PHQJ-2

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY EXHIBIT # 1

File ID: 20-1121 PHQJ-2 **Meeting Date:** 10/27/2020

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

SECOND PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE CREATING DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE, IN ARTICLE 12, LDR, AND AMENDING THE ZONING ATLAS

EXECUTIVE SUMMARY:

This is the second public hearing before the Board of County Commissioners on a proposed ordinance to amend the Land Development Regulations (LDRs) to create Article 12, Division 7, Golden Gate Community Redevelopment Code and repeal Section 3.267, Golden Gate Community Redevelopment Area, LDR. The proposed ordinance also amends the Zoning Atlas to assign the Golden Gate Redevelopment Zoning District and other zoning districts for consistency with the Future Land Use Map. Adopting the ordinance will implement Chapter 18, Community Redevelopment Element of the Comprehensive Growth Management Plan, the Golden Gate Redevelopment Plan, and CPA 19-27, Golden Gate Future Land Use Map.

DEPARTMENT: Growth Management

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

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 10/27/2020 Time
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MXV D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

Between November 2017 and August 2018, the period when the Board of County Commissioners 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 goals, policies and objectives, in particular Goals 18.1 ("To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.") and 18.2 ("To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form."

The staff report for CPA 19-28, Golden Gate FLUM, identifies 41 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 more than 100 residents, business and property owners in the CRAs, members of the NACs and the CRA Board, members of the LPA, and individual County Commissioners. The proposed Division 7, Golden Gate Community Redevelopment Code, of Article 12 was the specific subject of presentations to the Golden Gate Neighborhood Advisory Committee on June 1, 2020 and July 13, 2020. Article 12, Division 7 and the proposed amendments to Zoning Atlas were presented to the Community Redevelopment Agency on July 27, 2020.

Both the Golden Gate NAC and the Board of the Community Redevelopment Agency voted to support adoption of the proposed Article 12, Division 7 and the amendment of the Zoning Atlas.

This application was presented to the Local Planning Agency (LPA) at a public hearing on August 6, 2020. The LPA recommended approval. The first reading of the proposed ordinance before the Board of County Commissioners occurred on September 15, 2020.

ISSUES:

The legal descriptions for the proposed zoning districts are being finalized and will be provided by Supplemental Memo.

LEGAL SUFFICIENCY REVIEW:

This is a quasi-judicial matter because the ordinance includes a proposed amendment to the Zoning Atlas to assign the Golden Gate Redevelopment Zoning District and other zoning districts to the parcels within the Golden Gate 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 ordinance creating Division 7, Golden Gate Community Redevelopment Code, of Article 12, LDR; amending the Zoning Atlas to assign the Golden Gate Redevelopment Zoning District and other zoning districts; and repealing Section 3.267, Golden Gate Community Redevelopment Area, LDR.

ALTERNATIVE RECOMMENDATIONS

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

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

1. Staff time.

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☒ Ordinance ☐ Resolution
☐ Other:

MARTIN COUNTY, FLORIDA
Growth Management Department

Amendment of the Land Development Regulations and the Zoning Atlas for the Golden Gate CRA

Project	Update of the Land Development Regulations for the CRAs
Staff	Irene A. Szedlmayer, AICP
Date of this Report	August 14, 2020; updated Oct. 1, 2020

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I. Changes to the proposed Article 12, Division 7

No changes were made to the draft Article 12, Division 7, Martin County LDR since it was presented to the Board on September 15, 2020. Two very small revisions were made to the Zoning Atlas regarding abandoned right-of-way: PS-1 zoning was assigned to 369 sq. ft. and Golden Gate Redevelopment zoning was assigned to 12,364 sq. ft. These land areas were previously depicted as right-of-way.

II. Background

The Land Development Regulations (LDRs) governing the Community Redevelopment Areas (CRA) were initially adopted between 2001 and 2006. Different consulting firms and different staff worked on different CRAs. The ordinances were codified as Article 3, Zoning Districts, Division 6, Redevelopment Overlay Districts, Martin County LDR. There were significant deficiencies in those regulations regarding which standards were mandatory versus merely encouraged, and which provisions applied only in the zoning overlays and which applied throughout the CRA. These ambiguities in the text led to varying staff interpretations over time. Furthermore, while codified in Article 3, Zoning Districts, the regulations included provisions regarding streets, landscaping, and stormwater. Questions about how landscaping and street design provisions in the zoning code related to landscaping and street standards in Article 4, Site Development Standards, required difficult interpretations in the face of unclear text. Additionally, the regulations included inadequate recognition of the existing built environments to which they applied. The need to amend Article 3, Division 6 was recognized years ago, but in the face of constraints on staff time during boom times in land development and construction, plus the magnitude of a task that was beyond staff's capacity, caused time to pass with no resolution.

In 2017 and 2018, staff recommended "glitch bills" to the Board of County Commissioners. However, the glitch bills were limited in scope. The focus was to reduce ambiguity and

