS-6 (Medium Density Residential)
9. HR-2 (Multiple-family Residential)
10. RS-3 (Single-family Residential)
11. RE-1/2A (Residential Estate Density, ½ acre)
12. B-1 (Business).
13. B-2 (Business -Wholesale Business)
14. COR-1 (Commercial Office/Residential)
15. LC (Limited Commercial)
16. GC (General Commercial)
17. LI (Limited Industrial)
18. PUD-R (Planned Unit Development-Residential)
19. PS (Public Service)
20. PS-2 (Public Service)

Additionally, the Rio CRA has four separate zoning overlay districts:

1. Western Zoning Overlay
2. Town Center Zoning Overlay
3. Industrial Zoning Overlay
4. Eastern Zoning Overlay.

See Figures 2 and 3.

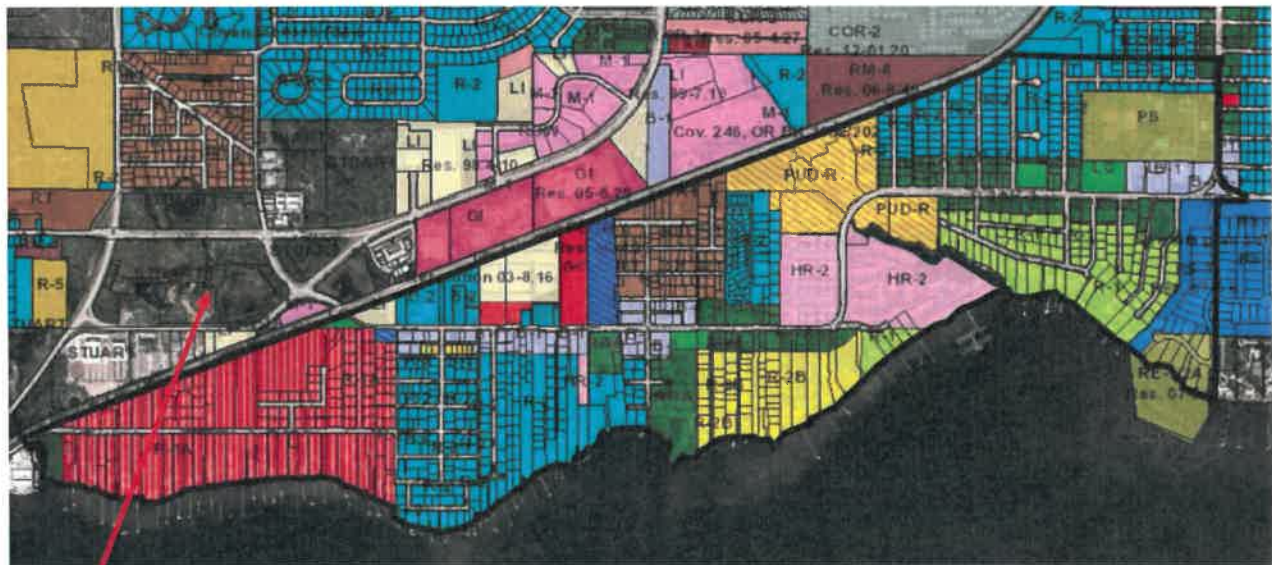
The request is to amend the Martin County Zoning Atlas to replace 15 of the 20 zoning districts with the Rio Community Redevelopment Zoning District and to eliminate the four zoning overlays. See Figure 4.

The zoning districts that implement the General Institutional future land use designation (PS and PS-2), the PUD district for Beacon 21 (PUD-R), and the residential zoning districts in Langford Landing (RS-3 and RE-1/2 acre) will remain in place and are not affected by the requested amendment of the Zoning Atlas.

The permitted uses and development standards for the Rio Redevelopment Zoning District are set forth in Article 12, Redevelopment Code, Division 1, General, and Division 3, Rio Community Redevelopment Code, LDR. The permitted uses and development standards vary depending on the zoning subdistrict. The zoning subdistricts for the Rio CRA are established by Division 3 of Article 12, LDR. The location of the zoning subdistricts is shown on the Regulating Plan, which is also established in Division 3 of Article 12.

Nine zoning subdistricts are proposed for the Rio CRA: Core, Corridor, General, Waterfront, Industrial, Mobile Home, Multifamily, Detached-1 and Detached-2.

Figure 2. Current Zoning Atlas for the RIO CRA



Area that is not colored is located within the City of Stuart.

Figure 3. RIO CRA Zoning Overlays

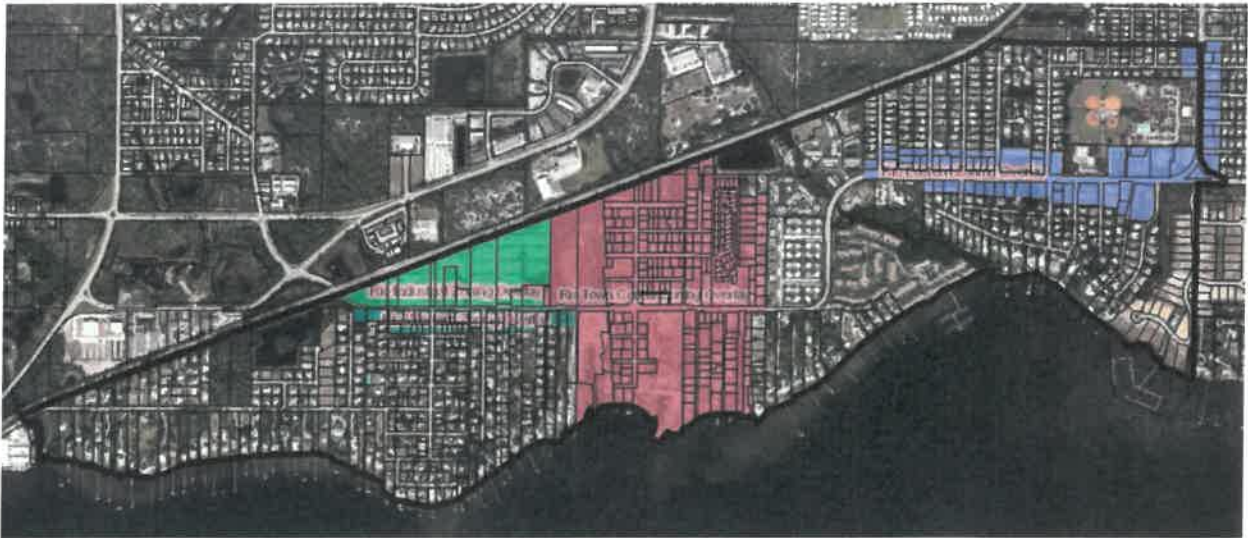
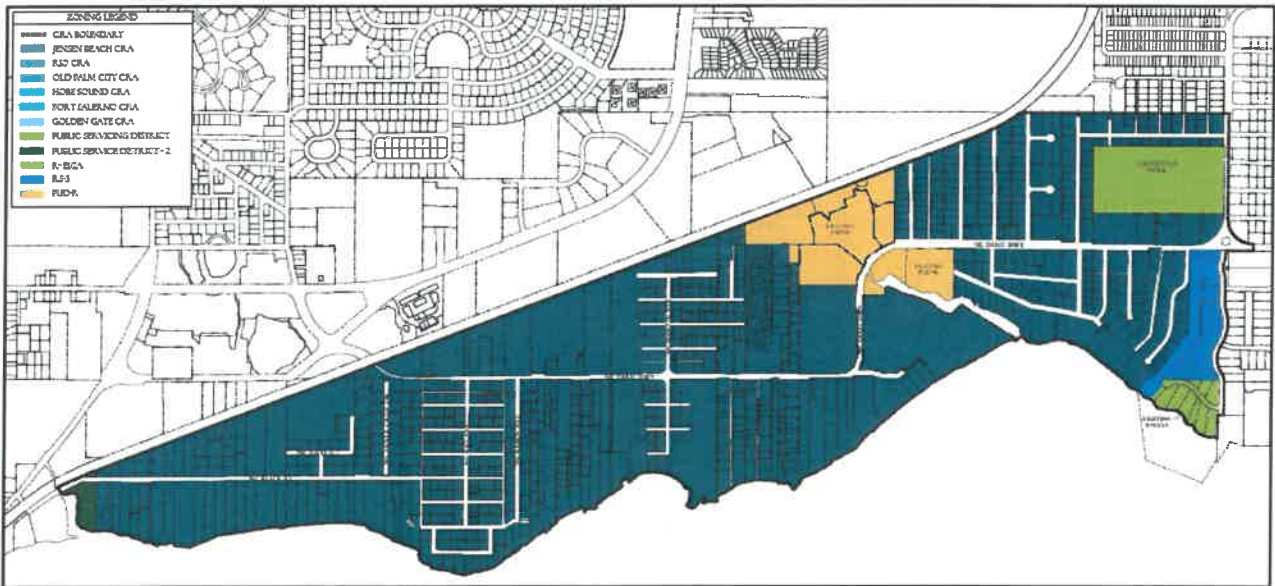


Figure 4. Proposed Zoning Atlas for the RIO CRA



Legend for Proposed Zoning Atlas

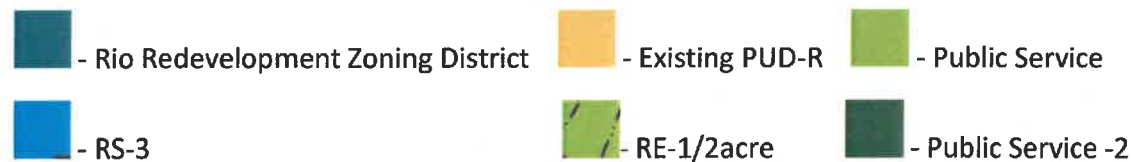
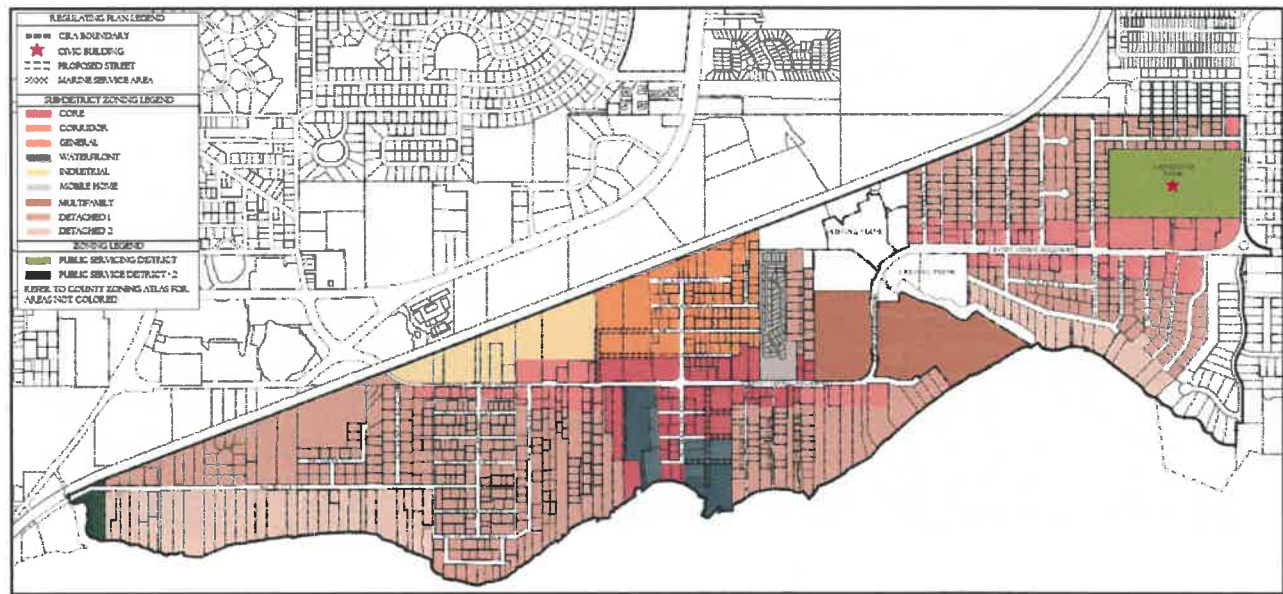


Figure 5. Proposed Regulating Plan



Enlarged Legend for Figure 5:

REGULATING PLAN LEGEND	
---	CRA BOUNDARY
★	CIVIC BUILDING
---	PROPOSED STREET
XXXX	MARINE SERVICE AREA
SUB-DISTRICT ZONING LEGEND	
■	CORE
■	CORRIDOR
■	GENERAL
■	WATERFRONT
■	INDUSTRIAL
■	MOBILE HOME
■	MULTIFAMILY
■	DETACHED 1
■	DETACHED 2
ZONING LEGEND	
■	PUBLIC SERVING DISTRICT
■	PUBLIC SERVICE DISTRICT - 2
REFER TO COUNTY ZONING ATLAS FOR AREAS NOT COLORED	

b) Description of the Rio Subdistricts

The Rio Redevelopment Zoning District will have nine subdistricts. The subdistricts are described in Article 12, Division 1 as follows:

CORE: The Core subdistrict is 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 facades. A broad mix of uses is encouraged in the Core subdistrict.

GENERAL: 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.

WATERFRONT: The Waterfront subdistrict is defined by marinas and working waterfronts. The Waterfront subdistrict may also promote a mixed-use waterfront environment with restaurants, entertainment, resort and residential uses.

CORRIDOR: The Corridor subdistrict is intended to extend the pedestrian-oriented building types, frontages and streetscapes along a major roadway.

INDUSTRIAL: The Industrial subdistrict identifies areas where industrial uses are permitted and encouraged.

MULTIFAMILY: The Multifamily subdistrict allows for denser and more varied residential buildings.

DETACHED: The Detached subdistrict is predominately single family homes with front yards and walkable sidewalks. (Detached-1 and Detached-2 differ regarding minimum lot area and open space.)

MOBILE HOME: The Mobile Home subdistrict identifies areas where mobile homes are permitted.

c. Adjacent Zoning Districts (See Figure 2 on page 6)

Due to the natural boundary created by the St. Lucie River to the south and the 100 year old FEC Railroad right-of-way to the north, zoning districts adjacent to the Rio CRA are limited.

The R-2, R-3A, B-1 and RS-3 zoning districts located outside the Rio CRA to the east and to the north and east of the railroad, are the same zoning districts located within the Rio CRA. The permitted uses and development standards for the various zoning subdistricts proposed for the Rio CRA are consistent with the permitted uses and development standards in the existing zoning districts. Therefore, the proposed Rio Redevelopment Zoning District, and the proposed zoning subdistricts are compatible with the zoning adjacent to the Rio CRA. The proposed Rio Redevelopment Zoning District and the subdistricts should have no negative impact on nearby zoning districts. Nor should these nearby zoning districts negatively impact the proposed Rio Redevelopment Zoning District.

d. Rio Eastern Zoning Overlay

The Rio CRA presents a unique anomaly not found in another Martin County CRA. There are eleven lots totaling 4.27 acres located within the Rio Eastern Zoning Overlay but not located within the Rio CRA. See Figure 6. This circumstance results from the inclusion in Ordinance 624, adopted in 2002, of this text:

“NOTE: These District regulations (Table 2 and Figure 2, as well as Section 3.264.B through I) also apply to the following: Lots 1 and 2, South Jensen Heights 1st Addition; Tracts D, E, F, and H, South Jensen Heights 1st Addition; and Tracts A, B, and C, South Jensen Heights.”

Since that time those identified properties have been mapped as within the Rio Eastern Zoning Overlay but never within the CRA.

Figure 6. Rio Eastern Zoning Overlay



It is important to emphasize that these eleven lots are in the Rio Eastern *Zoning* Overlay. They are not in the Rio Mixed-Use Future Land Use Overlay. See Figures 7 and 8.

The amendment of the Future Land Use Map and the Zoning Atlas and the adoption of new LDR for the Rio CRA present the opportunity to resolve this issue. Staff intends to meet with the owners of these eleven properties and prepare a separate re-zoning application regarding them.

Fig. 7. Rio Eastern Zoning Overlay



Fig. 8. Mixed-Use Future Land Use Overlay



3. Standards for Amendments to the Zoning Atlas

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2 E.1. provides the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

Pursuant to LDR Section 3.2.E., the following factors must be considered:

- a. *Whether the proposed zoning amendment is consistent with all applicable provisions of the Comprehensive Plan.*

The Rio Redevelopment Zoning District and the Core, General, Waterfront, Corridor, Detached-1, Detached-2, Mobile Home and Industrial zoning subdistricts are consistent with all applicable provisions of the Comprehensive Plan.

- b. *Whether the proposed zoning amendment is consistent with all applicable provisions of the LDR.*

Any development proposal, pursuant to the Rio Redevelopment Zoning District, will be required to comply with all applicable LDRs including uses, density, set-backs, height, open-space, wetlands, uplands, landscaping, stormwater, etc. The Rio Redevelopment Zoning District Core, General, Waterfront, Corridor, Detached-1, Detached-2, Mobile Home and Industrial zoning subdistricts are consistent with all applicable provisions of the Land Development Regulations.

- c. *Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use.*

The Rio Redevelopment Zoning Code was developed expressly for the land to which it will apply—the Rio CRA. It is compatible with the existing land uses within the Rio CRA as well as those in adjacent and surrounding areas.

- d. *Whether and to what extent there are documented changed conditions in the area.*

The analysis required for this section is similar to the analysis required pursuant to CGMP Section 1.11.C.(1) when considering the proposed amendment to the Future Land Use Map. The amendment of the Zoning Atlas will not substantially change the land uses or intensity of development permitted. Rather, the intent is to modify the regulatory framework in order to simplify interpretation and implementation for property owners, developers and County staff and provide greater flexibility regarding permitted uses. The intent is to realize more efficiently and effectively the longstanding vision for the CRAs as represented in the Redevelopment Plans adopted in the late 1990s and early 2000s. Therefore, whether or not there are documented changed conditions in the area does may not be a pertinent factor. Because the Rio CRA is has been identified as an area in need of redevelopment, the lack of substantial change may offer support for the proposed new zoning.

- e. *Whether and to what extent the proposed amendment would result in demands on public facilities.*

The land subject to the re-zoning is located within the Primary Urban Service District. Therefore, pursuant to CGMP Objective 4.7A., the full range of public facilities and services at the adopted Level of Service are to be provided or programmed to be provided. The maximum residential density allowed within the proposed Core, Corridor and General zoning subdistricts is the same as that permitted pursuant to the current Rio Mixed-Use Future Land Use Overlay and the land area included within these

subdistricts is mostly the same land as is located within the Mixed-Use Future Land Use Overlay. Therefore, the amendment of the Zoning Atlas will not create demand on public facilities that is not anticipated by the current zoning. When a proposed site plan is reviewed, Comprehensive Plan policies and the Martin County Land Development Regulations ensure that present or planned public facilities and services are capable of meeting and maintaining the adopted LOS standards for the proposed development. Additionally, the County Impact Fee program is designed to mitigate such impacts and ensure development pays for itself.

- f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources.*

The proposed new zoning district is designed to encourage infill development and redevelopment and such infill development and redevelopment would be logical, timely and orderly, would conserve or improve the value of existing development, and is an appropriate use of County resources. Additionally, by providing for residential development within the CRA, it may be possible to help extend the life of the boundary of the Primary Urban Service District.

- g. Consideration of the facts presented at the public hearings.*

Whatever facts are presented at the public hearing on this proposed amendment of the Zoning Atlas should be taken into account in the decision-making. The hearing provides the public an opportunity to participate in the review and decision-making process.

4. Recommendation

Staff recommends approval of the proposed amendment of the Martin County Zoning Atlas regarding the Rio CRA, as illustrated in Figure 4 (page 7).

The specific findings and conclusion of each county department related to this request are identified in Sections F through T of this report. The rezoning process does not include review of a site plan. Therefore, departments related to site plan review are not included in this rezoning staff report. The current review status for each agency is as follows:

Division or Department	Reviewer	Phone	Assessment
Comprehensive Plan	Irene Szedlmayer	288-5931	Comply
County Attorney	Krista Storey	288-5443	Review Ongoing
Adequate Public Facilities	Irene Szedlmayer	288-5931	Exempt

The choice of the most appropriate zoning district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) are asked to consider based on the "standards for amendments to the zoning atlas" provided in Section

3.2 E.2., Land Development Regulations (LDR), Martin County Code (MCC).

5. Review Board Action

A review and recommendation from the LPA is required on this application. Final action is required by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be advertised public hearings.