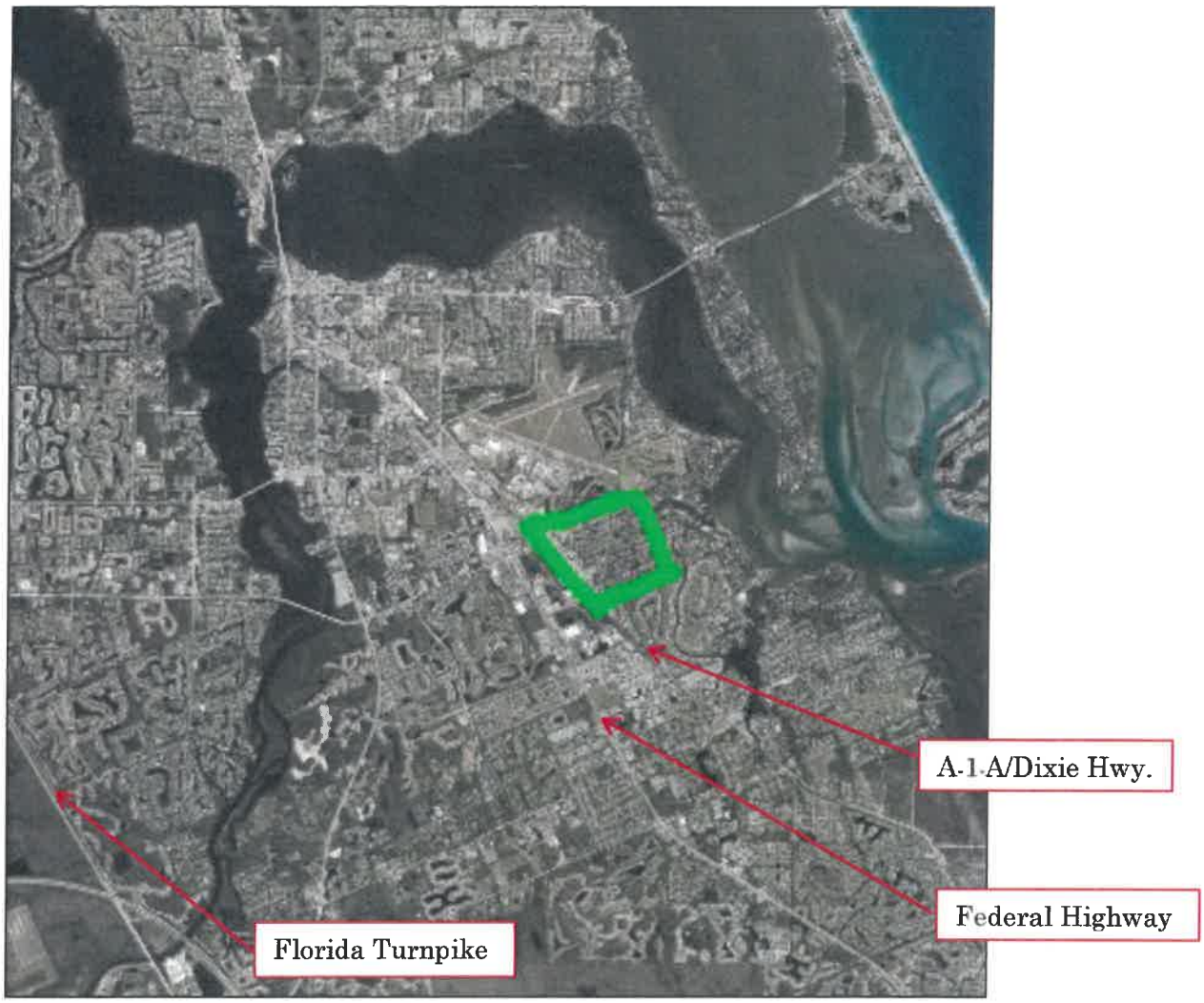
inconsistency in the codes without significant substantive change. The need for more substantial amendments was acknowledged.

In June 2018, the Board of County Commissioners approved a contract between the Community Redevelopment Agency and the Treasure Coast Regional Planning Council to develop new Land Development Regulations for the CRAs. The Treasure Coast Regional Planning Council brings substantial knowledge and expertise in the areas of urban design, town planning and redevelopment and a long history of providing such assistance to counties, towns and cities in the region, to this Martin County CRA project.

Dana Little, Urban Design Director, TCRPC, and Jessica Cortor Seymour, RA, LEED AP, Regional Planner, TCRPC, worked with the Office of Community Development, the Growth Management Department, the Public Works Department, William M. Spikowski, FAICP, Spikowski Planning Associates, and received further input from the Golden Gate Neighborhood Advisory Committee and members of the public who participated.

Treasure Coast Regional Planning Council staff will present the proposed Article 12, Division 7 and the amended Zoning Atlas at the October 27, 2020 public hearing.

Figure 1. Location Map – Golden Gate CRA



III. Article 12, Division 7, Golden Gate Community Redevelopment Code

The proposed Article 12, Redevelopment Code, Division 7, Golden Gate Community Redevelopment Code, is included in this agenda item (Exhibit A). Article 12, Redevelopment Code, Division 1, General, was adopted on September 24, 2019 and became effective on November 8, 2019. Art. 12, Div. 1 will be applicable in all six Martin County Redevelopment Zoning Districts. Because Division 7, Golden Gate Community Redevelopment Code, the subject of this agenda item, cannot be fully understood without reference to Division 1, Division 1 is also included in the agenda packet (Exhibit B)

1. Because the goal for a vibrant, compact, walkable, small town Golden Gate CRA has not substantially changed, the proposed LDR are intended to facilitate a built environment that is consistent with the vision established in the Golden Gate Community Redevelopment Plan, adopted in 2002 and revised in 2009.

2. Article 12, Division 7 creates the Golden Gate Redevelopment Zoning District. The amendment of the Martin County Zoning Atlas to assign this zoning district to the land is addressed in the second part of this report. The majority of the Golden Gate CRA will be assigned to the Golden Gate Redevelopment Zoning District. The exceptions are those parcels with PS (Public Servicing District), PS-1 (Public Service District -1 zoning district) or PR (Public Recreation zoning district). See Figure 6 (page 11) or Exhibit C.

3. Art. 12, Div. 7 establishes the Regulating Plan for Golden Gate. The Regulating Plan assigns five Subdistricts to the land: Core, General, Corridor, Industrial, and Multifamily. See Figure 2. The Regulating Plan in larger scale is included as Exhibit D. Additionally, Exhibit F provides a series of illustrations for each proposed Subdistrict, including 2020 aerial imagery, the Future Land Use Map, the Zoning Overlays, and the underlying zoning districts.

4. Permitted uses and development standards are governed by Subdistrict.

5. The permitted use groups and the development standards for the Subdistricts remain consistent, though not identical, with the permitted uses and development standards in effect in Golden Gate now. Certain general goals guided the assignment of the Subdistricts to the land:

   (a) avoid diminishing existing development rights;

   (b) avoid creating non-conforming uses;

   (c) avoid conferring substantial new development rights;