6. Location and Site Information

Location:	Located between the FEC railroad and the north shore of the St. Lucie River, east of Federal Highway and west of Sewell's Point.
Parcel numbers:	numerous
Existing zoning:	20 different zoning districts and 4 zoning overlays. See pages 4 through 6 of this report.
Future Land Use:	The amendment of the Zoning Atlas is proposed concurrently with the amendment of the Future Land Use Map. The Estate Density Residential, Low Density Residential, Medium Density Residential, Mobile Home Density, Commercial Office/Residential, Limited Commercial, and General Commercial future land use designations are proposed to be changed to the CRA Center or CRA Neighborhood future land use designation. Additionally, the elimination of the Rio Industrial, Western, Town Center, and Eastern Mixed-Use Future Land Use Overlays is proposed.
Commission District:	1
Community Redevelopment Area:	Rio CRA
Municipal Service Taxing Unit:	District 1 MSTU
Planning Area:	North County

7. Determination of compliance with the Comprehensive Growth Management Plan

Findings of Compliance:

The staff of the Growth Management Department Comprehensive Planning Division has reviewed the application and finds it in compliance with applicable Goals, Policies and Objectives. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

8. Determination of compliance with land use, site design standards, zoning, and procedural requirements

Findings of Compliance:

The staff of the Growth Management Department Comprehensive Planning Division has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning, or procedural requirements issues associated with this application.

Changes to the zoning atlas do not authorize any development activity. Criteria associated with

this area of review are applied in conjunction with site plan review processes. Any specific department issues will be addressed at such time as development of the subject site is proposed.

9. Attachments

Division 3, Rio Community Redevelopment Code, Article 12, Redevelopment Code

Division 1, General, Article 12, Redevelopment Code

D. RECOMMENDATION

Staff recommends that the Board adopt the attached Ordinance that (1) establishes Division 3, Rio Community Redevelopment Code, of Article 12, Martin County LDR, (2) repeals Section 3.264, Article 3, Rio Community Redevelopment Area, Martin County LDR, and (3) amends the Zoning Atlas.

E. Attachments

Article 12, Redevelopment Code, Division 3, Rio Community Redevelopment Code

Article 12, Redevelopment Code, Division 1, General

Public Notification of the Public Hearing

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

ORDINANCE NUMBER

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 3, RIO COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.264, RIO COMMUNITY REDEVELOPMENT AREA; AMENDING THE ZONING ATLAS TO ASSIGN THE RIO REDEVELOPMENT ZONING DISTRICT; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (BCC) has adopted the Martin County Comprehensive Growth Management Plan within which are included goals, objectives, and policies related to zoning and land development; and

WHEREAS, on September 10, 2019, the Board of County Commissioners adopted a new chapter of the Comprehensive Growth Management Plan, Chapter 18, Community Redevelopment Element; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires the implementation of the goals, objectives and policies of a comprehensive plan through the adoption of consistent land development regulations; and

WHEREAS, creation of Article 12, Redevelopment Code, Land Development Regulations has been proposed to implement Chapter 18 of the Comprehensive Growth Management Plan; and

WHEREAS, Article 12, Redevelopment Code, Division 1, General, Land Development Regulations, was adopted by the Board of County Commissioners on September 24, 2019; and

WHEREAS, on October 3, 2019, the Local Planning Agency held public hearings on the proposed adoption of Article 12, Division 3, Rio Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Rio Community Redevelopment Area; and

WHEREAS, on November 12, 2019, the Board of County Commissioners held a public hearing on the proposed amendment of the Land Development Regulations to create Article 12, Division 3, Rio Community Redevelopment Code; and

WHEREAS, on December 17, 2019, the Board of County Commissioners held a public hearing on the proposed amendment of the Land Development Regulations and the proposed amendment of the Zoning Atlas regarding the Rio Community Redevelopment Area; and

WHEREAS, the Local Planning Agency and the Board of County Commissioners have provided for full public participation in the review of the proposed amendments of the Land Development Regulations and the Zoning Atlas; and

WHEREAS, the Board of County Commissioners finds the proposed amendments consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA, THAT:

PART I: ADOPTION OF DIVISION 3, RIO COMMUNITY REDEVELOPMENT CODE, ARTICLE 12, REDEVELOPMENT, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

Division 3, Rio Community Redevelopment Code, of Article 12, Redevelopment, Land Development Regulations, Martin County Code, attached hereto as Exhibit A, is hereby adopted.

PART II. REPEAL OF SECTION 3.264, RIO COMMUNITY REDEVELOPMENT AREA, ARTICLE 3, DIVISION 6, REDEVELOPMENT OVERLAY DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

The entirety of Section 3.264, Rio Community Redevelopment Area, Land Development Regulations, Martin County Code, is hereby repealed.

PART III. AMENDMENT OF MARTIN COUNTY ZONING ATLAS

A. The Zoning Atlas is hereby amended to change the zoning district classification to the Rio Redevelopment Zoning District for the property described in Exhibit B, attached hereto. The change in the zoning district classification also eliminates the Rio Industrial, Western, Eastern and Town Center Zoning Overlay Districts.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the land that is the subject of this amendment of the Zoning Atlas is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

PART IV. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts hereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning the adoption or amendment of the Martin County Comprehensive Plan.

PART V. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART VI. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART VII. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VIII: CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Land Development Regulations. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART IX. EFFECTIVE DATE.

- A. The effective date of this ordinance, if Comprehensive Plan Amendment CPA 19-23, RIO FLUM, is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If CPA 19-23, Rio FLUM, is timely challenged, this amendment shall become effective

on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of an ordinance affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

- B. Notwithstanding such effective date, applications for development orders that were submitted prior to the effective date of this ordinance may be approved if the development orders are consistent with Section 3.264, Rio Community Redevelopment Area, Land Development Regulations, Martin County Code, which was in effect prior to the effective date of this ordinance.

DULY PASSED AND ADOPTED THIS 17th DAY OF DECEMBER, 2019.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

**BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

**BY: _____
HAROLD E. JENKINS, II
CHAIRMAN**

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY**

**BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY**

Exhibit A

Article 12, Division 3, Rio Community Redevelopment Code

DRAFT

Exhibit B

Legal description of the Rio Redevelopment Zoning District

DRAFT

Division 3, Article 12
Rio Community Redevelopment Code

Purpose
12.3.01



Section 12.3.01. Purpose.

1. Rio is a unique, coastal community located on the St. Lucie River with historically platted neighborhoods, established industries, scenic views, and civically engaged and diverse residents. This division is intended to:
 - a. Revitalize Rio as a desirable place to live, vacation, and conduct business.
 - b. Improve upon its indigenous architecture and colorful history to create an intimate village with an enviable quality of life.
 - c. Strengthen Rio's character and economic well-being through both public and private redevelopment initiatives.
 - d. Promote and accomplish the goals, objectives, and policies of the Martin County Comprehensive Growth Management Plan and achieve the vision for Rio in its Community Redevelopment Plan.

2. Organization. How this Division is organized:

Section 12.3.01	Purpose
Section 12.3.02	Regulating Plan
Section 12.3.03	Permitted Uses
Section 12.3.04	Development Standards
Section 12.3.05	Building Type & Frontage Type Standards
Section 12.3.06	Street Standards
Section 12.3.07	Parking Standards
Section 12.3.08	Stormwater Standards
Section 12.3.09	Landscape Standards
Section 12.3.10	Wall & Fence Standards
Section 12.3.11	Sign Standards
Section 12.3.12	Architectural Standards



Figure R-1 Artist rendering of the future vision of Rio as established in the 2001 Vision Planning and updated in 2009 and 2015.

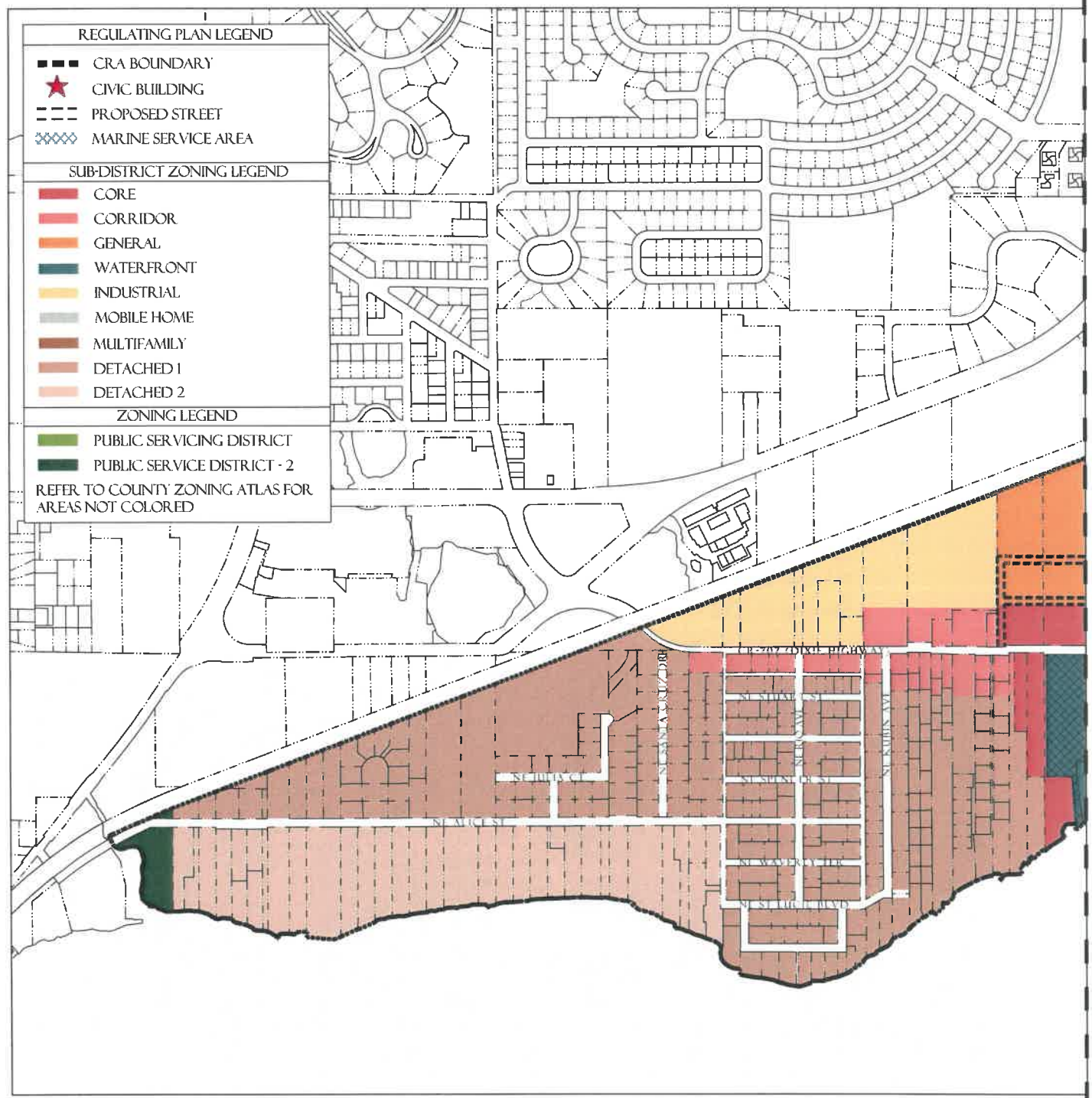


Regulating Plan

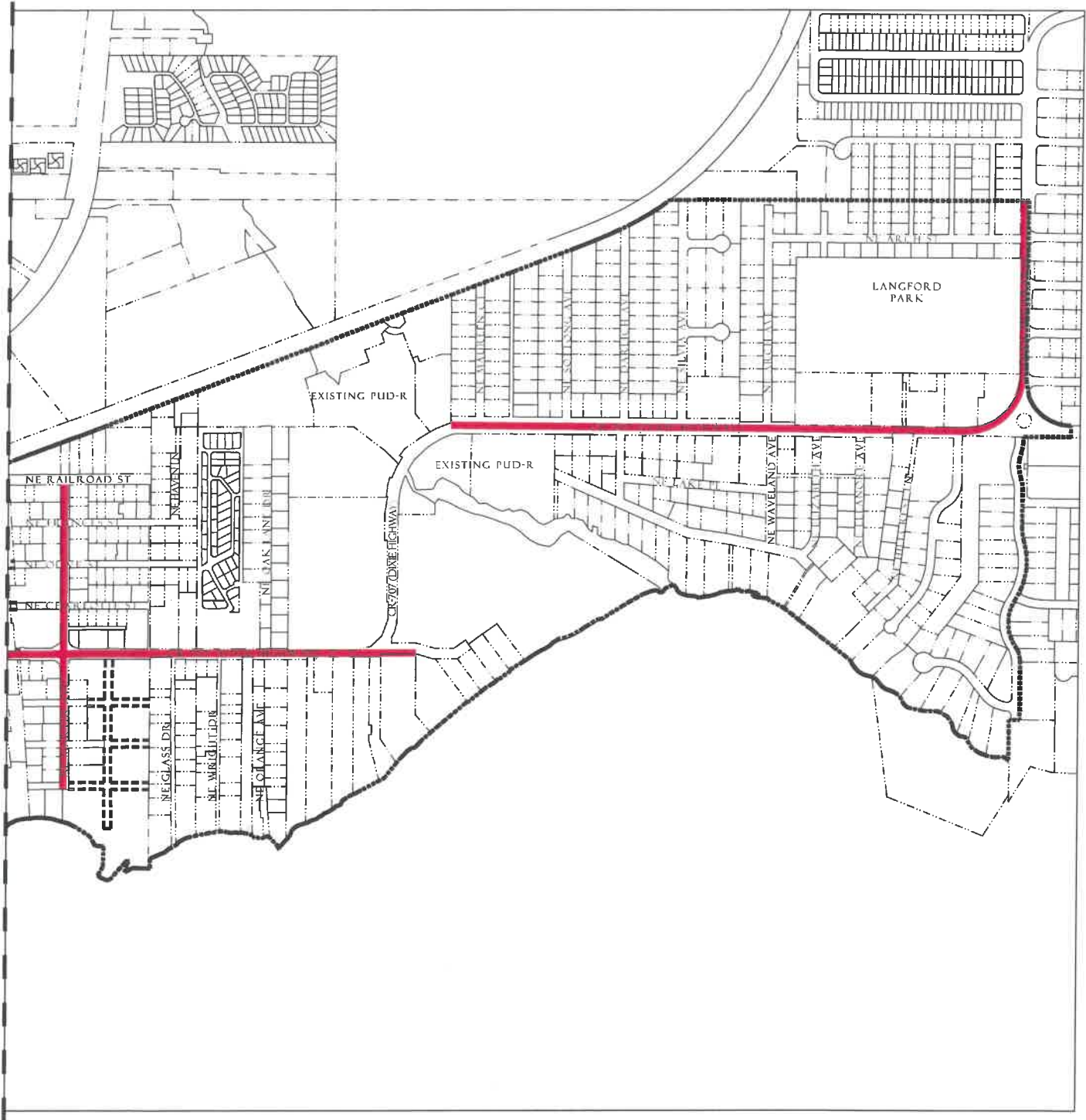
12.3.02

Section 12.3.02. Regulating plan. Figures R-2 and R-3 are the Regulating Plans that apply to the Rio Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

Figure R-2 Regulating Plan









Permitted Uses

12.3.03

Section 12.3.03. Permitted Uses. Table **R-4** indicates permitted uses in the Rio Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table **R-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 R-4 Use Groups Permitted in Rio Subdistricts

	Core	General	Water-front	Corridor	Industrial	Multi-family	Mobile Homes	Detached 1	Detached 2
Residential Use Groups, see 12.1.03									
Accessory dwelling units	P	P	-	P	-	P	-	P	P
Mobile homes	-	-	-	-	-	-	P	-	-
Other dwelling types	P	P	P ^{1,2}	P	P ²	P	-	-	-
Single-family dwellings	-	P	-	P	-	P	P	P	P
Bed and breakfast inns	P	P	P ^{1,2}	P	-	-	-	P	P
Agricultural Use Groups, see 12.1.03									
Urban farming	-	-	-	-	P	-	-	-	-
Commercial & Business Use Groups, see 12.1.03									
Business & professional offices	P	P	P ¹	P	P	-	-	-	-
Construction services, limited	P	P	P ¹	P	P	-	-	-	-
Construction services, extensive	-	-	-	-	P	-	-	-	-
Convenience store with fuel	-	-	-	-	-	-	-	-	-
Drive-through facility	-	-	-	-	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P ¹	P	-	-	-	-	-
Marinas ¹	-	-	P ¹	-	-	-	-	-	-
Medical offices	P	P	-	P	P	-	-	-	-
Parking lots and garages	P	-	-	-	-	-	-	-	-
Restaurants	P	P	P ¹	P	P	-	-	-	-
Retail & services, limited impact	P	P	P ¹	P	P	-	-	-	-
Retail & services, general impact	-	-	-	P	P	-	-	-	-
Retail & services, extensive impact	-	-	-	-	P	-	-	-	-
Recreational vehicle parks	-	-	-	-	P	-	-	-	-
Vehicular service and maintenance	-	-	-	-	P	-	-	-	-
Wholesale trades and services	-	-	-	P	P	-	-	-	-
Working waterfront	-	-	P ¹	-	-	-	-	-	-
Public & Institutional Use Groups, see 12.1.03									
Institutional uses, limited impact	P	P	-	P	-	P	P	P	P
Institutional uses, general impact	P	P	-	P	-	-	-	-	-
Industrial Use Groups, see 12.1.03									
Limited impact industries	-	-	P ¹	-	P	-	-	-	-
Extensive impact industrial industries	-	-	-	-	P	-	-	-	-
Footnotes, see above									

¹ Development in the Waterfront Subdistrict shall be water-dependent or water-related. Development on land in the Waterfront Subdistrict may contain residential uses when other uses in a mixed-use development are water-dependent or water-related and not located within the Marine Service Area. Water-related development includes marine resort-type uses including transient accommodations, restaurants and retail shops.

² Residential development in the Waterfront & Industrial Subdistricts shall be within Mixed-Use Development.



Development Standards

12.3.04

Section 12.3.04. 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 **R-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 Section 12.1.04.8.
4. **Building Types.** Each new building, or substantial improvement, constructed must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table **R-5**. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables control for regulatory requirements.
5. **Façade Transparency.** Shopfront, Mixed-use, Office, Apartment or Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 20 percent and 70 percent of the wall area. Above the ground level, building façades 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 forty percent.

Table R-5 - Development Standards in Rio Subdistricts

	Core	General	Water-front	Corridor	Industrial	Multi-family	Mobile Home	Detached 1	Detached 2
Lot Size, see 12.1.04.1									
Lot area - minimum in sf	-	-	-	-	-	-	-	5,000	21,780
Lot width - minimum in feet	25	25	25	25	50	-	-	50	85
Height, see 12.1.04.2									
Building height, max in stories	3	3	3	3	3	4	1	3	3
Building height, max in feet	40	35	40	35	40	40	20	30	30
Ceiling height, max in feet	Established in 12.3.05 for certain building types								
Density, see 12.1.04.3									
Residential density, max in units/acre	15	15	10 ¹	15	10 ²	10	10	1 per lot	1 per lot
Hotel/motel density, max in units/acre	20	20	20	20	-	-	-	-	-
Building Coverage, see 12.1.04.4									
Building coverage, max %	80	60	50	80	50	60	-	35	25
Open Space, see 12.1.04.5									
Open space, min in %	20	20	20	20	20	30	30	30	50
Building & Parking Placement, see 12.1.04.6									
Build-to Zone min/max in ft	Established in 12.3.05 for certain building types								
Side and Rear setbacks	Established in 12.3.05 for certain building types								
Frontage percentage, min %	Established in 12.3.05 for certain building types								
Parking Setbacks, min in feet	Established in 12.3.05 for certain building types								
Building Types, see 12.3.05									
Shopfront Building	P	-	P	P	P	-	-	-	-
Mixed-use Building	P	P	P	P	P	P	-	-	-
Office Building	P	-	-	P	-	-	-	-	-
Apartment Building	P	P	-	P	-	P	-	-	-
Courtyard Building	P	P	-	P	-	P	-	-	-
Townhouse	P	P	-	P	-	P	-	-	-
Live/Work Building	P	P	P	P	P	-	-	-	-
Side Yard Building	-	P	-	P	-	-	-	P	-
Cottage	P	P	-	P	-	P	P	P	P
Cottage Court	P	P	P	P	-	P	P	-	-
Duplex	-	P	-	P	-	P	-	-	-
All Yard House	-	P	-	P	-	-	-	P	P
Outbuilding	P	P	P	P	-	-	-	P	P
Industrial Building	-	-	P	-	P	-	-	-	-
Footnotes, see above									

¹ See Marine Service Areas within 12.1.02. Marine Service Areas are indicated on the Regulating Plan.² Any Residential is only permitted in a Mixed Use Development.



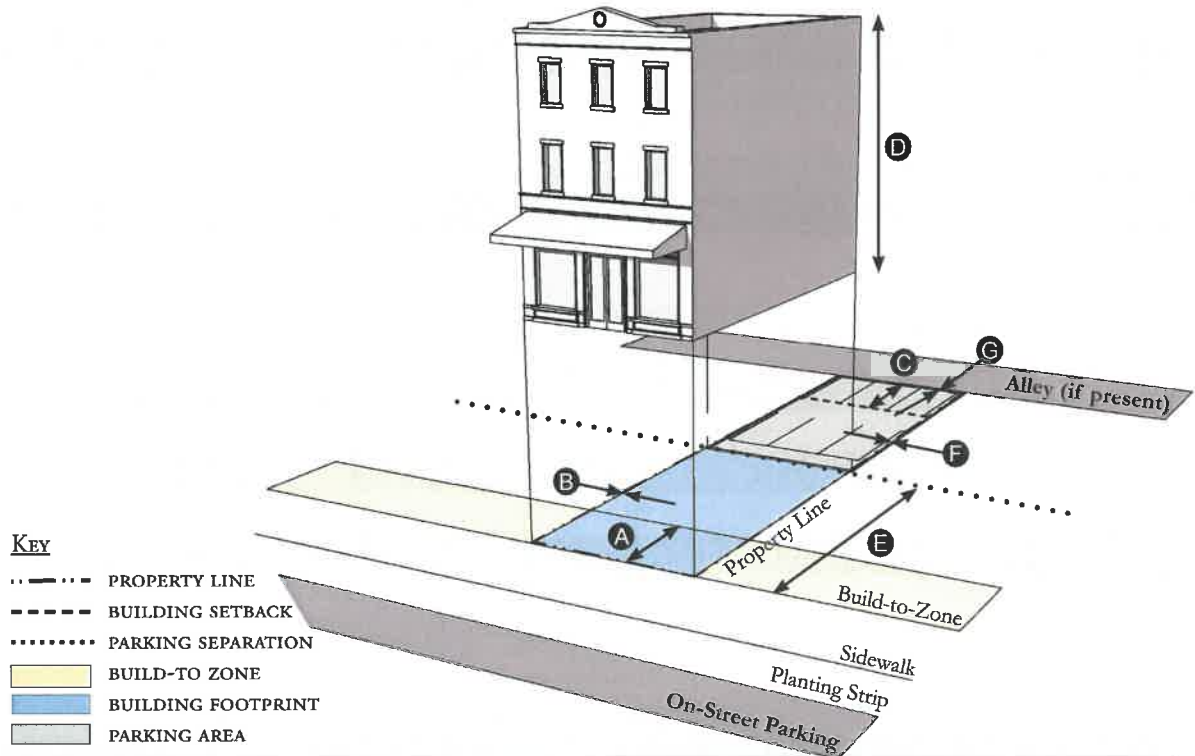
Building Type & Frontage Type Standards

12.3.05

Section 12.3.05. Building Type & Frontage Type Standards.

- Building types.** The following standards shall apply in the Rio Subdistricts. Table **R-5** provides additional Development Standards.

Figure R-5.01 - Shopfront Building



Building Placement, see 12.1.04.6

Frontage	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' 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 R-5	(D)

Parking Placement

Front Setback	30' min.	(E)
Side at Street Setback	10' min.	
Side at Property Line	0' min.	(F)
Rear Setback	5' min. / 0' min. with alley	(G)

Permitted Subdistricts, see 12.3.02

Core	Corridor	Waterfront
Industrial		

Description

A Shopfront Building has ground-floor 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	20-70
Above the ground level	20-50

Notes

¹ Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.

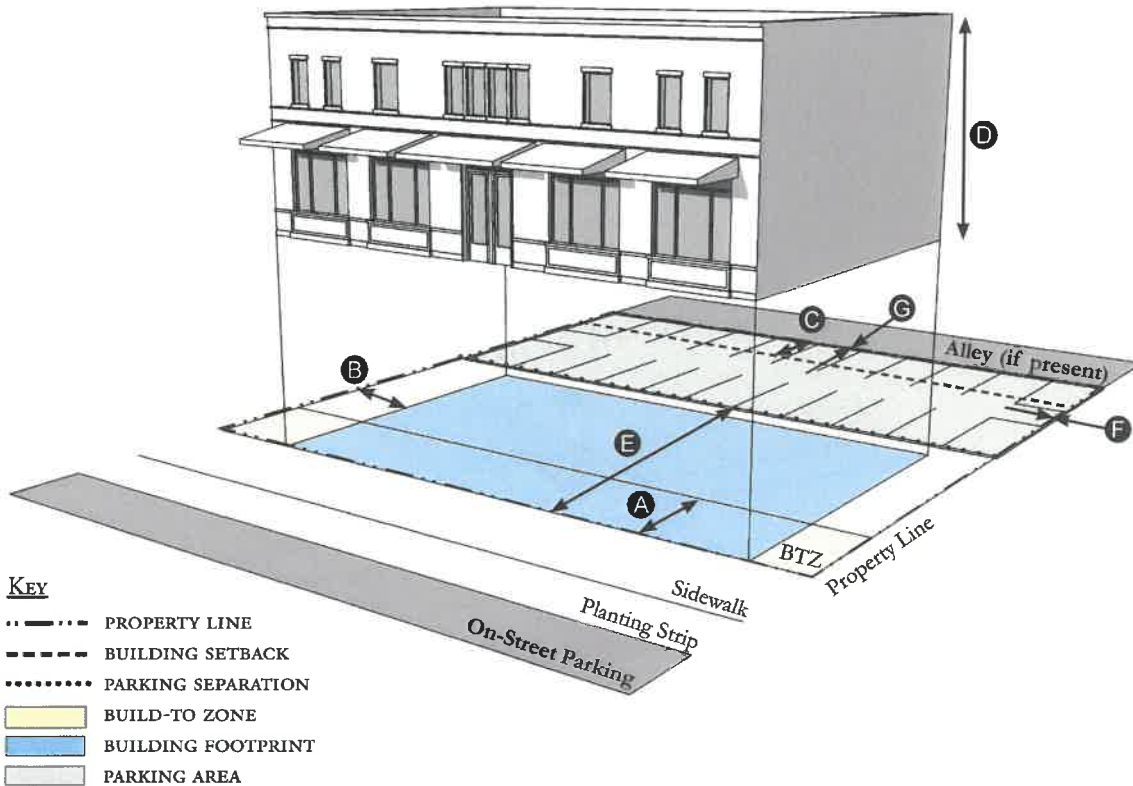
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **R-5**.

Draft 10-29-2019
Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.02 - Mixed-Use Building



Building Placement, see 12.1.04.6		
Frontage	80% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback ¹	5' min., 10' max.	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 R-5	D

Parking Placement		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min. / 0' min. with alley	G

Permitted Subdistricts, see 12.3.02		
Core	General	Waterfront
Corridor	Industrial	Multifamily

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	20-70
Above the ground level	20-50

Notes	
¹ Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.	
For permitted <i>Lot Size</i> , <i>Density</i> , <i>Building Coverage</i> , and <i>Open Space</i> , see Table R-5.	

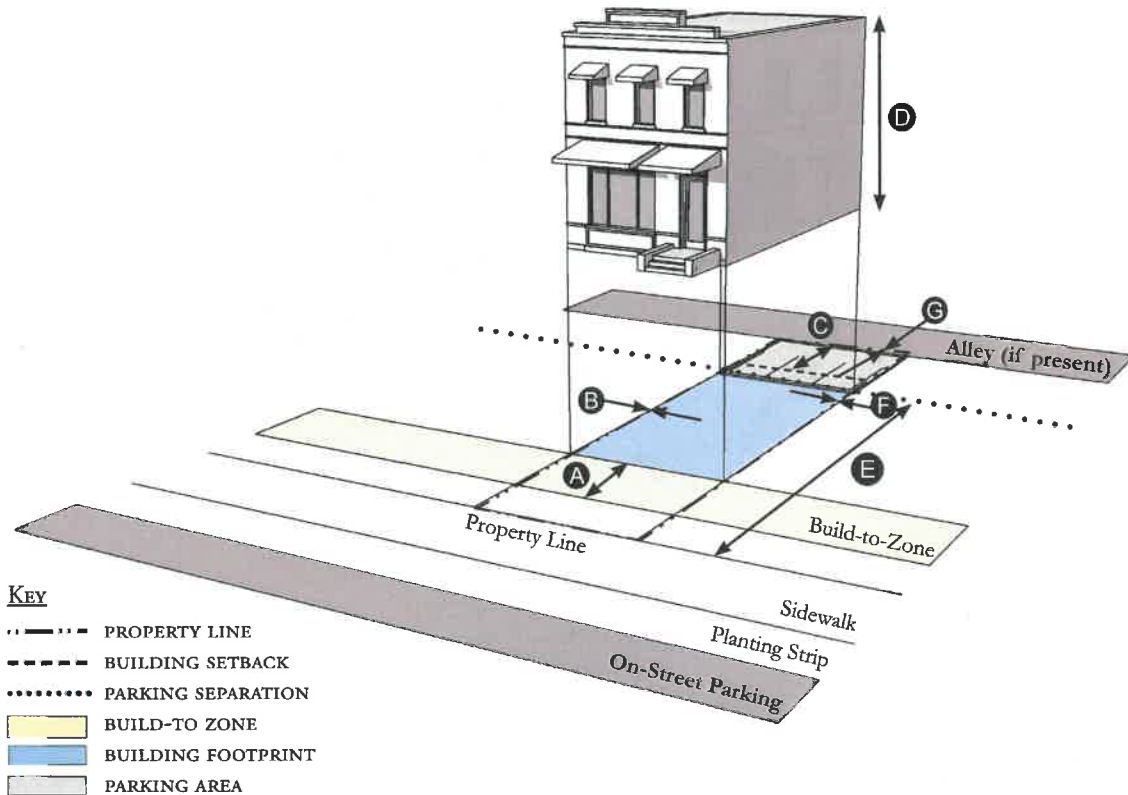


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Building Type & Frontage Type Standards

12.3.05

Figure R-5.03 - Office Building



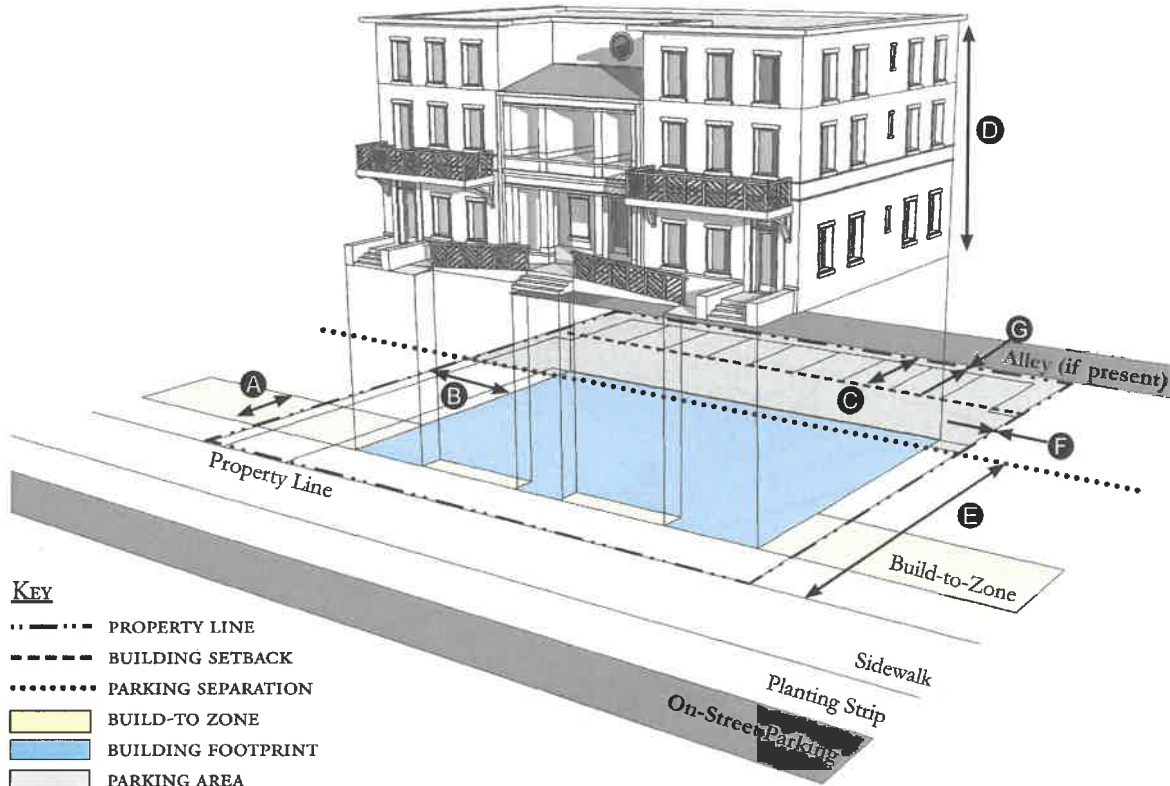
Building Placement, see 12.1.04.6			Permitted Subdistricts, see 12.3.02	
Frontage	80% min.		Core	Corridor
Front Build-to-Zone	10' min. / 15' max.	A	Description	
Side at Street Build-to-Zone	10' min. / 15' max		An Office Building has a one or more commercial tenants, occupancies, or businesses. An Office Building may have a shopfront frontage on the ground floor.	
Side at Property Line Setback ¹	0' or 5'	B	Façade Transparency, see 12.2.04.6	
Rear Yard Setback ¹	10' min./5' min. with alley	C		%
Height, see 12.1.04.2			Ground level facing streets or civic open spaces	20-70
Ceiling at Ground Level	12' min.		Above the ground level	20-50
Building Height	Refer to Table R-5	D	Notes	
Parking Placement			¹ Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.	
Front Setback	30' min.	E	For permitted <i>Lot Size</i> , <i>Density</i> , <i>Building Coverage</i> , and <i>Open Space</i> , see Table R-5.	
Side at Street Setback	10' min.			
Side at Property Line	0' min.	F		
Rear Setback	5' min. / 0' alley with alley	G		

Draft 10-29-2019
Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.04 - Apartment Building



KEY

--- --	PROPERTY LINE
---	BUILDING SETBACK
.....	PARKING SEPARATION
Yellow	BUILD-TO ZONE
Blue	BUILDING FOOTPRINT
Pink	PARKING AREA

Building Placement, see 12.1.04.6

Frontage	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 R-5	D

Parking Placement

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min. (no alley), 0' alley	F
Rear Setback	5' min. (no alley), 0' alley	G

Permitted Subdistricts, see 12.3.02

Core	General	Corridor
Multifamily		

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	20-70
Above the ground level	20-50

Notes

¹ Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.

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

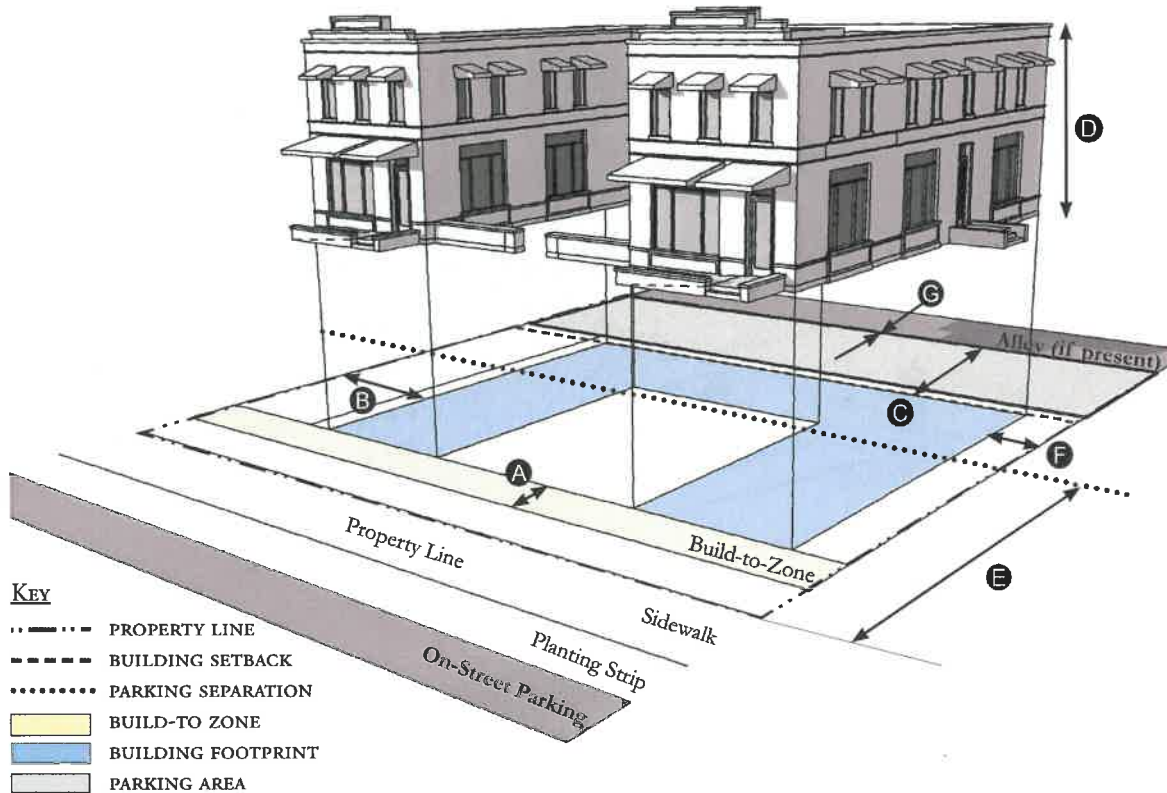


Draft 10-29-2019

Building Type & Frontage Type Standards

12.3.05

Figure R-5.05 - Courtyard Building



Building Placement, see 12.1.04.6

Frontage Percentage	80% 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 R-5	D

Parking Placement

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min. (no alley), 0' alley	F
Rear Setback	5' min. (no alley), 0' alley	G

Permitted Subdistricts, see 12.3.02

Core	General	Corridor
Multifamily		

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	20-70
Above the ground level	20-50

Notes

¹ Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.