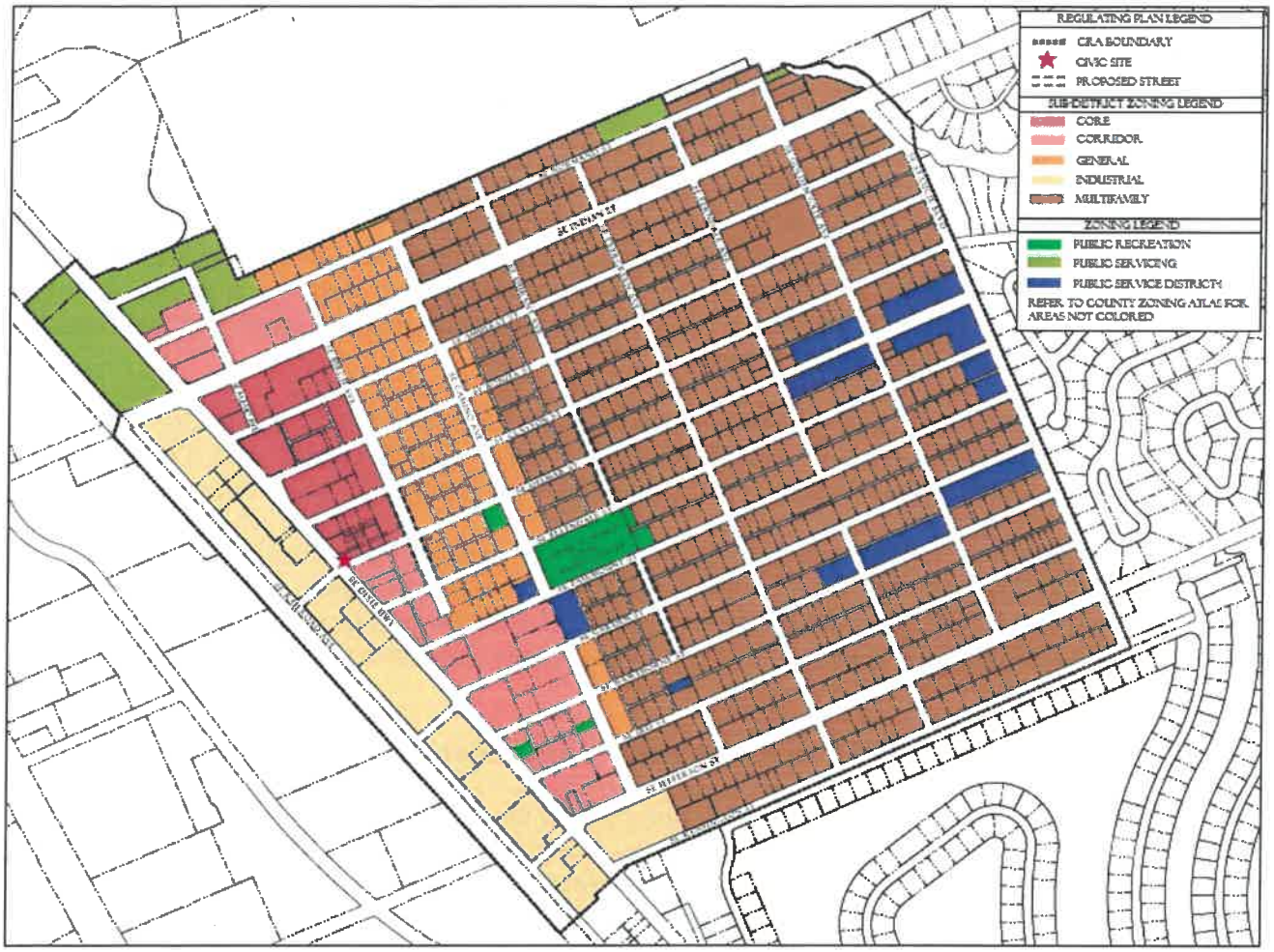
   (d) adjacent lots recognized by the Property Tax Assessor Appraiser as a single parcel should be assigned the same Subdistrict;

   (e) adjacent parcels with the same owner should be assigned the same Subdistrict; and

   (f) respect the existing fabric of the community while also facilitating its aspirations.

6. Sometimes consideration of the facts concerning a particular property results in minor deviations from these general guidelines.

Figure 2. Proposed Golden Gate Regulating Plan (10/5/2020)



The next paragraphs discuss the assignment of Zoning Subdistricts in Golden Gate.

A. CRA Center Future Land Use designation in Golden Gate

1. In Golden Gate, the CRA Center future land use designation will be implemented by the Core, Corridor and General Subdistricts.

2. The Core Subdistrict is located between SE Indian Street and SE Delmar, and between SE Dixie Hwy. and SE Birch. It is intended to evolve into the most walkable center of Golden Gate. The Core Subdistrict permits residential, commercial and institutional uses.

3. The Corridor Subdistrict is assigned to two land areas east of Dixie Hwy. Corridor is assigned to an area northeast of the intersection of SE Indian Street and SE Dixie Highway. Corridor is also assigned to an area from SE Delmar to SE Jefferson.

   In addition to residential, commercial and institutional uses, the Corridor Subdistrict also

permits Limited Impact Industrial uses. Permitting Limited Industrial uses in this area reflects and accommodates the small manufacturing, warehousing, and other limited industrial uses currently operating in this area.

4. The General Subdistrict provides a transition between the more intensive Core and Corridor Subdistricts and the residential Multifamily Subdistrict located to the east.

5. The General Subdistrict, like the Core Subdistrict, permits residential, commercial and institutional uses. However, the General Subdistrict is distinguished from the Core Subdistrict in that General permits detached single-family dwellings and Core does not. Additionally, General only permits Limited Impact Retail and Services and Limited Impact Institutional uses whereas Core also permits General Impact Retail and Services and General Impact Institutional Uses.

6. The Corridor Subdistrict is distinguished from the Core Subdistrict in that Corridor permits Limited Construction services, Wholesale Trade and Services, and Limited Impact Industrial uses, whereas the Core Subdistrict does not permit these three uses.

7. The Industrial Subdistrict is located between Dixie Highway and Railroad Avenue. This land area is currently located within the Golden Gate Mixed-Use Future Land Use Overlay where residential uses are permitted as part of a mixed-use project, therefore multifamily residential uses will continue to be permitted in this Subdistrict, so long as part of a mixed-use project.

B. CRA Neighborhood Future Land Use designation in Golden Gate

8. In Golden Gate, the CRA Neighborhood future land use designation will be implemented through one Subdistrict—the Multifamily Subdistrict. The Multifamily Subdistrict permits all types of residential development—detached single family dwellings, duplexes, multifamily, townhouses, and apartment hotels, as well as Limited Impact Institutional Uses. This diversity of residential uses represents an expansion from that which is now permitted, but is consistent with the diversity of residential uses that currently exist in Golden Gate's residential areas.

9. The maximum residential density—8 dwelling units per acre—permitted by the existing Medium Density Residential future land use designation is retained, despite the expansion in the types of residential dwellings permitted.

10. The history of residential zoning in Golden Gate provide some additional context for the recommendation made in Article 12, Division 7.

    Martin County's first zoning code, adopted in 1967, assigned the R-3B, Multiple-Family Residential District, to Golden Gate's residential neighborhoods. Maximum residential density was 15 dwelling units per acre. The R-3B zoning district permits detached single-family, duplexes, tri-plexes, 4-plexes, apartments, motels, hotels and garage apartments.

    Sixteen years later, when the Comprehensive Growth Management Plan was adopted, Golden Gate was assigned the Medium Density Residential future land use, with a maximum density of 8 dwelling units per acre. The R-3B zoning district was inconsistent with the Medium Density Residential future land use designation. The inconsistency

between the future land use designation and the zoning district resulted in the requirement that any development other than a single-family dwelling first be re-zoned to a district consistent with the Medium Density Residential future land use designation.

Twenty-four years later, the adoption in 2006 created two residential zoning overlays for Golden Gate—General Neighborhood and Residential Neighborhood—which further restricted the types of residential dwellings permitted. The General Neighborhood zoning overlay permits detached single-family dwellings, duplexes, tri-plexes and four-plexes. However, anything other than a detached single-family dwelling was required to provide at least 5,445 sq. ft. per dwelling, and whereas a detached single-family dwelling was permitted on a 50-ft wide lot., a duplex required a 75-ft wide lot and a 3-plex or 4-plex required a 100-ft wide lot. In the Residential Neighborhood zoning overlay, only detached single-family dwellings were permitted, regardless of the lot size.

Consistent with, or despite, the evolving rules regarding the types of residential development permitted, numerous duplexes and multifamily dwellings were constructed in Golden Gate over the last 40 or 50 years and the prevalence of duplexes and multifamily dwellings in the Neighborhood General zoning overlay is indistinguishable from the prevalence of duplexes and multifamily dwellings in the Neighborhood Residential zoning overlay.[1] See Figure 3.

11. By recognizing the diversity of residential dwelling types that currently exists, the proposed Article 12, Division 7 avoids the creation of a plethora of non-conforming uses. Additionally, as articulated by the Golden Gate Neighborhood Advisory Committee, restricting the permitted dwelling types has not been an effective response to concerns about property maintenance, code compliance, overcrowding, disorderly and excessive residential parking, and the disproportionate number of rental households versus owner-occupied households in Golden Gate, which appear to have motivated the limitation on dwelling types in 2006.

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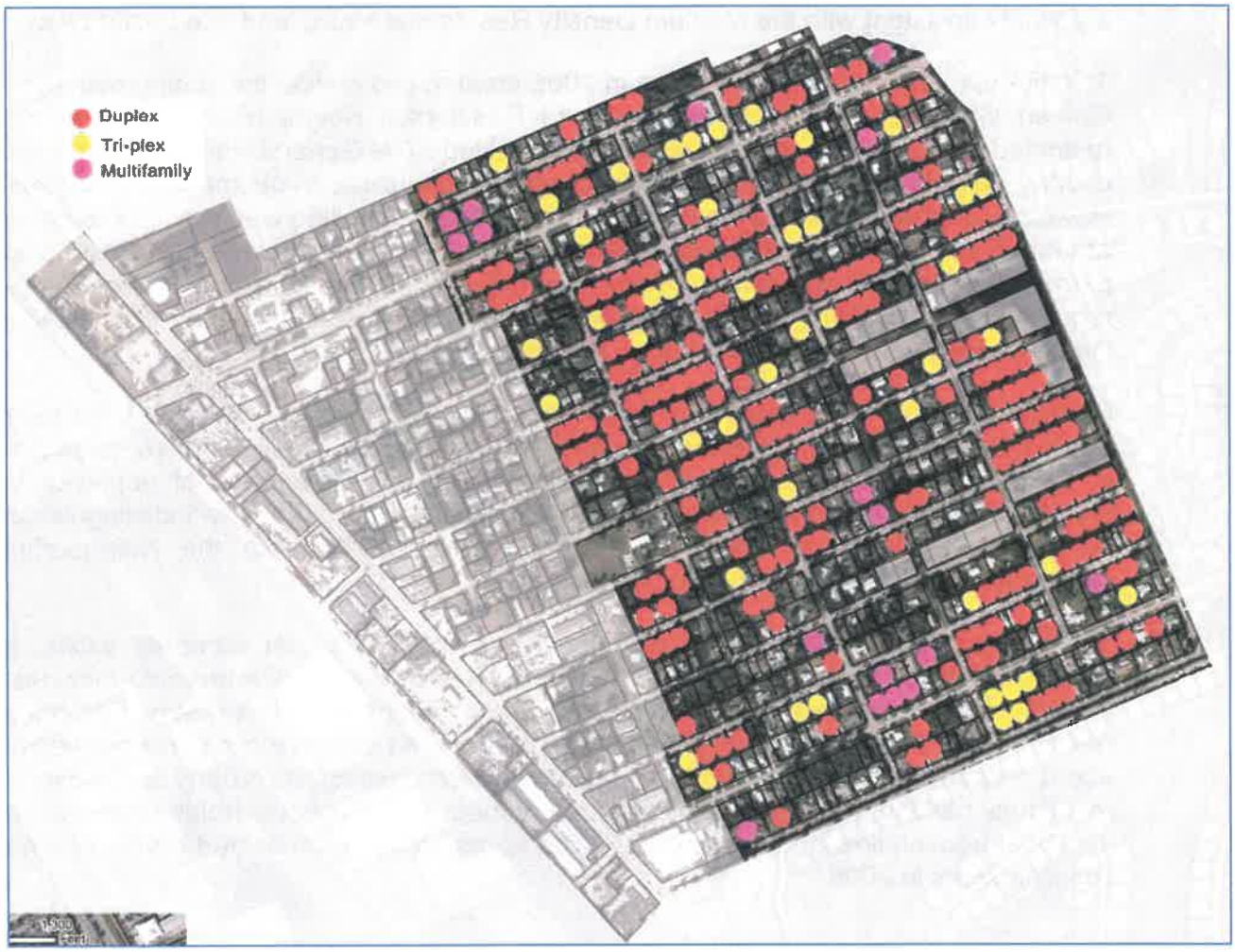
[1] A multifamily dwelling is 3 or more dwelling units within one building on a single lot. Section 3.3, Glossary, LDR).