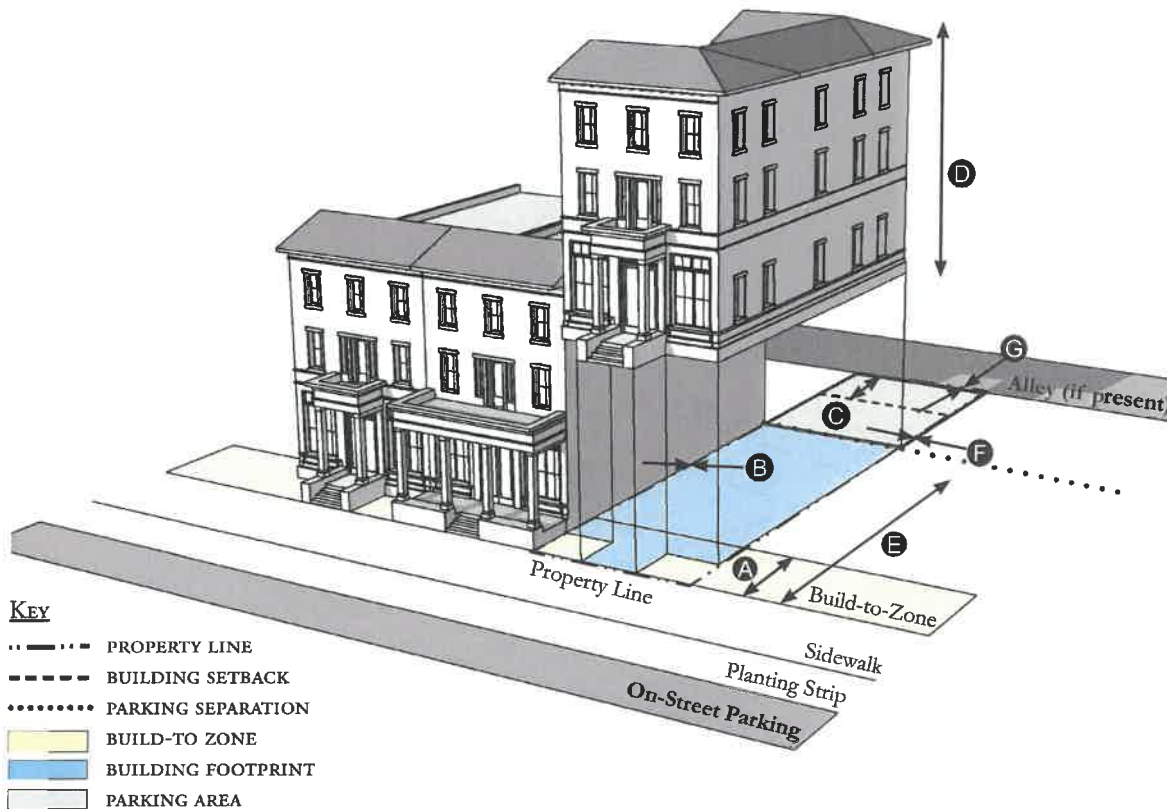
For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Draft 10-29-2019
Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.06 - Townhouse



Building Placement, see 12.1.04.6		
Frontage	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.	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 R-5/2 stories min.	D
Parking Placement		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min. (no alley), 0' alley	G
Permitted Subdistricts, see 12.3.02		
	Core	General
	Multifamily	Corridor
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 access are from the rear.		
Notes		
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings		
¹ Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.		
For permitted <i>Lot Size</i> , <i>Density</i> , <i>Building Coverage</i> , and <i>Open Space</i> , see Table R-5.		

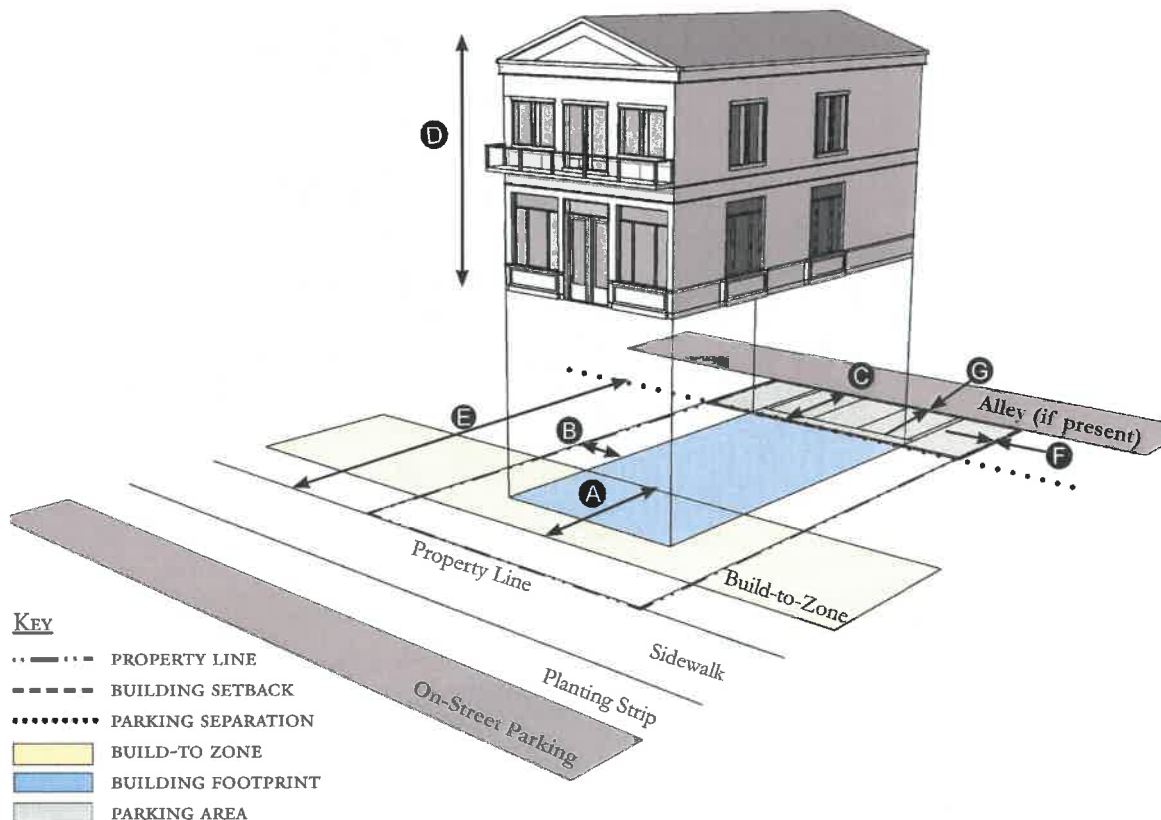


Draft 10-29-2019

Building Type & Frontage Type Standards

12.3.05

Figure R-5.07 - Live/Work Building



Building Placement, see 12.1.04.6		
Frontage	80% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	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 R-5	D
Parking Placement		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min. (no alley), 0' alley	G

Permitted Subdistricts, see 12.3.02		
Core	General	Waterfront
Corridor	Industrial	
Description		
A Live/Work building consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.		
Notes		
¹ Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.		
For permitted <i>Lot Size</i> , <i>Density</i> , <i>Building Coverage</i> , and <i>Open Space</i> , see Table R-5 .		

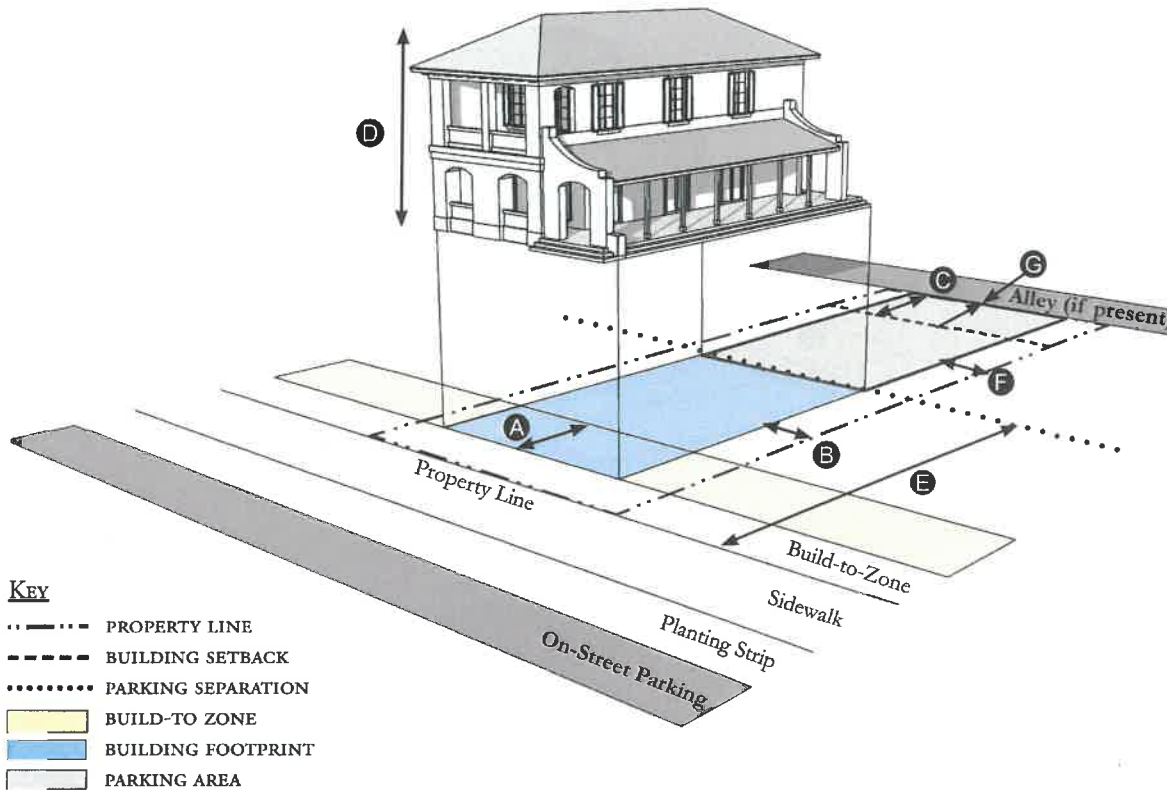
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Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.08 - Side Yard House



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	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	30' / 2 stories max.	D

Parking Placement

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min. / 0' min. with alley	G

Permitted Subdistricts, see 12.3.02

Corridor	General	Detached 1
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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 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 R-5**.

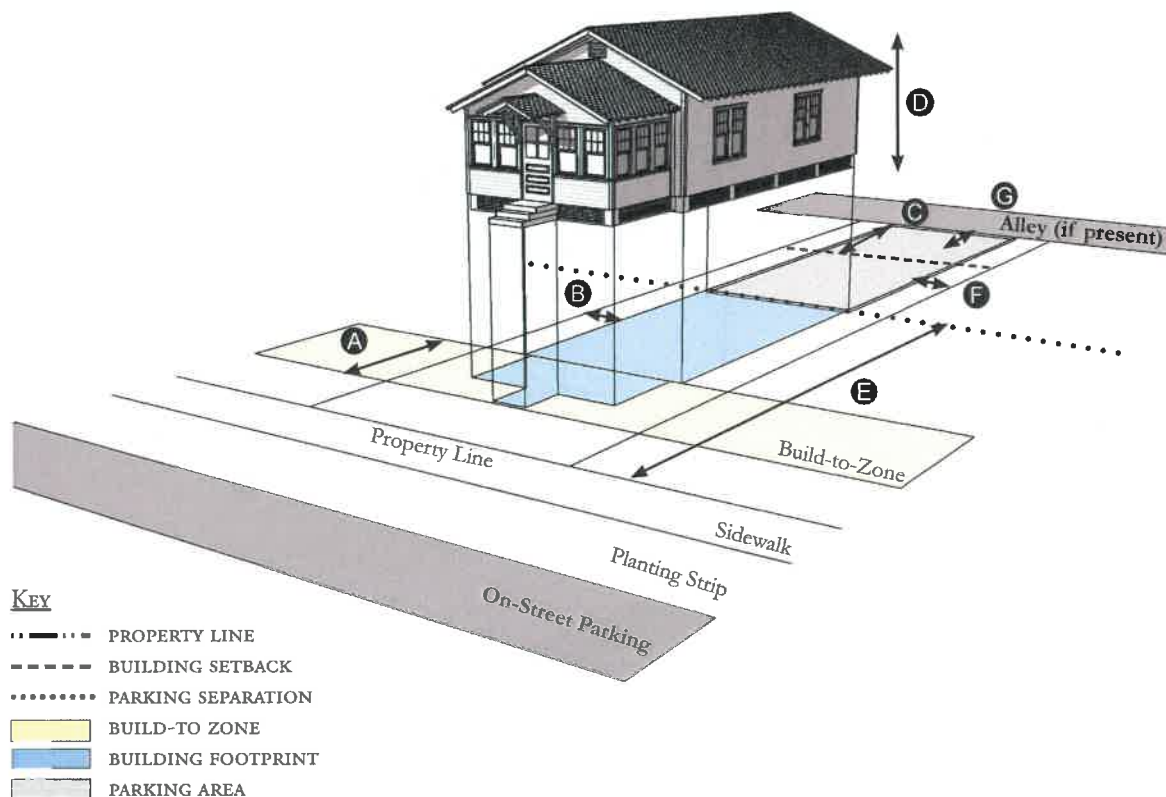


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Building Type & Frontage Type Standards

12.3.05

Figure R-5.09 - Cottage



Building Placement, see 12.1.04.6

Frontage 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' / 2 stories max.	D

Parking Placement

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min.	G

Where rear yard parking access or on-street parking along frontage is not available, a side yard driveway shall be provided. Width of Driveway is limited to 12' at the property line.

Permitted Subdistricts, see 12.3.02

Core	General	Corridor
Corridor	Multifamily	Mobile Home
Detached 1	Detached 2	

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.

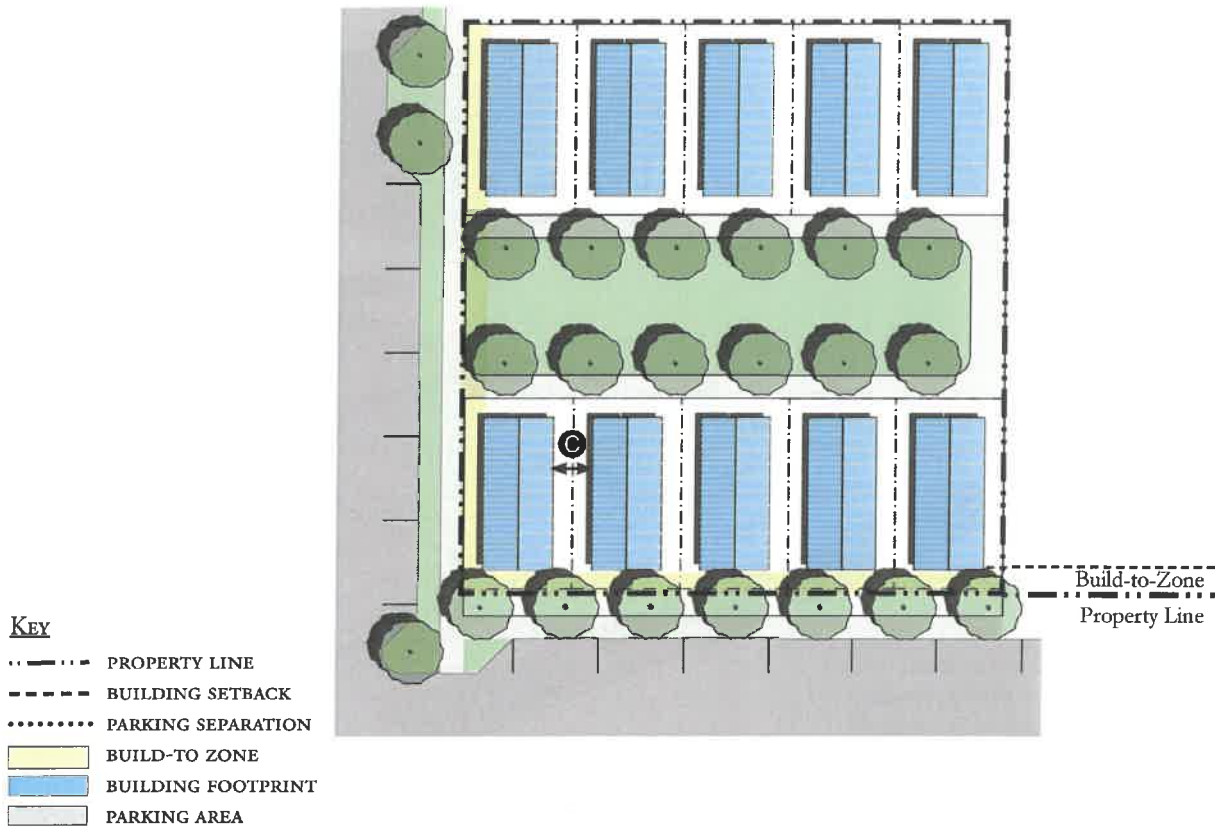
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table R-5.

Draft 10-29-2019 Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.10 - Cottage Court



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	6' min.	A
Side at Street Build-to-Zone	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

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min.	G

Permitted Subdistricts, see 12.3.02

Core	General	Waterfront
Corridor	Mobile Home	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

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 R-5.

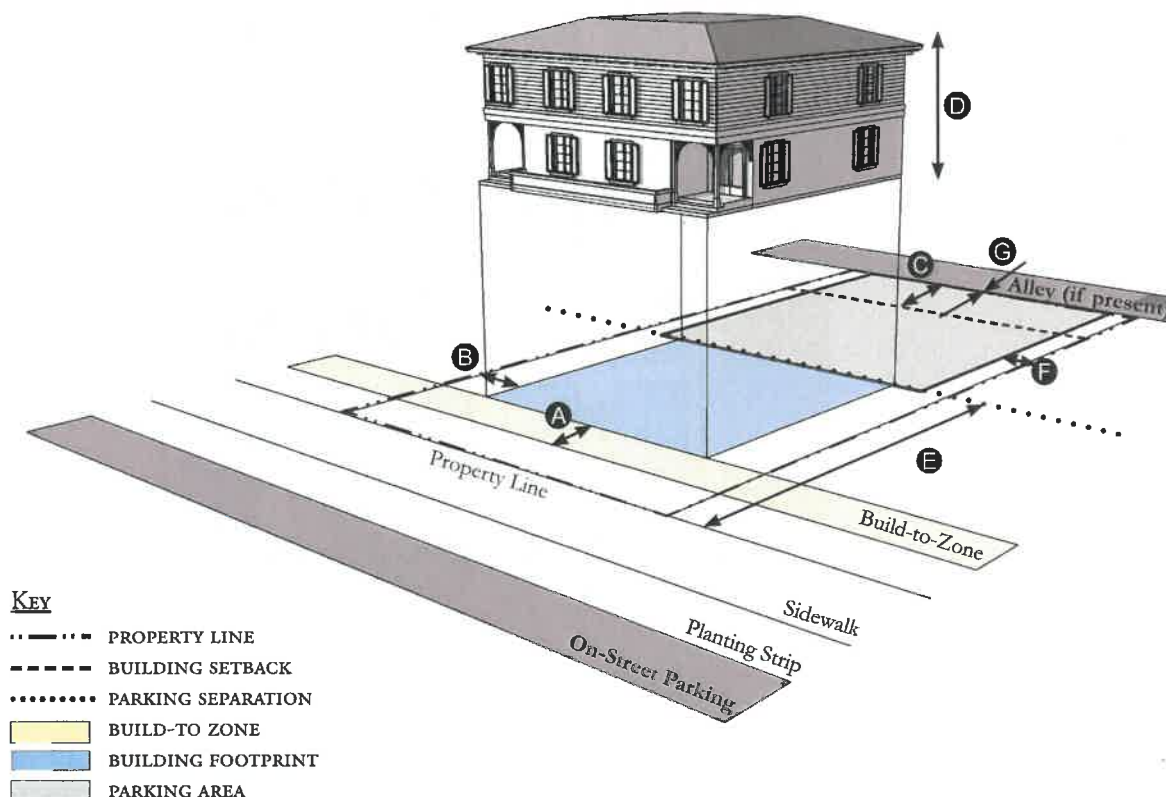


Draft 10-29-2019

Building Type & Frontage Type Standards

12.3.05

Figure R-5.11 - Duplex



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min.	
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' max.	D

Parking Placement

Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.3.02

General 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

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

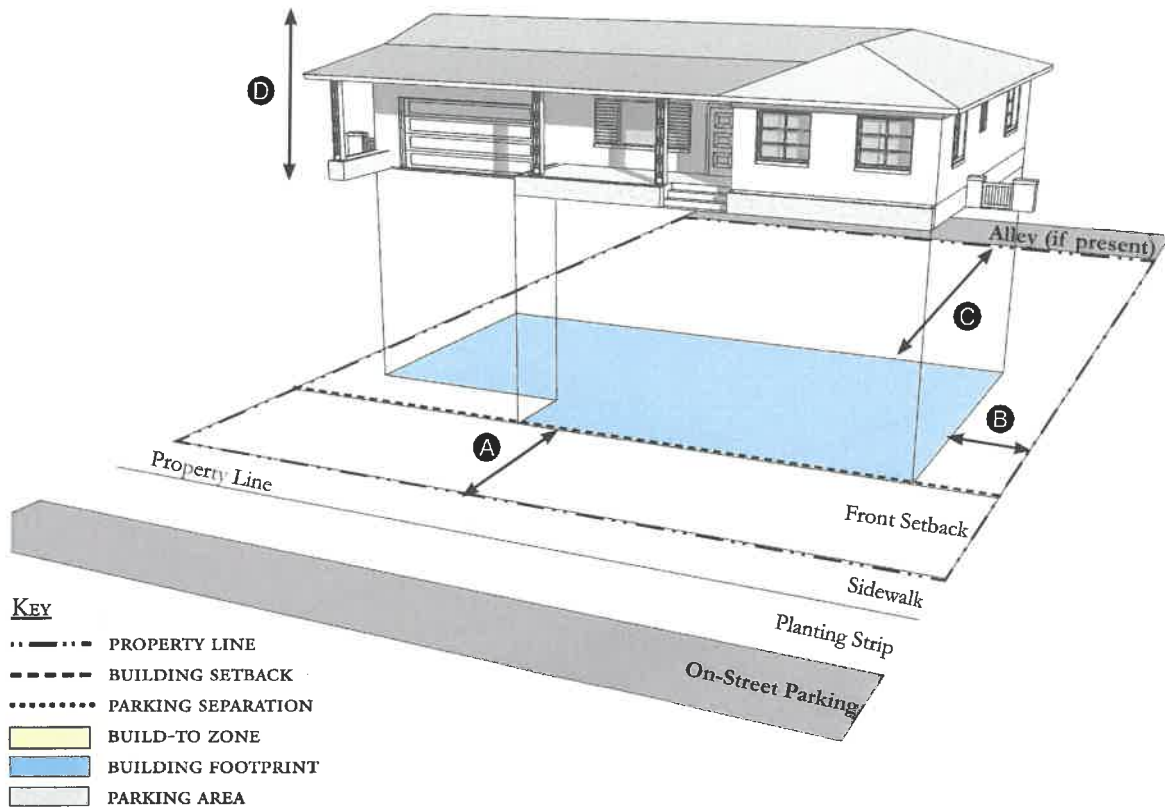
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table R-5.

Draft 10-29-2019
Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.12 - All Yard House



Building Placement, see 12.1.04.6

Frontage	Not Required	
Front Setback	20' min.	(A)
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	(B)
Rear Yard Setback	10' min.	(C)

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	30' / 3 stories max.	(D)

Parking Placement

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.3.02

General	Detached 1	Detached 2
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Description

All Yard House has yards on all sides and may contain accessory structures toward the rear.

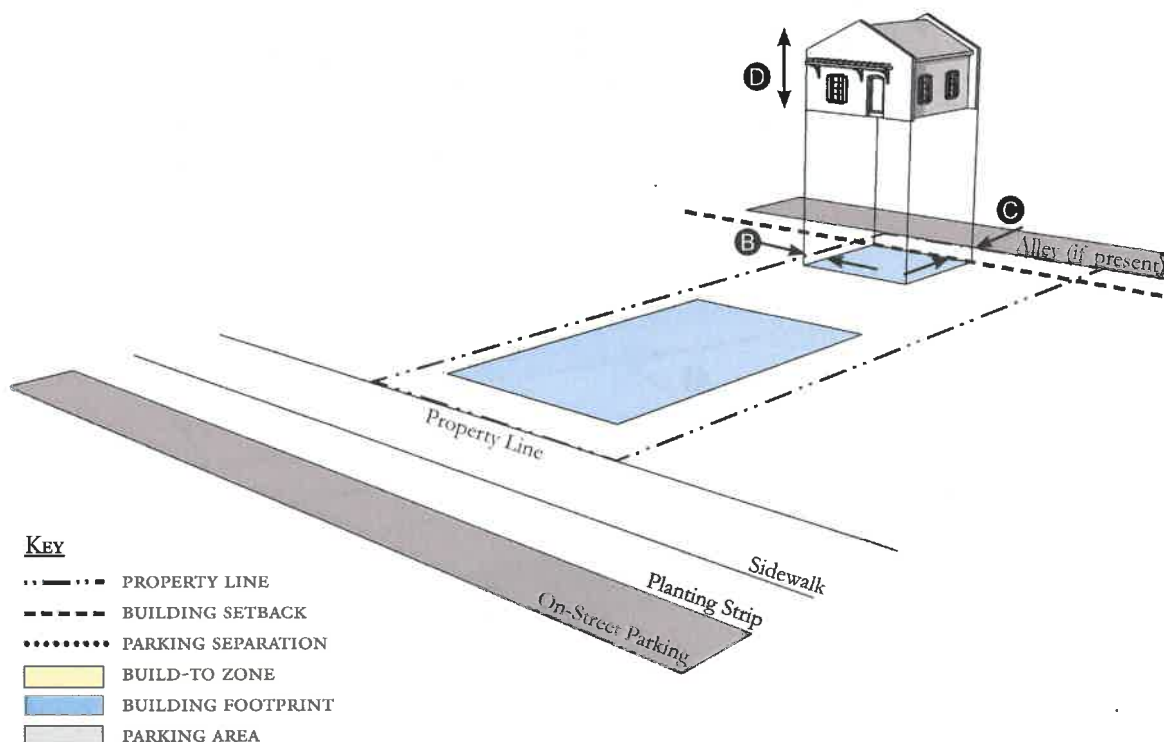
Notes

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



Draft 10-29-2019
Building Type & Frontage Type Standards
12.3.05

Figure R-5.13 - Outbuilding



Building Placement, see 12.1.04.6

Frontage	Not applicable
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	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 12.3.02

Core	General	Waterfront
Corridor	Detached 1	Detached 2

Description

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 accessory dwelling unit.

Notes

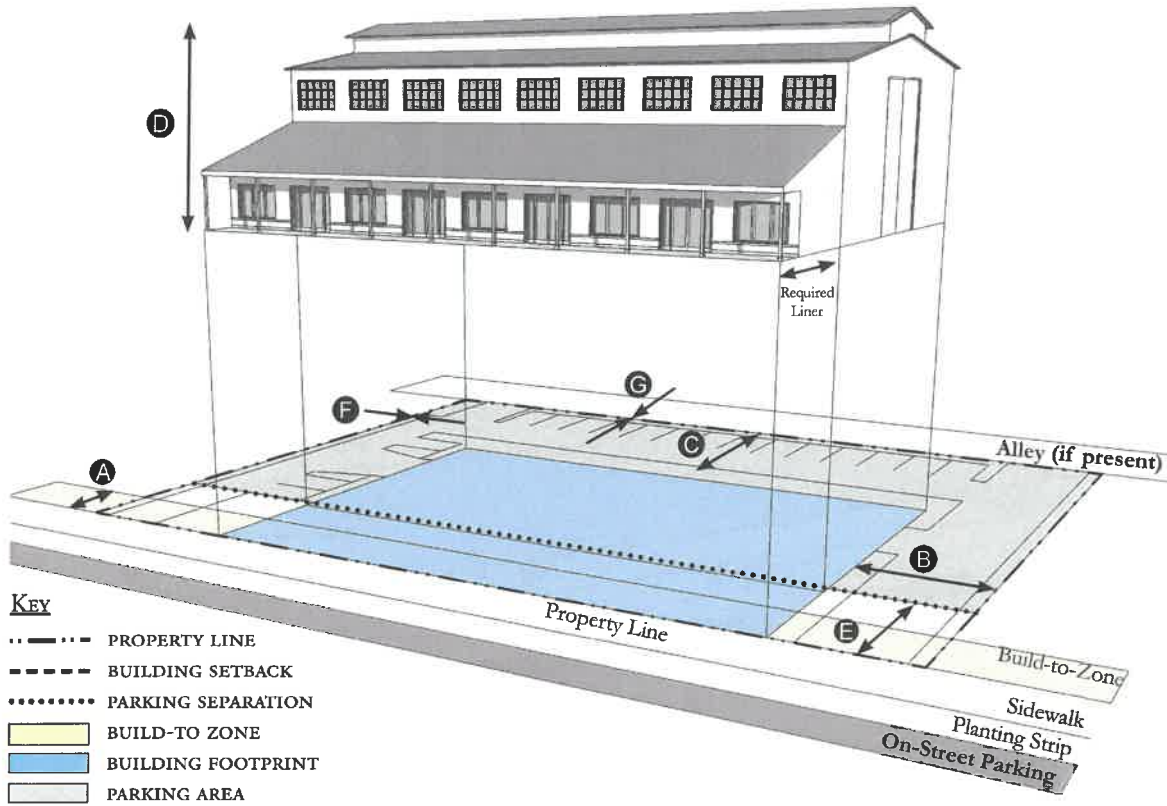
Outbuildings shall not exceed a footprint of 850 square feet.
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table R-5.

Draft 10-29-2019 Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.14 - Boat Barn



Building Placement, see 12.1.04.6

Frontage	60% min.	
Front Build-to-Zone ¹	0' min., 15' max.	A
Side at Street Build-to-Zone	10' min.	
Side at Property Line Setback ²	10' min.	B
Rear Yard Setback ²	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	40' max.	D

Parking Placement

Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min. (no alley), 0' alley	G

Permitted Subdistricts, see 12.3.02

Industrial Waterfront

Description

A Boat Barn is a indoor storage facility. A liner is required to avoid large blank facades to the public. A liner shall face all primary streets. Liners may be additional commercial space with permitted uses.

Notes

Commercial linear shall be a minimum depth of 20' feet.

¹ Measured from existing Right-of-Way or edge of pavement.

² Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.

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

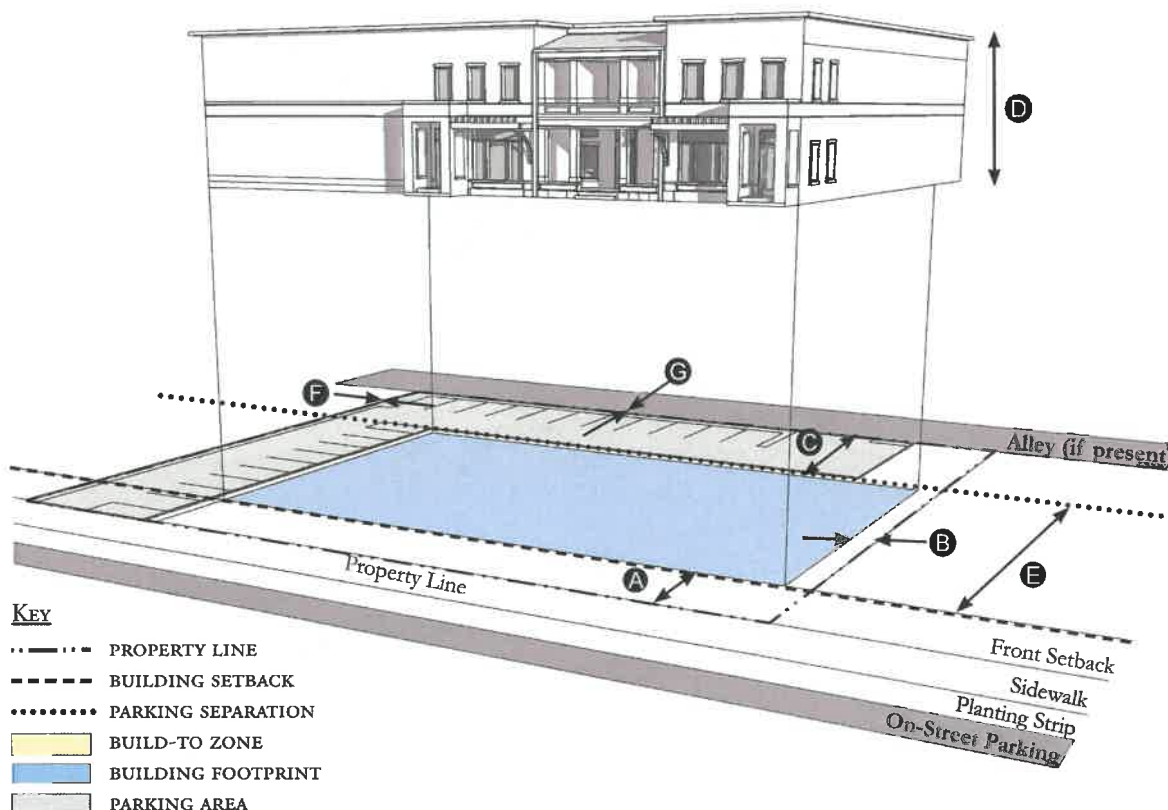


Draft 10-29-2019

Building Type & Frontage Type Standards

12.3.05

Figure R-5.15 - Industrial Building



Building Placement, see 12.1.04.6

Frontage	Not required	
Front Setback ¹	20' min.	A
Side at Street Build-to-Zone	5' min.	
Side at Property Line Setback ²	5' min.	B
Rear Yard Setback ²	10' min./5' min. with alley	C

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	40' max.	D

Parking Placement

Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min. (no alley), 0' alley	G

Permitted Subdistricts, see 12.3.02

Industrial	Waterfront
------------	------------

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 Measured from existing Right-of-Way or edge of pavement.

² Where the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling Building Transitions described in Section 12.1.04.15 apply.

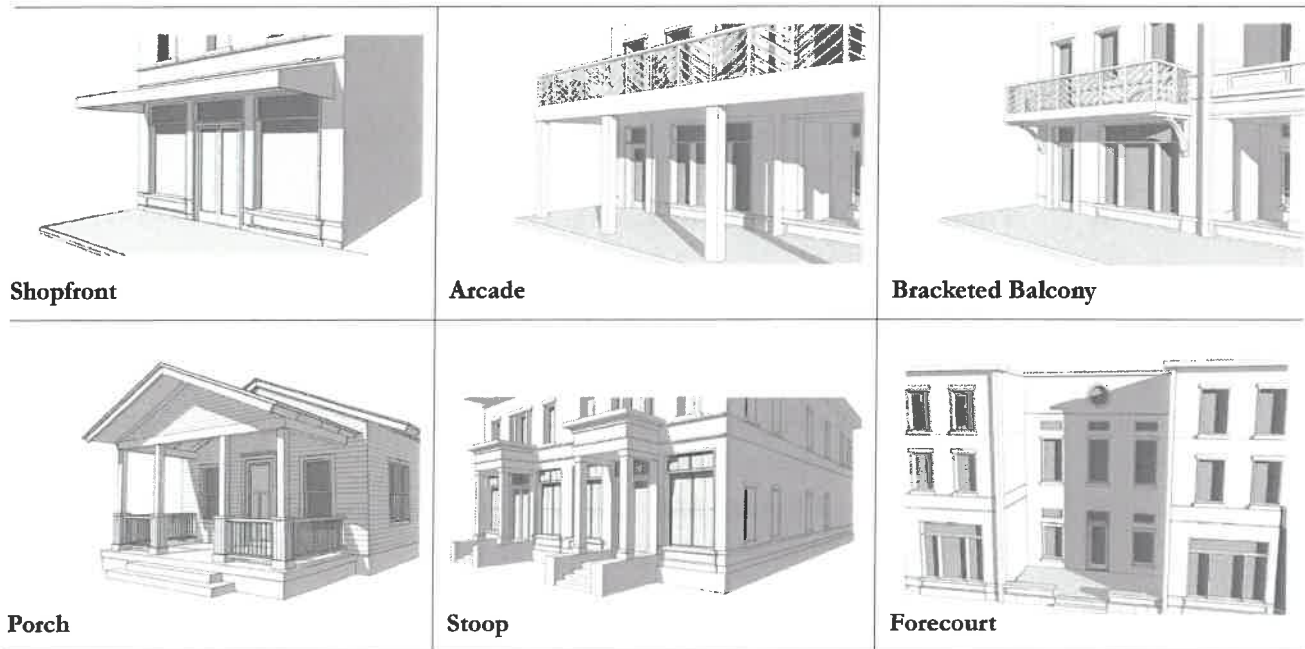
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table R-5.

Draft 10-29-2019
Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.16 - Frontage Types Matrix



2. **Frontage Types.** Using one or more of the permitted frontage types indicated in Table R-5.17 is required within the Core, Corridor and Waterfront Subdistricts. Standards for Frontages are found in Section 12.1.05. Frontage Types are encouraged in the Industrial, Mobile Home, Multifamily, and Detached Subdistricts, but are not required.

Table R-5.17 - Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch	Stoop	Forecourt
Core	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
General	-	-	-	-	-	-
Waterfront	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Mobile Home	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-
Detached 1	-	-	-	-	-	-
Detached 2	-	-	-	-	-	-
Primary Streets shall include the required Principal Entrance & Frontage Type.						



Street Standards

12.3.06

Section 12.3.06. Street Standards.

1. **Applicability.** Street standards that apply in all Redevelopment Zoning Districts are provided in 12.1.06. The additional street standards which apply in the Rio Redevelopment Zoning District are specified in this section.
2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **R-3**, Section 12.2.02. That Regulating Plan identifies the following features:
 - a. **Primary Streets** allow movement through as well as within the Rio Redevelopment Zoning District.
 - b. **Secondary Streets** are local streets that supplement the primary streets to provide an interconnected street network that serves users of all ages and abilities and that fully integrates residential neighborhoods with shopping, employment, and civic features.
 - c. **Recommended Future Streets** would become additional streets to complete a highly interconnected street network.
 - d. **Recommended Future Alleys** are not required but are strongly encouraged within the blocks created by the construction of proposed streets. Alleys may be designed and constructed as the alley type in Section 12.1.06.
3. **Future Streets.**
 - a. **Street Location.** The schematic location of proposed streets is shown on the Street Regulating Plan. The exact location may be adjusted during the development review process provided the new location meet these requirements:
 - i. The adjusted location does not reduce the level of connectivity with surrounding streets, both existing and proposed.
 - ii. The adjusted location does not reduce the level of street connectivity within the site or substantially increase the average block size.
 - iii. The adjusted location does not diminish or eliminate any proposed civic space or civic building shown on the Regulating Plan.
 - iv. The adjusted location maintains or enhances pedestrian convenience and safety and does not create any traffic hazards.
 - b. **Street Types.** Proposed streets may be designed and constructed as any one of the following street types below defined in Section 12.1.06:
 - i. Local Street 1 through 3
 - ii. Local Street 2
 - iii. Local Street 3
 - iv. Neighborhood Street 1
 - v. Neighborhood Street 2
 - vi. Yield Street

4. Shade Trees.

- a.** Primary streets shall have shade trees planted at 30-foot intervals. The trees shall be 16 feet in height, with a four-foot clear trunk, and four-inch dbh at the time of planting. The landscaping on CR-707 (Dixie Highway) shall include native and non-native trees with a minimum height of 16 feet, with a four-foot clear trunk, and three-inch dbh at the time of planting, planted at a maximum of 30-foot intervals. Along CR-707 (Dixie Highway), every other 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.
- b.** Secondary streets shall have shade trees planted at 30-foot intervals with a minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals.



Parking Standards

12.3.07

Section 12.3.07. 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 Parking Standards Section 12.1.07. Those modified Parking Standards apply in the Rio Redevelopment Zoning District, except as specified otherwise in this section.
2. **Parking Rates.** Refer to Section 12.1.07 for parking rates applicable to Redevelopment Zoning Districts.
3. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** The SPARC program described in Section 12.1.07 is authorized within the Rio CRA.
4. **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 or commercial uses and residential uses. Refer to Landscaping Standards Section 12.3.09, Vehicular Use Areas.
5. **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 12.3.02, street level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.
6. **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.
7. **Combined Parking Lot** or Joint use of parking lots.
 - a. Shared parking lots must be located within 500 feet of each use. These lots may be separated from the use(s) by a street, easement, or other right-of-way.
 - b. Parking shared by different uses must be supported by evidence that peak parking demands of each use occur at different times of the day or days of the week. Section 4.626.B.2, Div. 14, Article 4, Shared Parking provides the methodology to support shared parking. Mixed-use developments do not have to meet this standard.
8. **Off-Street Loading.** A minimum of one loading space must be provided for all buildings that receive or ship goods via semitrailer or trucks larger than 20 feet in length. The space shall not obstruct or otherwise hinder the movement of vehicles and pedestrians. Non-residential development within Multifamily, Mobile Home, Detached 1 and Detached 2 Subdistricts shall conform with 4.626.B.4, Div. 14, Article 4 regarding the number of loading spaces.
9. **Approved Parking Surfaces.**
 - a. Residential-only development shall provide parking on a paved surface.
 - b. Commercial, industrial, or mixed-use development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a stabilized grassed surface.
 - c. Civic uses may provide parking on stabilized grassed surfaces.