Figure 3. Existing dwelling types in the proposed Multifamily Subdistrict



Source: Treasure Coast Regional Planning Council

12. Division 7 also establishes a Street Regulating Plan for Golden Gate. The Street Regulating Plan designates primary streets, secondary streets, and civic places. For purposes of Article 12, Primary Streets are not necessarily the streets that carry the most traffic but are the streets where the quality of the public realm is most important. Dixie Highway is identified as a Primary Street. Jefferson Street, Indian Street and Golden Gate Avenue are identified as Golden Gate's Secondary Streets. The Street Regulating Plan also identifies the Golden Gate Recreation Trail at Lamar Howard Park currently being planned. See, Exhibit E.

C. Article 12, Division 7 Development Standards in Golden Gate

13. The development standards for the Subdistricts are set forth in Table GG-5. (Div. 7, page 9). The proposed development standards remain consistent with but are not identical to the current standards. Three are highlighted here—maximum building height, maximum building coverage and minimum open space.

    a. Maximum Building Height. Three stories and 40 feet is the proposed maximum building

height for the Core, Corridor, General and Industrial Subdistricts. Two stories and 30 feet is the proposed maximum height for the Multifamily Subdistrict These proposed maximum heights represent an increase of five feet but no increase in the number of stories. Increasing the permissible height in feet but not stories allows more generous ceiling heights and more easily accommodates modern building systems located above the ceilings but does not increase density or the amount of useable floor space.

b. Maximum building coverage and minimum open space. Currently, mixed-use projects within the Mixed-Use Future Land Use Overlay are permitted up to 80% building coverage and must maintain 20% open space. Those standards are retained for the Core and the Corridor Subdistricts. The General and the Multifamily Subdistricts allow 60% building coverage and require 30% open space. The Industrial Subdistrict permits 50% building coverage and requires 20% open space.

IV. 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:	Paul Schilling
Project Number:	CPA 19-28
Application Received:	03/26/2019
LPA Meeting Date:	08/06/2020
BCC Meeting Date:	09/15/2020
BCC Meeting Date	10/27/2020

2. Project description and analysis

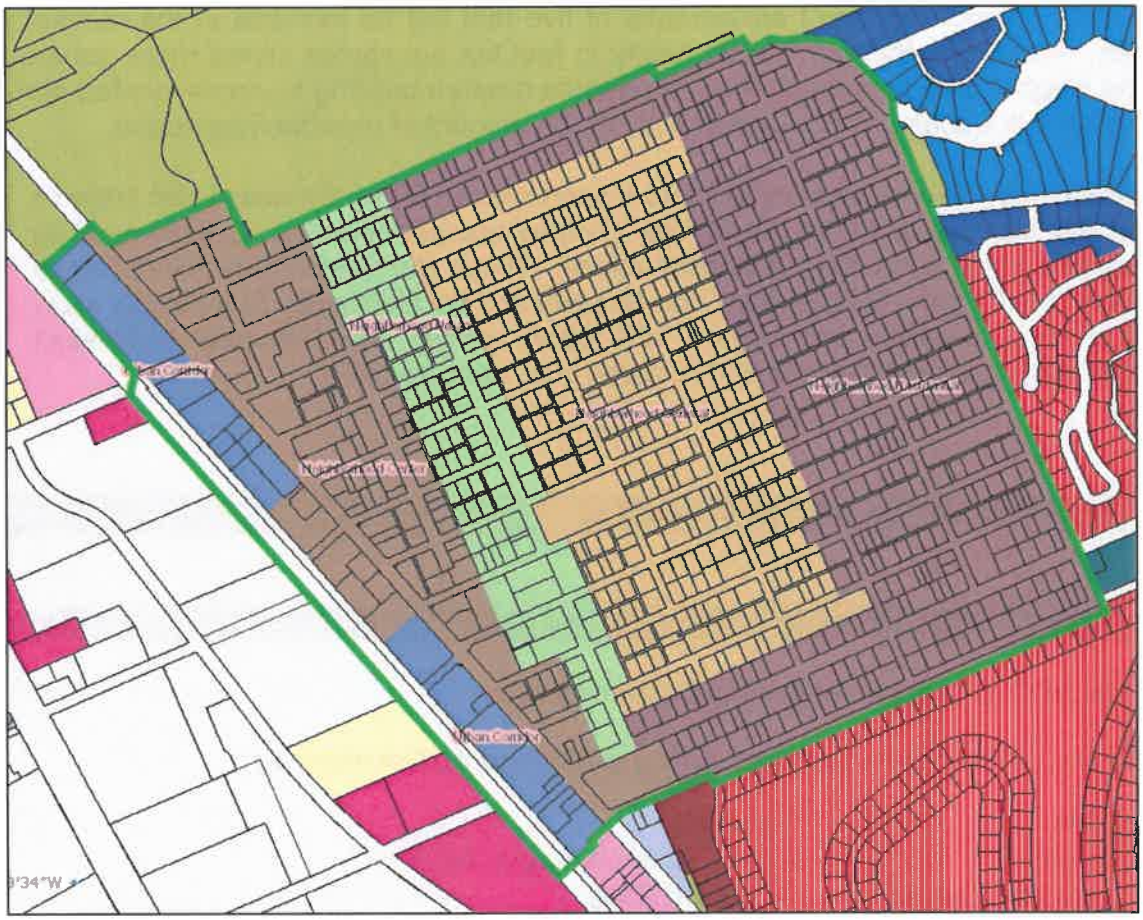
a) Introduction

This application involves the Golden Gate Community Redevelopment Area (CRA). See Figure 1. In 2006, five zoning overlay districts were assigned to Golden Gate's 379 acres:

1. Urban Corridor
2. Neighborhood Center
3. Neighborhood Urban
4. Neighborhood General
5. Neighborhood Residential.

See Figure 4.