- d. Parking surfaces shall be brought up to the standards of this sub-section, no later than five years from the effective date of this Division.
- 10. **Boats, recreational vehicles or boat trailers.** Section 3.201.C.2.h. Div. 4, Article 3, shall apply in the Rio CRA, except that the parking or storage of a vehicle or equipment that exceeds 25 feet in length shall not be parked in a minimum front, side or rear setback.



Stormwater Standards

12.3.08

Section 12.3.08. Stormwater Standards.

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

Section 12.4.09. Landscape Standards.

1. Table **R-9** identifies which of the landscaping, buffering, and tree protection standards in Div. 15, Article 4 apply as written in the Rio Redevelopment Zoning District and which standards are modified, replaced, or do not apply in this zoning district.

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

Div. 15, Article 4		In Rio 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 12.3.09.2
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.3.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Modified by 12.3.09.4
A.4.5	Vehicular use areas	Modified by 12.3.09.5
A.6	Service areas	Modified by 12.3.09.6
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		
4.664	(All Subsections)	Applies as written
Maintenance of Required Landscaping		
4.665	(All Subsections)	Applies as written
Tree Protection		
4.666	(All Subsections)	Applies as written
Alternative Compliance		
4.667	(All Subsections)	Replaced by 12.1.13.3
Certificate of Compliance		
4.668	(All Subsections)	Applies as written

2. **Landscape plan, not applicable to single family dwellings or duplexes.** 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 **R-10**, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.



Landscape Standards

12.3.09

- 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 are defined as the construction or expansion of a principal building or accessory structures 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.
- d. **For applications for a substantial improvement/renovation only**, the Growth Management Director, or the Director's designee, may authorize incremental compliance with its requirements when the nature and scope of the existing and proposed improvements make full compliance 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.

Table R-10 - Landscape Plan Application Requirements

Div. 15, Article 4		In Rio CRA	
		A	B
1	Property boundaries	Yes	Yes
2	Land use features	Yes	Yes ¹
3	Structures & paving	Yes	Yes ¹
4	Utilities	Yes	Yes
5	Vehicular use areas	Yes	Yes
6	Water bodies	Yes	Yes
7	Tree survey	Yes	-
8	Installation methods	Yes	-
9	Development areas	Yes	-
10	Ditches & swales	Yes	-
11	Tabular data	Yes	-

¹ On-site features only

3. Required landscape area.

- a. Table **R-11** indicates the minimum percentage of the total developed area that must be landscaped.
- b. 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.
- c. Exposed dirt yards are prohibited.

Table R-11 - Required Landscape Area & Tree Planting

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core	0%	1,000 sf
General	10%	1,000 sf
Waterfront	5%	1,000 sf
Corridor	10%	1,000 sf
Industrial	Not required	Not required
Mobile Home	Not required	3,000 sf
Multifamily	Not required	3,000 sf
Detached 1	Not required	3,000 sf
Detached 2	Not required	3,000 sf

4. Required tree planting.

- a. Table **R-11** indicates the minimum number of trees that must be planted.
- b. Tree species and size.
 - i. Other required trees shall have a minimum height of 12 feet, with a four-foot clear trunk, and two-inch diameter at breast height (dbh), at the time of planting.
 - ii. Palm trees shall have a minimum height of 12 feet at the time of planting.
 - iii. Fruit trees shall have a minimum height of five feet at the time of planting.
- c. Trees planted in adjacent right-of-way as indicated in Section 12.3.06, or in other nearby public space, shall be credited towards meeting the number of trees required by Table **R-11**. 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.
- d. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table **R-11**.
- e. Trees planted near utilities shall consider FPL's *Right Tree/Right Place Guidelines*.

5. Vehicular use areas, not applicable to single family dwellings or duplexes.

- a. **Perimeter landscaping.** Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards:
 - i. The side of a vehicular use area fronting SR 707 shall be planted with trees at 30-foot intervals. The trees shall be 16 feet in height, with a four-foot clear trunk, and four-inch dbh at the time of planting.
 - ii. The side of a vehicle use area abutting a Detached 1, Detached 2, Multifamily or Mobile Home that is not a part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch dbh, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or



Landscape Standards

12.3.09

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 (a) or (b) 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 vehicle use areas. Between the vehicle 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.
- 6. **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 an enclosure shall be finished masonry wall. All nonconforming enclosures shall be brought into compliance no later than two years from the effective date.



Section 12.3.10. Wall & Fence Standards.

1. Walls and fences must comply with the Wall and Fence Standards for all Redevelopment Zoning Districts found in Section 12.1.10.



Sign Standards

12.3.11

Section 12.3.11. Sign Standards.

1. Sign Standards must comply with the standards for all Redevelopment Zoning Districts found in Section 12.1.11 except where modified below for Rio Zoning District.
2. **Wall signs.** Table **R-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.
3. **Banner signs.** Banner signs may be erected for a temporary period, not to exceed 90 days. If hung over a right-of-way, they must comply with all applicable FDOT and Martin County regulations.
4. **Freestanding signs.** One freestanding sign is permitted per building or each 200 lineal feet of property frontage. The freestanding sign shall be a pedestal sign with a maximum square footage of 50 square feet per sign face.
5. **Murals** are permitted, but may not contain advertising.
6. **Types of signs permitted.** The list of permitted signs in Section 4.703, Div. 16, Article 4 is adjusted by adding the following sign as permitted:
 - a. **Sandwich or sidewalk signs,** as defined in Section 4.693, Div. 16, Article 4, are permitted in the Core, General, and Waterfront Subdistricts, provided the signs do not exceed 6 square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 PM daily.
7. **Lettering and logo size.** Table **R-12** provides the maximum height of lettering and logos on any allowable. Section 4.699, Div. 16, Article 4 describes how to measure the height of irregularly shaped features.

Table R-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
General	6%	6-sf	10 inches
Waterfront	15%	32-sf	24 inches
Corridor	15%	32-sf	24 inches
Industrial	15%	32-sf	24 inches
Mobile Home	-	-	-
Multifamily	-	-	-
Detached 1	-	-	-
Detached 2	-	-	-



Section 12.3.12. Architectural Standards. All structures within the Rio Redevelopment Zoning District shall comply with the following:

1. **Accessory Structures.** Materials shall be or have the appearance of that of the primary structure.
2. **Exterior Lighting.** Exterior lighting shall be so shielded to prevent any light trespass onto adjoining property.
3. **Painting of Structures.**
 - a. All exterior surfaces of buildings shall be painted, except when constructed with materials not normally painted, including, but not limited to, vinyl siding or brick.
 - b. Any repairs to the exterior of any building must be painted to match the balance of the structure.
4. **Board-ups.** If a structure is boarded-up for any reason, the boarding material must be, at a minimum, exterior grade plywood. If exterior grade plywood is used, it must be painted to match the balance of the structure, except for temporary boarding in the event of a natural disaster.
5. **Historic Structures.** Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div.13, Article 4.

Article 12

Redevelopment Code

*Land Development Regulations for
Community Redevelopment Areas
within Martin County, Florida*

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Table of Contents

12.1.00

I

Division 1

Section 12.1.01

12.1.01.A

12.1.01.B

12.1.01.C

12.1.01.D

12.1.01.E

12.1.01.F

12.1.01.G

Section 12.1.02

Section 12.1.03

Section 12.1.04

Section 12.1.05

Section 12.1.06

Section 12.1.07

Section 12.1.08

Section 12.1.09

Section 12.1.10

Section 12.1.11

Section 12.1.12

Section 12.1.13

Section 12.1.14

General

Purpose & Intent

Content of Redevelopment Code

Adoption and modification of Redevelopment Code

Function of Redevelopment Code; consistency with other regulations

Comprehensive Plan

Form-based code

Subdistricts

How to use Article 12

Regulating Plan

Permitted Uses

Development Standards

Building Type & Frontage Type Standards

Street Standards

Parking Standards

Stormwater Standards

Landscape Standards

Wall & Fence Standards

Sign Standards

Applicability

Review Process

Glossary

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Table of Contents

12.1.00

I

Division 2 Jensen Beach Community Redevelopment Code

Section 12.2.01	Purpose
Section 12.2.02	Regulating Plan
Section 12.2.03	Permitted Uses
Section 12.2.04	Development Standards
Section 12.2.05	Building Type & Frontage Type Standards
Section 12.2.06	Street Standards
Section 12.2.07	Parking Standards
Section 12.2.08	Stormwater Standards
Section 12.2.09	Landscape Standards
Section 12.2.10	Wall & Fence Standards
Section 12.2.11	Sign Standards
Section 12.2.12	Architectural Standards

Division 5 Hobe Sound Community Redevelopment Code

Section 12.5.01	Purpose
Section 12.5.02	Regulating Plan
Section 12.5.03	Permitted Uses
Section 12.5.04	Development Standards
Section 12.5.05	Building Type & Frontage Type Standards
Section 12.5.06	Street Standards
Section 12.5.07	Parking Standards
Section 12.5.08	Stormwater Standards
Section 12.5.09	Landscape Standards
Section 12.5.10	Wall & Fence Standards
Section 12.5.11	Sign Standards
Section 12.5.12	Architectural Standards

Division 3 Rio Community Redevelopment Code

Section 12.3.01	Purpose
Section 12.3.02	Regulating Plan
Section 12.3.03	Permitted Uses
Section 12.3.04	Development Standards
Section 12.3.05	Building Type & Frontage Type Standards
Section 12.3.06	Street Standards
Section 12.3.07	Parking Standards
Section 12.3.08	Stormwater Standards
Section 12.3.09	Landscape Standards
Section 12.3.10	Wall & Fence Standards
Section 12.3.11	Sign Standards
Section 12.3.12	Architectural Standards

Division 6 Port Salerno Community Redevelopment Code

Section 12.6.01	Purpose
Section 12.6.02	Regulating Plan
Section 12.6.03	Permitted Uses
Section 12.6.04	Development Standards
Section 12.6.05	Building Type & Frontage Type Standards
Section 12.6.06	Street Standards
Section 12.6.07	Parking standards
Section 12.6.08	Stormwater Standards
Section 12.6.09	Landscape Standards
Section 12.6.10	Wall & Fence Standards
Section 12.6.11	Sign Standards
Section 12.6.12	Architectural Standards

Division 4 Old Palm City Community Redevelopment Code

Section 12.4.01	Purpose
Section 12.4.02	Regulating Plan
Section 12.4.03	Permitted Uses
Section 12.4.04	Development Standards
Section 12.4.05	Building Type & Frontage Type Standards
Section 12.4.06	Street Standards
Section 12.4.07	Parking Standards
Section 12.4.08	Stormwater Standards
Section 12.4.09	Landscape Standards
Section 12.4.10	Wall & Fence Standards
Section 12.4.11	Sign Standards
Section 12.4.12	Architectural Standards

Division 7 Golden Gate Community Redevelopment Code

Section 12.7.01	Purpose
Section 12.7.02	Regulating Plan
Section 12.7.03	Permitted Uses
Section 12.7.04	Development Standards
Section 12.7.05	Building Type & Frontage Type Standards
Section 12.7.06	Street Standards
Section 12.7.07	Parking Standards
Section 12.7.08	Stormwater Standards
Section 12.7.09	Landscape Standards
Section 12.7.10	Wall & Fence Standards
Section 12.7.11	Sign Standards
Section 12.7.12	Architectural Standards

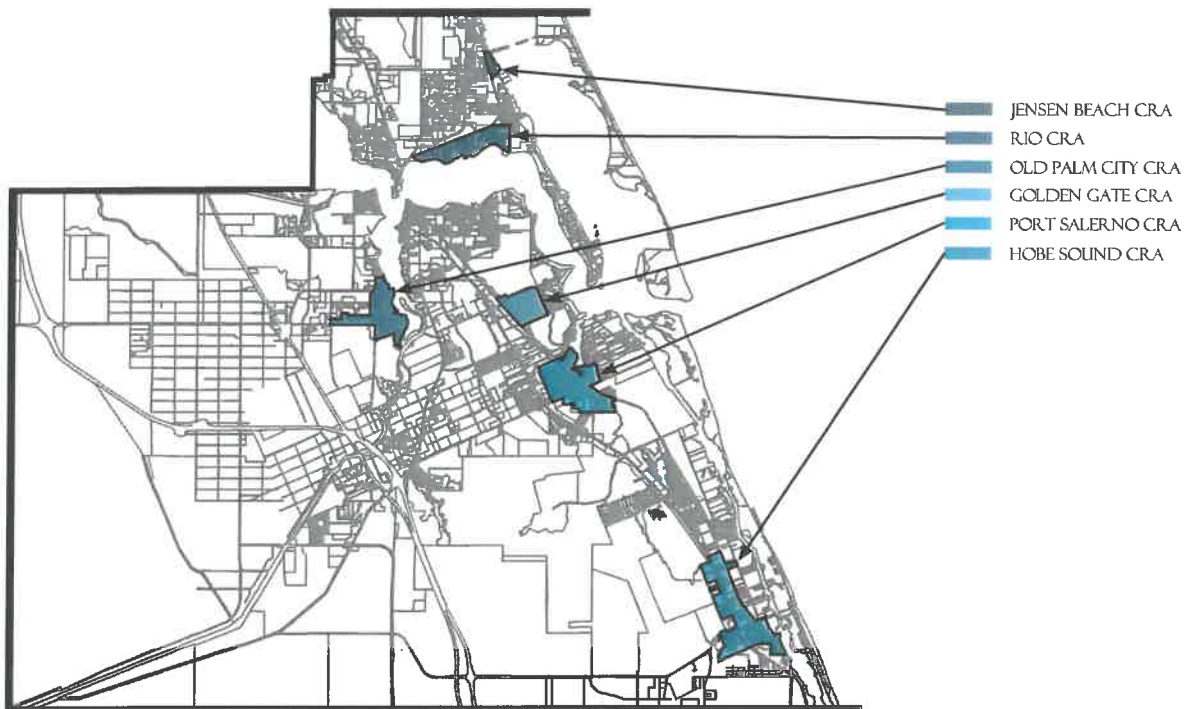
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Section 12.1.01. Purpose & Intent. The Redevelopment Code provides zoning procedures to implement Comprehensive Growth Management Plan policies by providing opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas. The Redevelopment Code shall be adopted only for Community Redevelopment Areas (CRA) that have been formally designated by Martin County in accordance with the Comprehensive Growth Management Plan.

Section 12.1.01.A. Content of the Redevelopment Code. Each CRA shall have its own Redevelopment Zoning District. Article 12 provides Redevelopment Code and Redevelopment Zoning Districts for each of the following CRA, as shown in Figure 12-1:

1. Jensen Beach CRA Division 2
2. Rio CRA Division 3 (reserved)
3. Old Palm City CRA Division 4 (reserved)
4. Hobe Sound CRA Division 5 (reserved)
5. Port Salerno CRA Division 6 (reserved)
6. Golden Gate CRA Division 7 (reserved)

Figure 12-1 - Martin County Community Redevelopment Areas





Purpose & Intent

12.1.01

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

Section 12.1.01.C. Function of the Redevelopment Code; consistency with other regulations. Development under the Redevelopment Code shall comply with all requirements of the Martin County Land Development Regulations and General Ordinances, except where such requirements are in conflict with the requirements of this Article 12. In the case of conflicting requirements, Article 12 supersedes the requirements of the Martin County Land Development Regulations and General Ordinances.

Section 12.1.01.D. Comprehensive Plan. All development in a CRA shall comply with the Martin County Comprehensive Growth Management Plan (CGMP). In the event of a conflict between the CGMP and a requirement of this Article, the stricter shall apply.

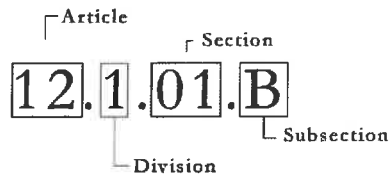
Section 12.1.01.E. Form-based code. The Redevelopment Code is a form-based code, land development regulations that foster predictable built results and a high-quality public realm by using physical form (rather than full separation of uses) as the code's primary organizing principle.

Section 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 facades. 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, and streetscapes along a major roadway.
3. 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.
4. The **Waterfront** Subdistrict is defined by marinas and working waterfronts. In some Redevelopment Zoning Districts, it may also promote a mixed-use waterfront environment with restaurants, entertainment, resort and residential uses.
5. The **Industrial** Subdistrict identifies areas where industrial uses are permitted and encouraged.
6. The **Multifamily** Subdistrict allows for denser and more varied residential buildings.
7. The **Detached** Subdistrict is predominantly single-family homes with front yards and walkable sidewalks.
8. The **Mobile Home** Subdistrict identifies where mobile homes are permitted.

Section 12.1.01.G. 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.





Regulating Plan

12.1.02

Section 12.1.02. Regulating Plan

1. **Purpose.** A Regulating Plan is adopted for each Redevelopment Zoning District. The Regulating Plan illustrates zoning Subdistricts and provide 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 contain regulatory information including the following:
 - a. **Boundary.** Boundary of the Redevelopment Zoning District.
 - 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.
 - c. **Primary and Secondary Streets and Alleys.** Primary Streets are intended to develop over time as pedestrian environments and, as such, are held to higher standards regarding building placement, building frontage, and the location of parking and service uses. Streets not designated as Primary Streets are Secondary Streets. Secondary Streets can accommodate service functions and vehicular-oriented development needs, including parking, loading, and drive-through facilities. Alleys are important assets in the Redevelopment Zoning Districts, performing many functions within small rights-of-way.
 - 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 non-residential 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 connections may also be illustrated on 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. **Marine Service Areas.** Marine Service Areas cannot be converted to permanent housing unless the marine service uses can be replaced on the same parcel or another parcel not already designated a Marine Service Area. See CGMP Policy 4.13A.8(4).