Figure 4. Golden Gate Zoning Overlay Districts



Zoning Overlay Legend

= Urban Corridor = Neighborhood Center = Neighborhood Urban

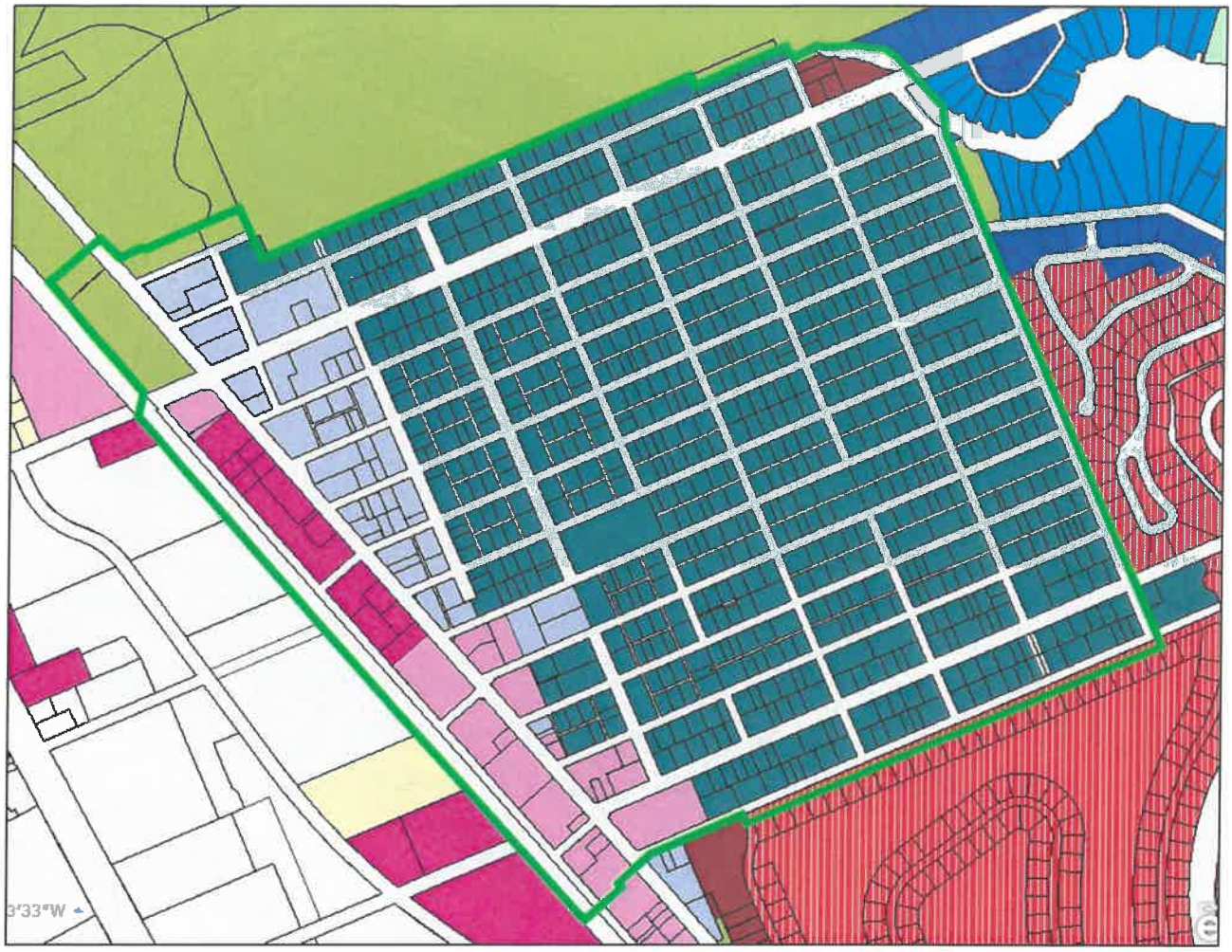
= Neighborhood General = Neighborhood Residential

Additionally, Golden Gate's underlying zoning districts remained on the Zoning Atlas. They are:

(1) M-2 Industrial District;
(2) M-1 Industrial District;
(3) B-1 Business District;
(4) PS Public Servicing;
(5) R-3B Multiple-Family Residential District and
(6) R-3 Multiple-Family Residential District.

See Figure 5.

Figure 5. Existing Zoning Atlas - underlying zoning districts



Zoning Atlas Legend

=R-3B = R3 =M1 = M2 = B-1 = PS

The proposed amendment of the Martin County Zoning Atlas makes the following changes:

(1) the Golden Gate Redevelopment Zoning District, the PR zoning district, the PS-1 Public Service Zoning District, and the PS Public Servicing Zoning District will be assigned to the Golden Gate CRA (See Figure 6); and

(2) Golden Gate's five Zoning Overlay Districts will be repealed. See Figure 4.

Figure 6. Proposed Zoning Atlas

Legend for Proposed Zoning Atlas

- GGR (Golden Gate Redevelopment)
- PS-1 (Public Service-1)
- PR (Public Recreation)
- PS (Public Servicing)

The permitted uses and development standards for the Golden Gate Redevelopment Zoning District are set-forth in Article 12, Redevelopment Code, Division 1, General, and Division 7, Golden Gate Community Redevelopment Code, LDR. As explained in the first part of this report, permitted uses and development standards are governed by the Subdistrict. Five Subdistricts are proposed for the Golden Gate CRA: Core, Corridor, General, Industrial, and Multifamily. The Subdistricts are assigned to the land by the Regulating Plan, which is part of Article 12, Division 7. The Regulating Plan also identifies proposed future streets and important civic sites.

b) Description of the Golden Gate Subdistricts

The Subdistricts to be assigned in the Golden Gate Redevelopment Zoning District 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.

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

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.

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.

The five Subdistricts assigned to the Golden Gate Redevelopment Zoning District were discussed in more detail in the first part of this staff report.

c. Adjacent Zoning Districts

The zoning districts bordering the proposed Golden Gate Redevelopment Zoning District are as follows.

To the north: PS (Public Servicing) (The Martin County golf course and Martin County Airport)

To the west: LI (Limited Industrial), M2 (Industrial) and the City of Stuart's CPUD (Commercial Planned Unit Development) and B2 (General Business).

To the south: R-1A (Single Family Residential) (Stuart Yacht and Country Club).

To the east: R-1A (Single Family Residential), R-1C (Single Family Residential), RE-1/2A (Residential Estate District), and R-3B (Multiple Family Residential).

See Figure 5 on page 10 and Figure 7 on page 13.