Section 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, standards for specific uses in Div. 3, Article 3). Each Redevelopment Zoning District contains a table describing which use groups are permitted.
2. All uses listed in Table 12-2 are not permitted in every Redevelopment Zoning District or Subdistrict.
3. The Growth Management Director may approve uses other than those listed in the Permitted Use 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.
4. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided with Development Standards 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 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

I

Permitted Uses

12.1.03

Table 12-2 - Permitted Uses in Each Use Group Continued

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
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

Table 12-2 - Permitted Uses in Each Use Group Continued

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



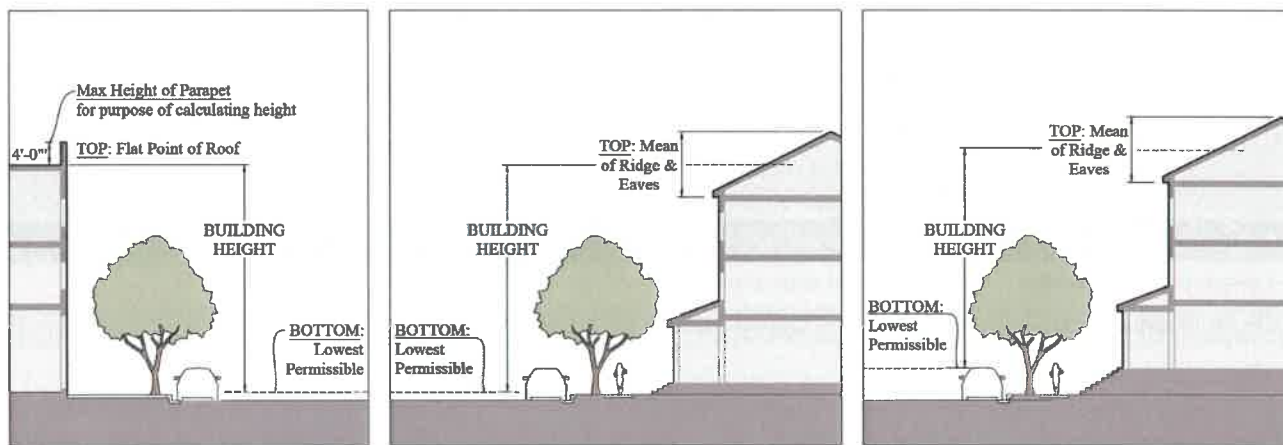
Development Standards

12.1.04

Section 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:

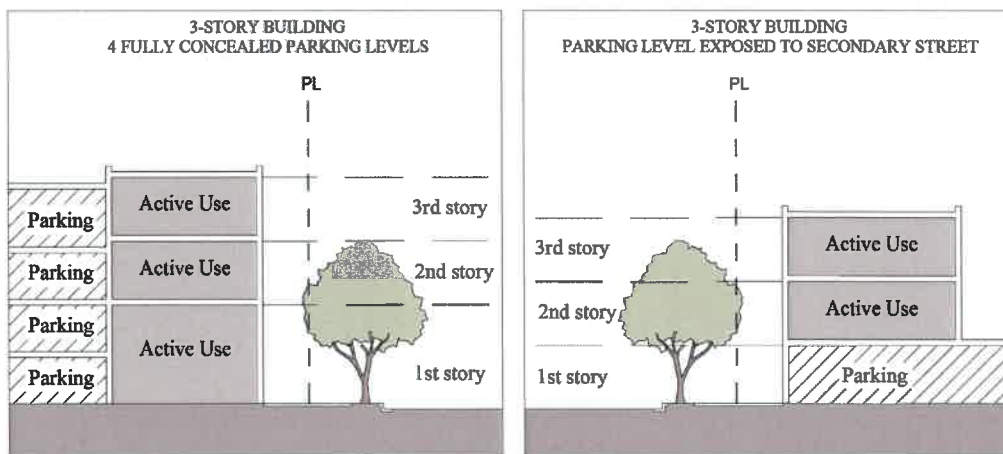
1. **Lot Size.** Lot width shall be measured pursuant to Section 3.15.B, Div. 2, Article 3. Section 3.15.C, Div. 2, Article 3 provides exceptions to minimum lot size requirements.
2. **Height.** Height is measured in accordance with Section 3.14, Div. 2, Article 3. Height exceptions are described in 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.** The permitted densities shall be gross residential densities and the gross land area of which this density is applied is described as follows. These densities 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.
 - 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 the residential use;
 - ii. Recreational facilities for the primary use of on-site residents;
 - iii. Dedication to the County or other County-approved agencies or notfor-profit corporations;
 - iv. In mixed-use projects in the six designated CRAs as described in Chapter 18.
 - v. The MUV future land use designation, as described in Policy 4.13A.15.
 - d. Maximum gross density is defined as maximum allowable units divided by gross land areas.
 - e. For development proposed for previously platted lots in a CRA and subject to calculation of gross residential density, the property owner may opt to include within the gross land area one-half of any right-of-way adjoining the development site.
 - f. **Small Dwelling Units.** When the lot is one acre or less, dwelling units of 800 square feet or less shall count as one-half a dwelling unit.
 - g. **Small Dwelling Units in Affordable Housing.** When the lot is larger than one acre, dwelling units of 800 square feet or less shall count as one-half a dwelling unit if at least 50 percent of the units qualify as affordable housing, as defined in the CGMP.
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.** 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.
6. **Building and Parking Placement.**
 - a. **Frontage.** Frontage 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. Building Frontage 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 location of the primary façade is not changed by the projection of

Development Standards

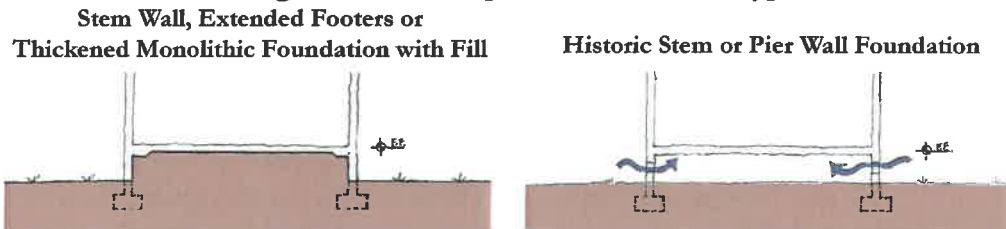
12.1.04

architectural elements such as cornices, bay windows, awnings, porches, balconies, stoops, or arcades.

- iii. On corner lots, the primary façade shall extend to the corner or provide civic open space.
 - b. **Setbacks.** Setbacks are measured from the property line and are illustrated in the Building Types for each Redevelopment Zoning District.
- 7. **Accessory Uses and Structures.** Accessory uses and structures shall be governed by Section 3.201, Div. 4, Article 3 except as provided in this Section 12.1.04.08.
- 8. **Accessory Dwelling Units.**
 - a. One accessory dwelling unit may be permitted on a lot which a single-family dwelling is located.
 - b. Accessory dwelling units shall not count as a separate unit for purposes of calculating density.
 - c. Accessory dwelling units may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.
 - d. Accessory dwelling unit shall not exceed a footprint of 850 square feet, and shall not have more than one-half the square footage of the primary dwelling.
 - e. Accessory dwelling units may have separate utility meters or share utilities with the principal dwelling, as required or permitted by the utility provider.
 - f. An accessory dwelling shall not be sold or conveyed separately from the principal dwelling unit.
- 9. **Garages, Sheds and similar structures.** Refer to Parking Standards Section 12.1.07.8 for Garage placement standards. Outbuildings, including sheds and similar structures, shall be located as permitted within the Building Type Standards of the Redevelopment Zoning District.
- 10. **Shielding from Street.** Garages, sheds, exposed pumps or electrical meters, air conditioning compressors or projecting air conditioning window units, clothes lines for clothes drying, antennas and satellite dishes, and similar structures and uses shall not be located between the front of a building and a street.
- 11. **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.
- 12. **Building Length.** Buildings may 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. The building face shall have transparent windows covering at least 50% of the wall area. The incorporation of storefront standards is encouraged.
- 13. **Foundation Types.** Where buildings are 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. A slab on grade foundation on raised fill is not a permitted means of raising structures within the Redevelopment Zoning Districts.

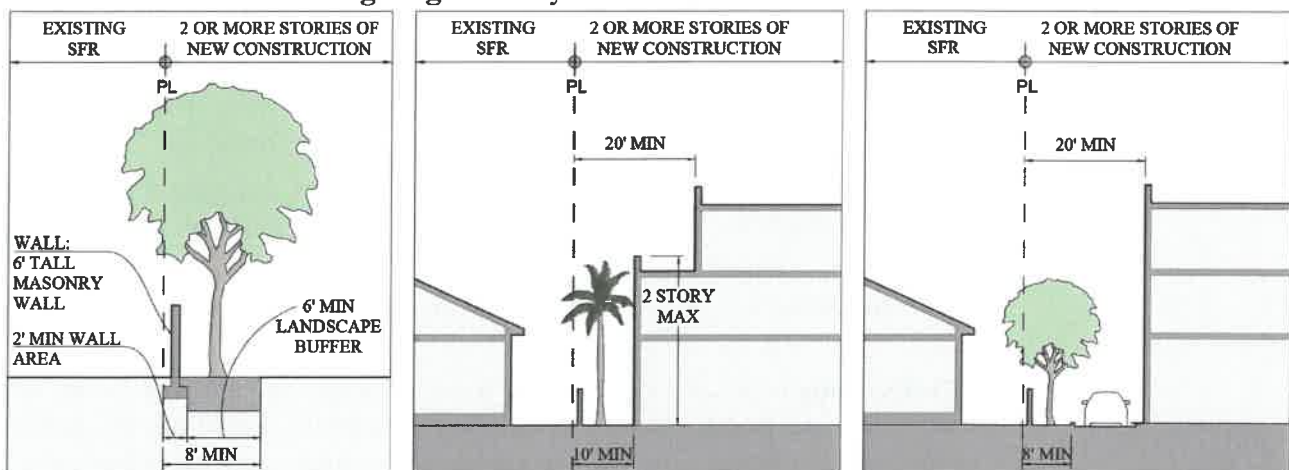
14. **Residential Development.** When residential use is proposed on the first floor of a building, elevation of the first floor at least twenty-four inches above the finished grade as measured along the front building line is required.

Figure 12-5 - Acceptable Foundation Types



15. **Building Transitions.** Where commercial, multifamily, or mixed-use construction along the rear or side yard of a property directly abuts a residential Subdistrict or an existing single family home with less than thirty feet (30') separation, such as a street, alley, railroad, waterway, park, right-of-way, or other public open space between them; the following shall apply:
- For buildings or portions of buildings two stories or less in height, a minimum side and rear setback of 10 feet from the property line shall be provided, unless a greater setback is required by another standard.
 - A minimum side and rear building setback of 20 feet shall be provided from the property line for the portion of the building that is over two stories in height.
 - A solid finished masonry wall six feet in height shall be located within 2 feet of the inside and adjacent to the portion of the property line which directly abuts the residential property followed by a minimum of a 6 foot planting strip with a hedge or tree. Walkways and other pedestrian or bicycle connections through the wall shall provide links encouraged by the CGMP to promote necessary or desirable connectivity between properties.

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



16. **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.



Building Type & Frontage Type Standards

12.1.05

Section 12.1.05. Building Types & Frontage Types.

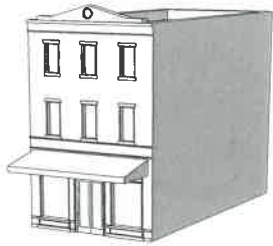
1. **Building Types** are required in Redevelopment Zoning Districts. Building Types do not prescribe use or architectural style. The following Building Types shall be incorporated or modified for use in Redevelopment Zoning Districts:
 - a. A **Shopfront Building** has ground-floor space immediately 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.
 - 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 access are from the rear.
 - g. A **Live/Work Building** consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.
 - 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. 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.

Building Type & Frontage Type Standards

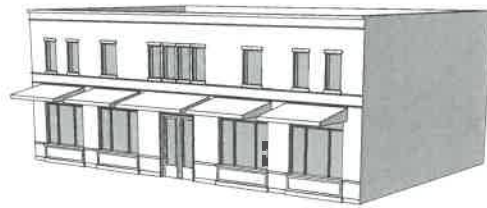
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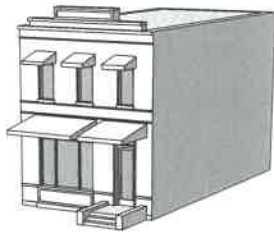
Figure 12-7 - Building Types Matrix



Shopfront Building



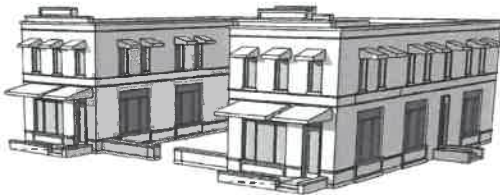
Mixed-Use Building



Office Building



Apartment Building



Courtyard Building



Townhouse Building



Live/Work Building





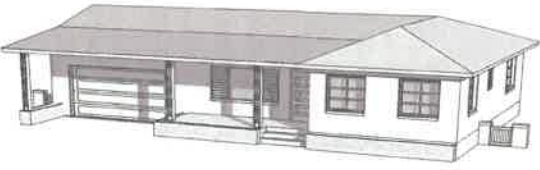
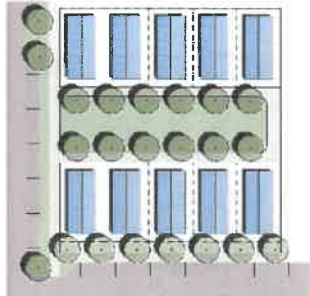

Side Yard House



Building Type & Frontage Type Standards

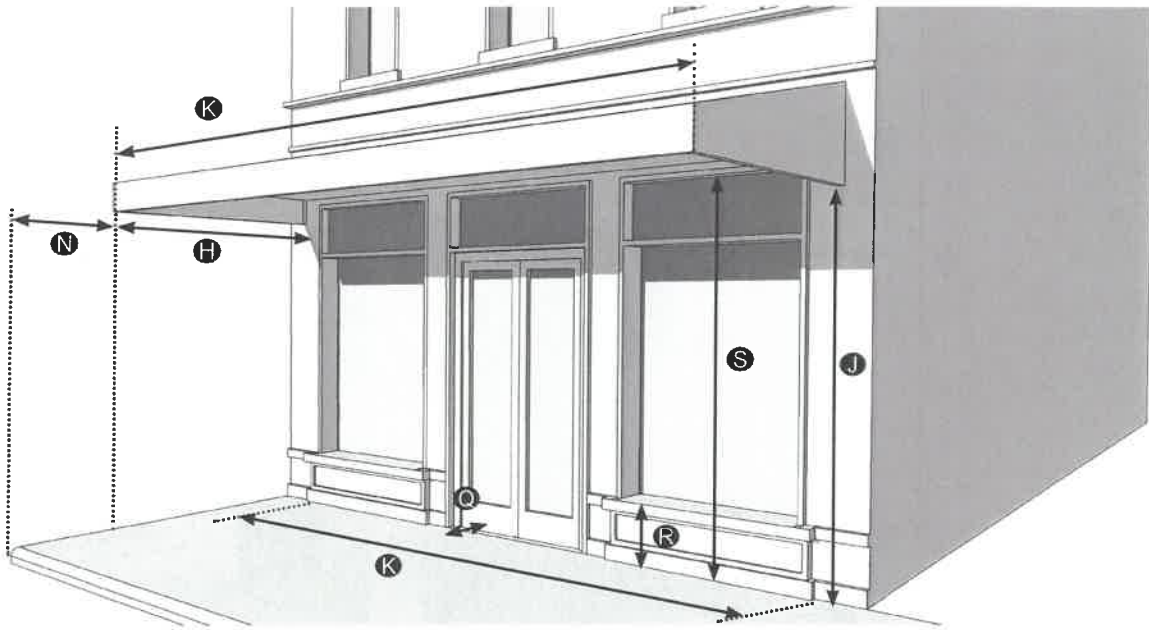
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Figure 12-7 - Continued Building Types Matrix

	
Duplex	Cottage
	
All Yard House	Cottage Court
	
Outbuilding	Industrial Building

2. **Frontage Types.** Building Frontage Types are required in certain Redevelopment Zoning Districts. The following frontage types as described further in Figures 12-7.01-12-7.06 may be incorporated or modified for use in Redevelopment Zoning Districts:
 - a. A **Storefront** frontage
 - b. An **Arcade** or gallery frontage
 - c. A **Bracketed Balcony** frontage
 - d. A **Porch** frontage
 - e. A **Stoop** frontage
 - f. A **Forecourt** frontage

Figure 12-7.01 - Storefront Frontage



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

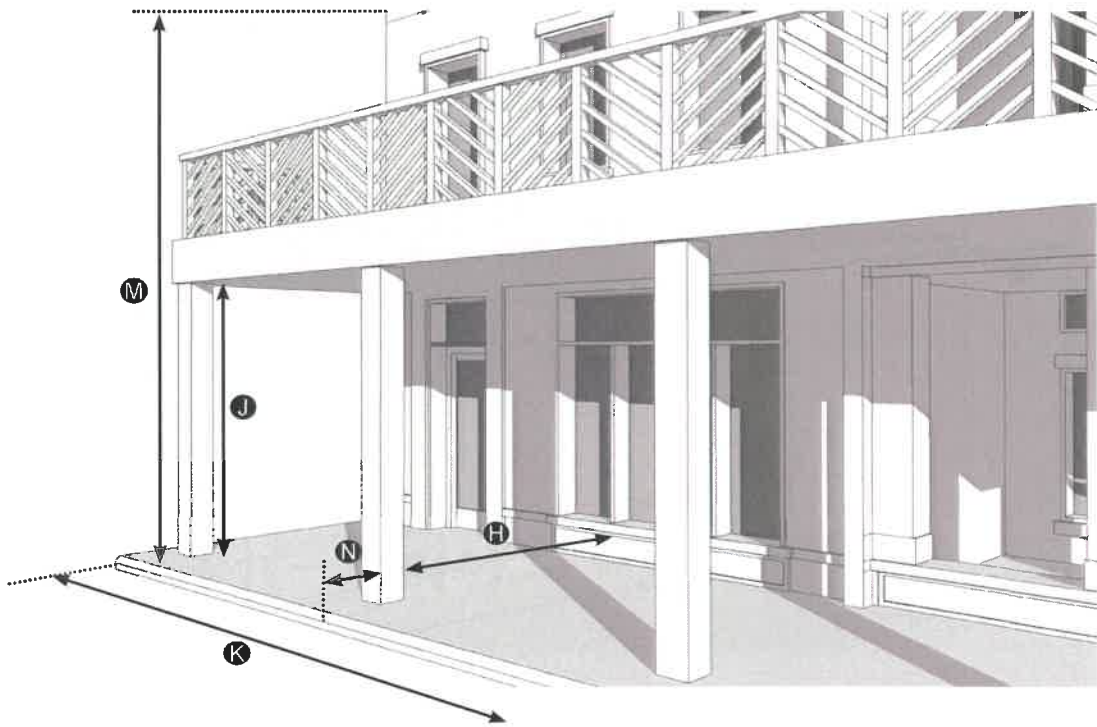




Building Type & Frontage Type Standards

12.1.05

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 facade	70% min.	K
Finish level above sidewalk	Not applicable	M
Height, stories	2 stories max.	N
Set back from curb	2 feet min. / 4 feet max.	



Figure 12-7.03 - Bracketed Balcony Frontage



Description

A bracketed balcony is a second-story balcony, located over the main building entry, which provides cover for a person entering or exiting the building, emphasizes the entryway, and 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 if combined with a stoop.

Dimensions

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

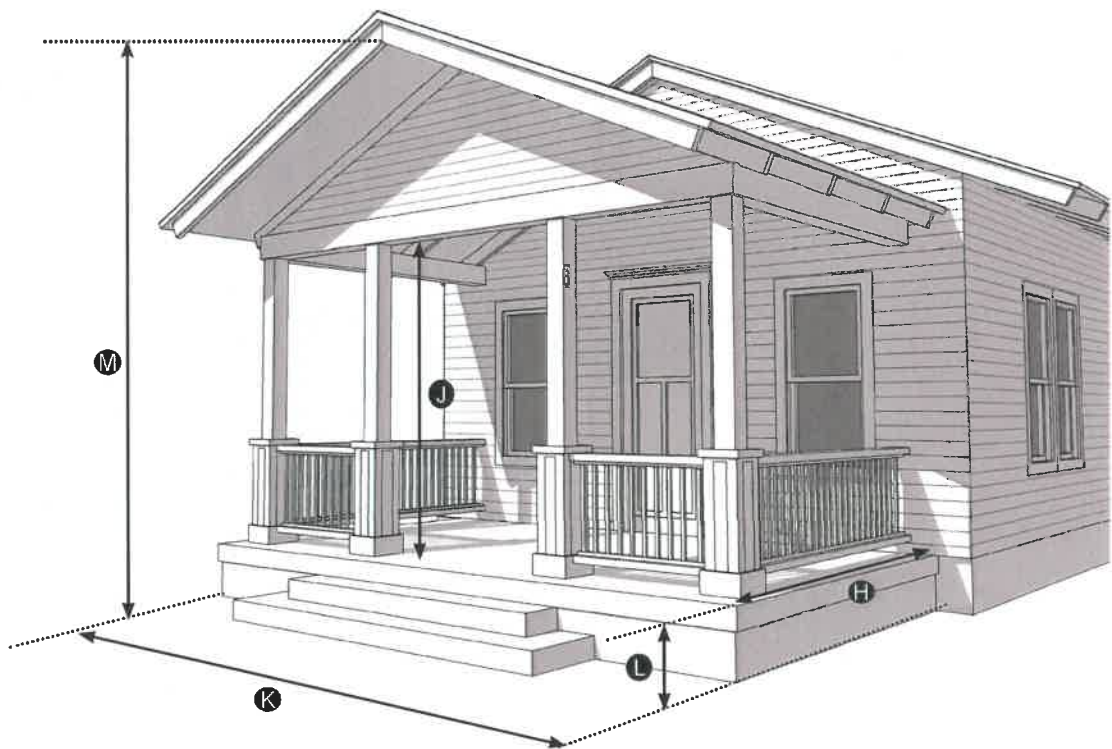




Building Type & Frontage Type Standards

12.1.05

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 facade the porch enfronts, including any garage. Front porches may be screened.