Figure 7. Excerpt from City of Stuart Zoning Map

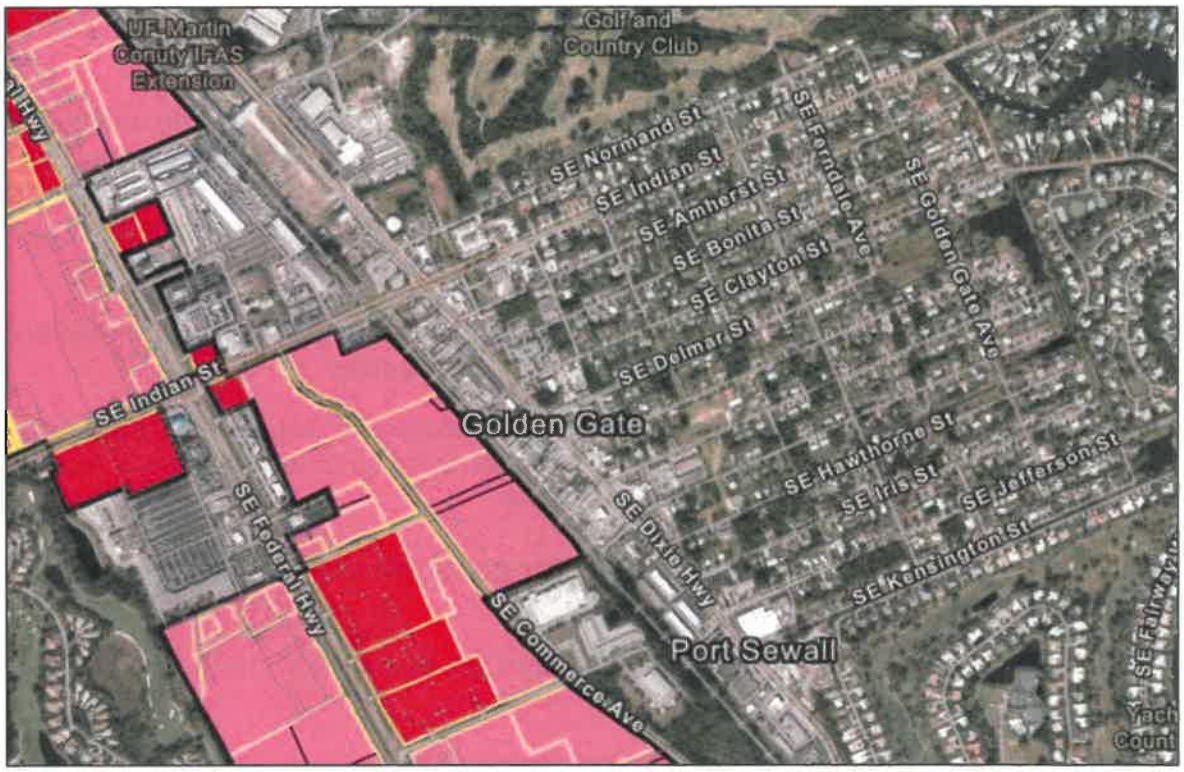


Figure 7 Legend:

- CPUD – Commercial Planned Unit Development
- B2 – Business General

The permitted uses and development standards for the Golden Gate Subdistricts are consistent with though not identical to the permitted uses and development standards currently applicable and to the actual existing development patterns. Consequently, the proposed Golden Gate Redevelopment Zoning District and Subdistricts are compatible with the zoning adjacent to Golden Gate. Business and industrial uses are proximate to other business and industrial uses. Residential uses are proximate to residential uses. The proposed Golden Gate Redevelopment Zoning District and Subdistricts should have no negative impact on nearby zoning districts. Nor should these nearby zoning districts negatively impact the proposed Golden Gate Redevelopment Zoning District.

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 Section 3.2.E.2., LDR, the following factors must be considered:

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

The Golden Gate Redevelopment Zoning District and the Core, Corridor, General, Industrial, and Multifamily Subdistricts are consistent with all applicable provisions of the Comprehensive Plan, as are the institutional zoning districts proposed to be assigned to several properties.

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

Any development proposal, pursuant to the Golden Gate 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 Golden Gate Redevelopment Zoning District and Subdistricts are consistent with all applicable provisions of the Land Development Regulations. The Golden Gate Redevelopment Zoning District and Subdistricts were designed specifically to implement the CRA Center and CRA Neighborhood future land use designations.

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 Golden Gate Community Redevelopment Code and the Golden Gate Redevelopment Zoning District were developed expressly for the land to which they apply—the Golden Gate CRA. The amendment is compatible with the existing land uses within the Golden Gate CRA as well as those in adjacent and surrounding areas. The PS-1 (Public Service District-1) implements CGMP policies for lands designated Institutional-General on the Future Land Use Map. The PR zoning district is intended for lands with the Recreational future land use designation. It is proposed for Howard Lamar Park and two parcels associated with the planned Recreational Trail. PS

(Public Servicing District) is a 1967 zoning district. It is proposed to be newly assigned to a few small County-owned parcels within the Golden Gate CRA for consistency with the adjoining County-owned land in the PS zoning district and to avoid having two different zoning districts assigned to land identified by a single parcel control number.

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 of the Future Land Use Map. The proposed amendment of the Zoning Atlas will not substantially change the uses or intensity of development permitted. Rather, the intent is to modify the regulations to simplify interpretation and implementation for property owners, developers and County staff, provide greater flexibility regarding permitted uses, and incrementally increase the development intensity permitted. The intent is to realize more efficiently and effectively the longstanding vision for the CRAs as represented in the Golden Gate Redevelopment Plan adopted in 2002 and amended in 2009, and the Community Redevelopment Element of the Comprehensive Growth Management Plan. Therefore, whether or not there are documented changed conditions in the area may not be a pertinent factor. Because the Golden Gate CRA is identified as an area in need of redevelopment, the lack of substantial change offers support for the idea that change in the regulatory structure may be warranted.

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 permitted by the zoning district and subdistricts is the same as that currently permitted. Fifteen dwelling units per acre is the maximum residential density allowed within the Core, General and Corridor Subdistricts, the same as that permitted for mixed-use development in the Golden Gate Mixed-Use Future Land Use Overlay. Similarly, the 8 dwelling units per acre maximum residential density permitted in the Multifamily Subdistrict is the same as permitted currently pursuant to the Medium Residential Density future land use.

It is expected that more compact development will enable public facilities and services to be provided more efficiently. Therefore, the amendment of the Zoning Atlas should not create demand on public facilities not anticipated by the current zoning. When a proposed site plan is reviewed, Comprehensive Plan policies and the LDR ensure that present or planned public facilities and services are capable of meeting and maintaining the adopted LOS. 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 Golden Gate CRA was identified by Martin County 23 years ago as an area appropriate for infill development and redevelopment. The proposed Golden Gate Redevelopment 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.*

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

4. Staff Review

The amendment of the Zoning Atlas does not include review of a site plan. Therefore, departments responsible for site plan review are not included in this staff report. The current reviewers are as follows:

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

5. Review Board Action

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, Martin County Code.