Dimensions

Depth	8 feet min.	H
Height, ground level clear	8 feet min.	J
Width, length of facade	40% min.	K
Finish level above sidewalk	2 feet min.	L
Height, stories	2 stories max.	M
Set back from curb	Not applicable	



Figure 12-7.05 - Stoop Frontage



Description

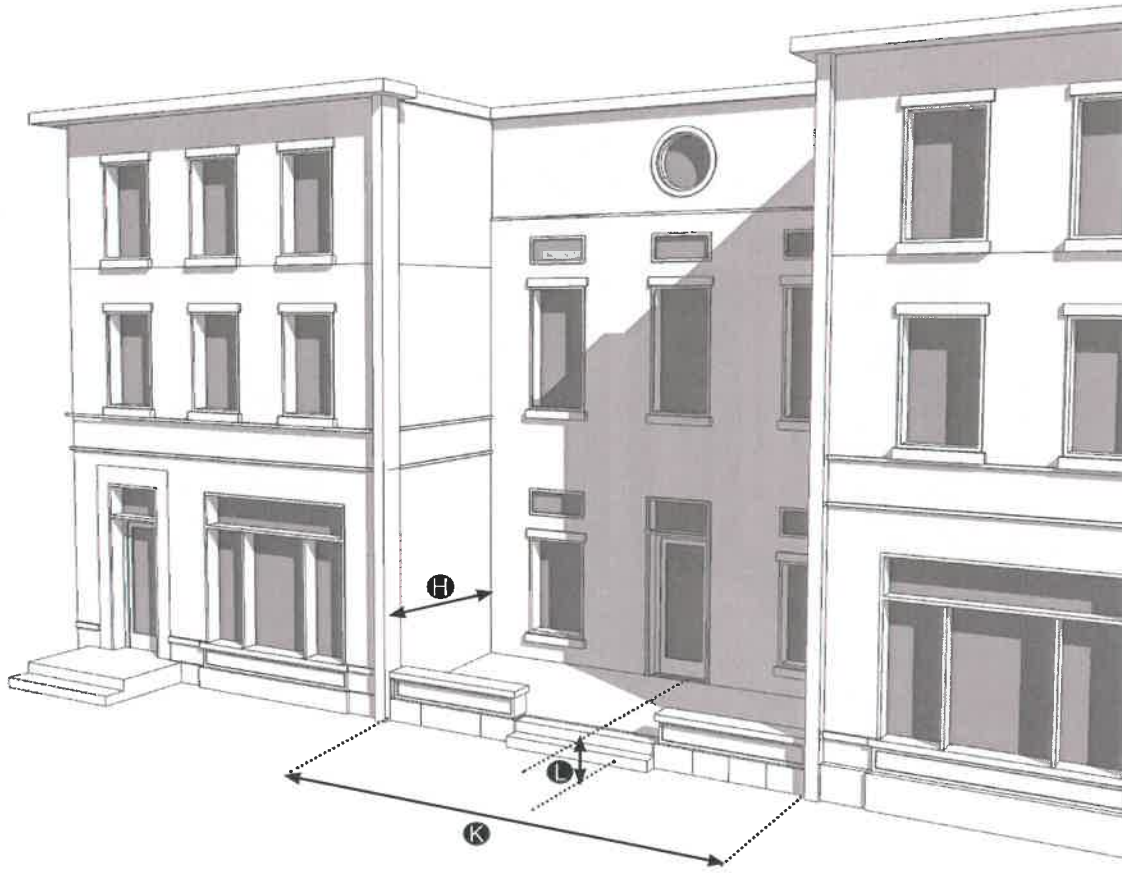
A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting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

Dimensions

Depth	5 feet min.	(H)
Height, ground level clear	8 feet min.	(J)
Width, clear	4 feet min.	(K)
Finish level above sidewalk	2 feet 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 max.	H
Height, ground level clear	Not required	
Width, length of facade	12 feet min. / 50% of facade max.	K
Finish level above sidewalk	2 feet min.	L



Building Type & Frontage Type Standards

12.1.05

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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.



Street Standards

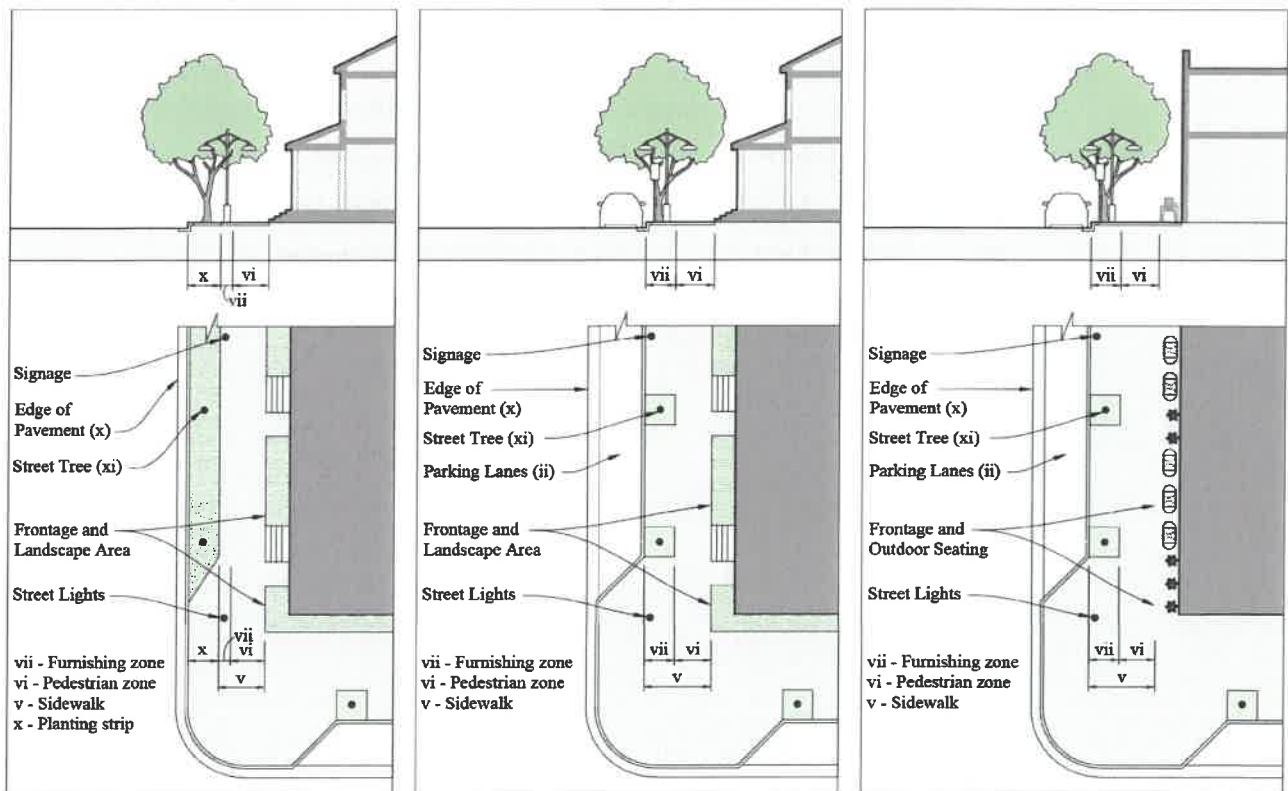
12.1.06

Section 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 streets 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 and 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.** New streets or alleys or the extension of an existing street or alley, the street types in Table 12-8 and illustrated in Figures 12-1.8.01 through 12-1.8.17 shall be considered.
5. **Existing Streets.** Within a Redevelopment Zoning District, 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 (6') 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 (6') 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
- 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

Figure 12-8 - Streetscapes Diagrams



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.

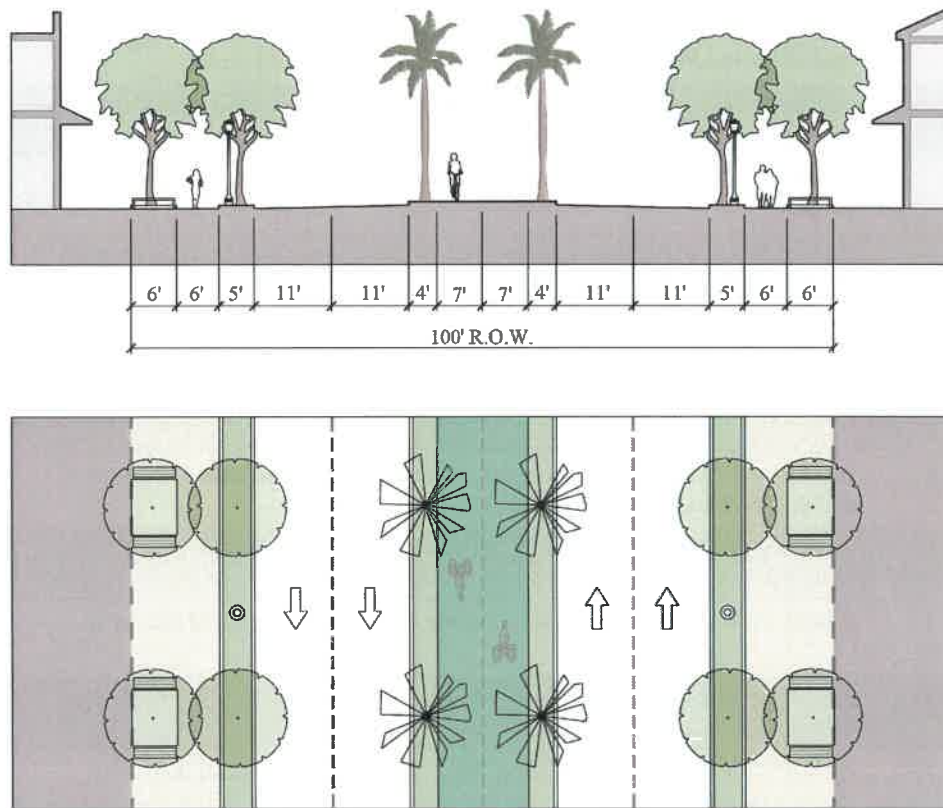
Table 12-8 - Description of Street Types

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

Street Standards

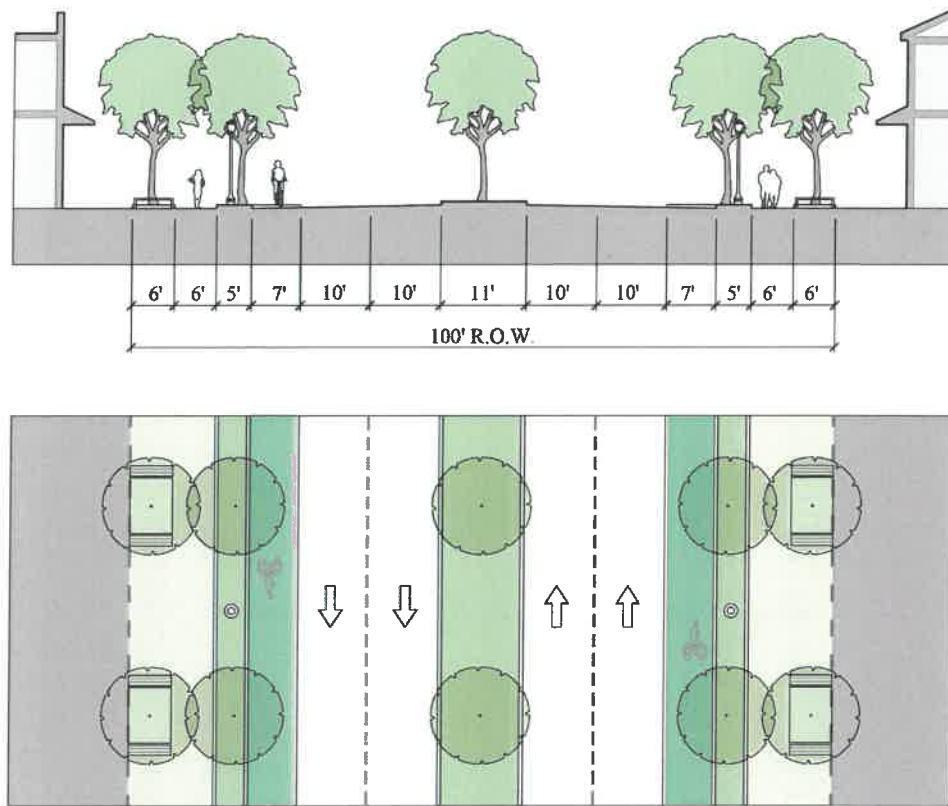
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Figure 12-8.01 - Boulevard 1



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



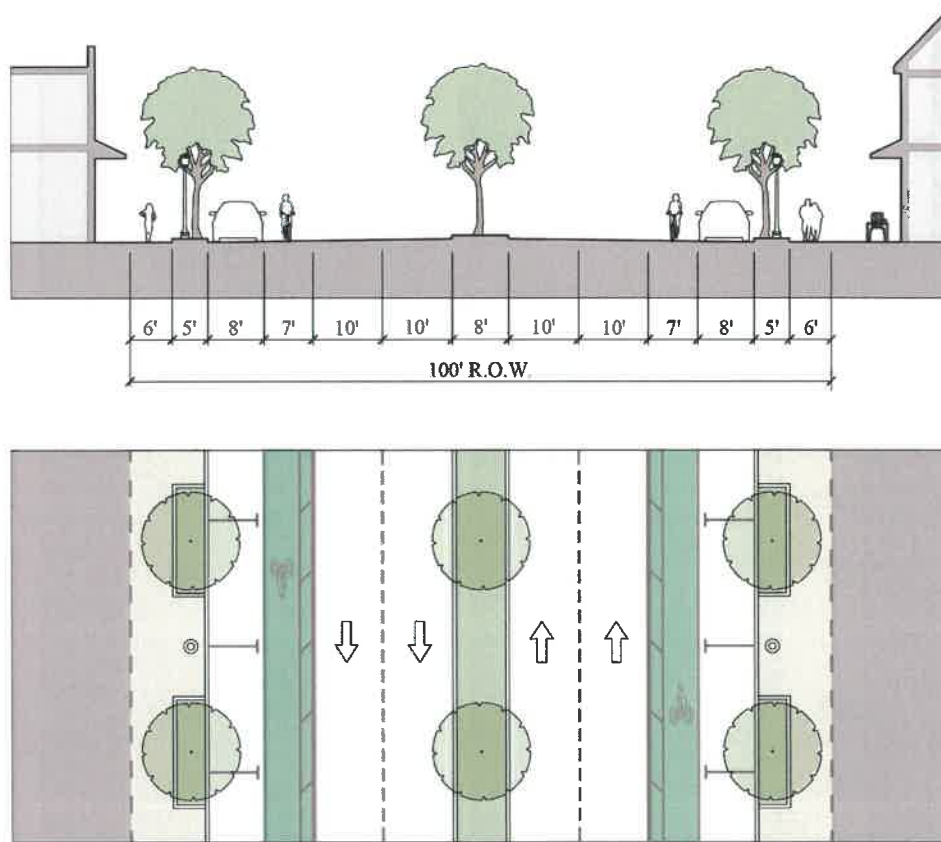
Type	Boulevard 2
Traffic Lanes	10 feet
Parking Lanes	Not required
Bike Facility	7 feet raised bike lane
Preferred R.O.W.	100 feet
Pavement Width	20 feet and 20 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	12 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting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

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Street Standards

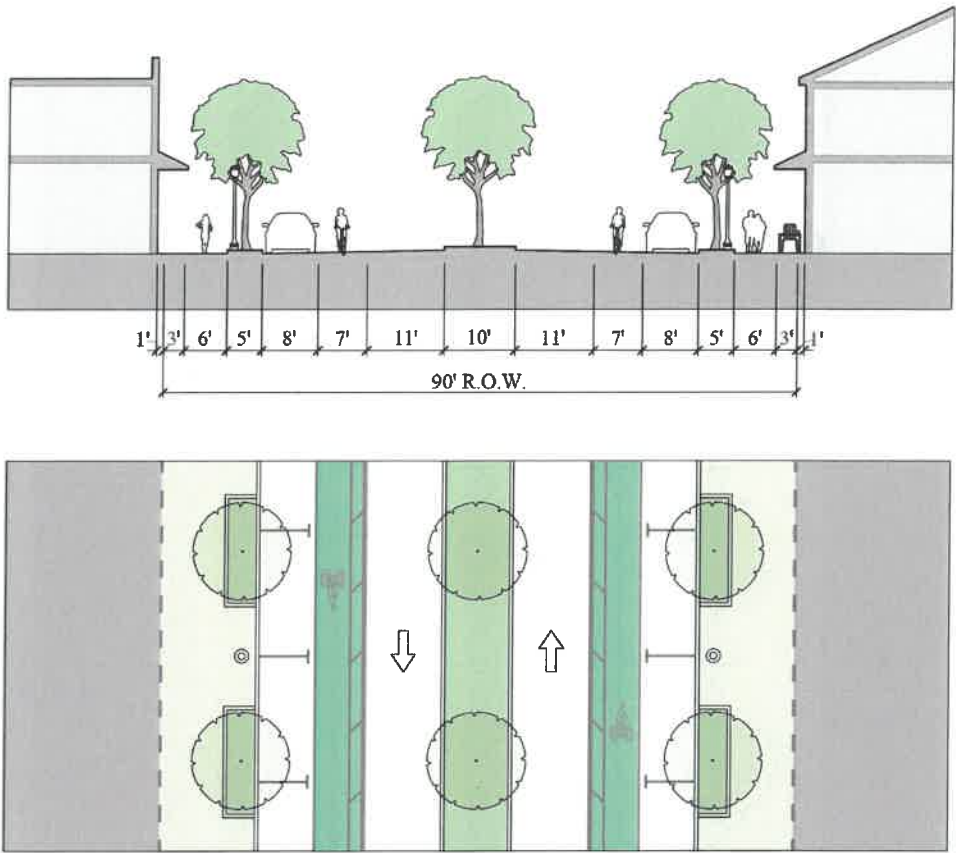
12.1.06

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

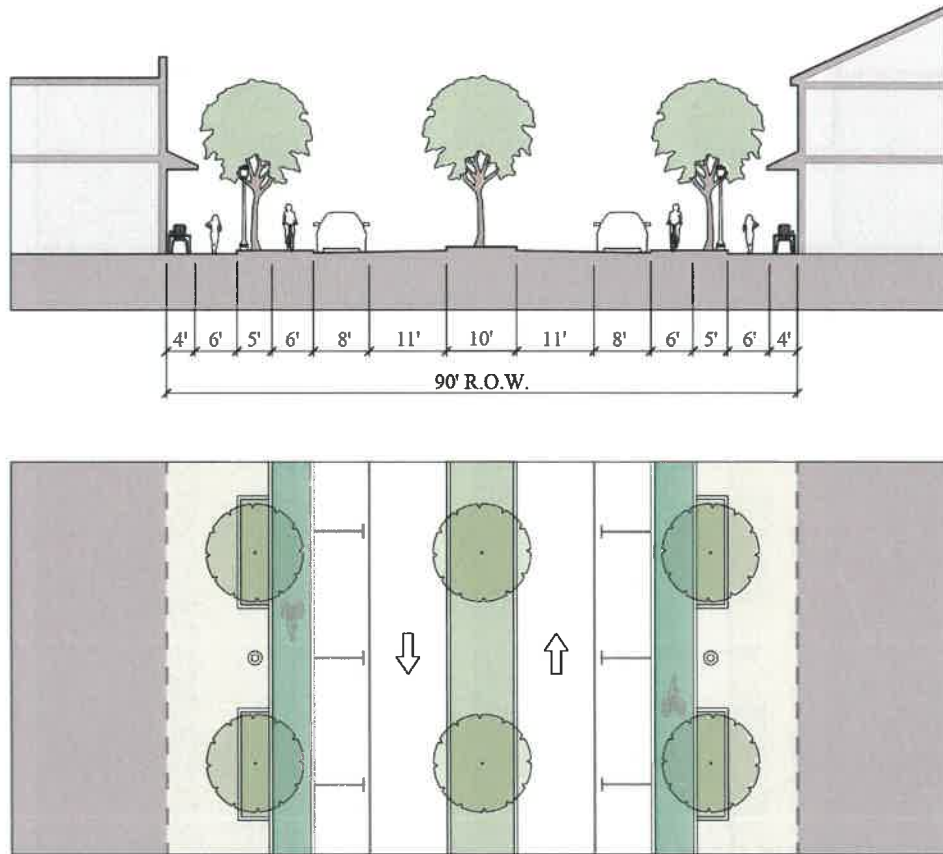


Type	Avenue 2
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	90 feet
Pavement Width	26 feet and 26 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting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

Street Standards

12.1.06

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