The review and recommendation of the LPA are required on this application. Final action is by the BCC. Both the LPA and the BCC meetings are advertised public hearings.

6. Location and Site Information

Location: The request to amend the Zoning Atlas applies to the Golden Gate CRA. The Golden Gate CRA can be described generally as east of the FEC Railroad, south of the Martin County Golf Course and Airport, west of Willoughby Creek and north of the Stuart Yacht and County Club.

Parcel numbers: Hundreds.

Existing zoning: 7 zoning districts and 5 zoning overlays.

Future Land Use: This amendment of the Zoning Atlas is proposed concurrently with the amendment of the Future Land Use Map. The Medium Density Residential,

High Density Residential, and General Commercial future land use designations are proposed to be changed to the CRA Center, CRA Neighborhood, Industrial, Recreational or General Institutional future land use designations. The Industrial, Public Recreation and General Institutional future land use designations are retained on land that currently has one of those designations. The repeal of the Golden Gate Mixed-Use Future Land Use Overlays is also proposed.

Commission District:	2
Community Redevelopment Area:	Golden Gate CRA
Municipal Service Taxing Unit:	District 2 MSTU
Planning Area:	Port Salerno/76 corridor

7. *Determination of compliance with the CGMP*

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, Objectives and Policies. There are no unresolved Comprehensive Growth Management Plan 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 issues associated with this application. Changes to the zoning atlas authorize no development activity. Any site plan, design, or procedural issues will be addressed at such time as development of a particular site is proposed.

9. *Recommendation*

Staff recommends that the Board of County Commissioners:

1. Move that the Board adopt the ordinance that enacts Division 7, Golden Gate Community Redevelopment Code, of Article 12, LDR; amends the Zoning Atlas to assign the Golden Gate Redevelopment Zoning District and other zoning districts; and repeals Section 3.267, Golden Gate Community Redevelopment Area, LDR.

10. Attachments

Ex. A. Article 12, Division 7, Golden Gate Community Redevelopment Code

Ex. B. Article 12, Division 1, General

Ex. C. Proposed Zoning Atlas

Ex. D. Golden Gate Regulating Plan

Ex. E. Golden Gate Street Regulating Plan

Ex. F. Map series for each Subdistrict

Ex. G. Public Notice

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BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.267, GOLDEN GATE COMMUNITY REDEVELOPMENT AREA; AMENDING THE ZONING ATLAS TO ASSIGN THE GOLDEN GATE REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners 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 August 6, 2020, the Local Planning Agency held public hearings on the proposed adoption of Article 12, Division 7, Golden Gate Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Golden Gate Community Redevelopment Area; and

WHEREAS, on September 15, 2020, the Board of County Commissioners held a public hearing on the proposed amendment of the Land Development Regulations to create Article 12, Division 7, Golden Gate Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Golden Gate Community Redevelopment Area; and

WHEREAS, on October 27, 2020, the Board of County Commissioners held a second public hearing on the proposed amendment of the Land Development Regulations to create Article 12, Division 7, Golden Gate Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Golden Gate 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 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE, ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

Division 7, Golden Gate Community Redevelopment Code, Article 12, Redevelopment Code, Land Development Regulations, Martin County Code, attached hereto as Exhibit A, is hereby adopted.

PART II. REPEAL OF SECTION 3.267, GOLDEN GATE COMMUNITY REDEVELOPMENT AREA, ARTICLE 3, DIVISION 6, REDEVELOPMENT OVERLAY DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

The entirety of Section 3.267, Golden Gate Community Redevelopment Area, Land Development Regulations, Martin County Code, is hereby repealed.

PART III. AMENDMENT OF MARTIN COUNTY ZONING ATLAS

A. The Martin County Zoning Atlas is hereby amended to change the zoning districts on the entire 379 acres comprising the Golden Gate CRA. The amendment changes the M-2 Industrial; M-1 Industrial; B-1 Business; PS Public Servicing; R-3B Multiple-Family Residential; and R-3 Multiple-Family Residential Zoning Districts to the GGR (Golden Gate Redevelopment), PR (Public Recreation), PS-1 (Public Service-1) and PS (Public Servicing) Zoning Districts, as described in Exhibits B through E. The amendment repeals the Urban Corridor, Neighborhood Center, Neighborhood Urban, Neighborhood General, and Neighborhood Residential 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 19-28, Golden Gate 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 19-28, Golden Gate FLUM is timely challenged, this ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining CPA 19-28 to be in compliance. No development orders, development permits, or land uses dependent on this ordinance may be issued or commence before it has become effective.

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 3.267, Golden Gate 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 27th DAY OF OCTOBER, 2020.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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 7, Golden Gate Community Redevelopment Code

Exhibit B

Legal Descriptions
of the Golden Gate Redevelopment Zoning District
and other zoning districts assigned by this ordinance

Section 12.7.01. Purpose.

1. Golden Gate is one of the most historic neighborhoods in Martin County with its original platting in 1911 by Henry Sewall. In addition to the historic Golden Gate Building and several Mediterranean Revival and Mission homes from its mid-1920s development, the neighborhood contains a wide variety of housing types, job centers, commercial storefronts, and parks. It has the advantage of a grid street plan that can provide a robust system of local streets, sidewalks, and bikeways. This LDR Division seeks to strengthen the historical and cultural attributes of Golden Gate, and is intended to:
   - **a.** Achieve the goals, policies, and objectives of the Martin County Growth Management Plan and the Golden Gate Community Redevelopment Plan;
   - **b.** Strengthen Golden Gate's character and economic well-being as a vibrant neighborhood;Provide clarity and predictability in future planning and development in Golden Gate;
   - **c.** Provide clarity and predictability in future planning and development in Golden Gate;
   - **d.** Promote high-quality standards of residential and non-residential growth;
   - **e.** Ensure a desirable and resilient built environment for future generations.
2. **Golden Gate Redevelopment Zoning District.** This Article 12, Division 7 of the Martin County Land Development Regulations establishes the Golden Gate Redevelopment Zoning District and the permitted uses and development standards applicable therein.
3. **Organization**. How this Division is organized:

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

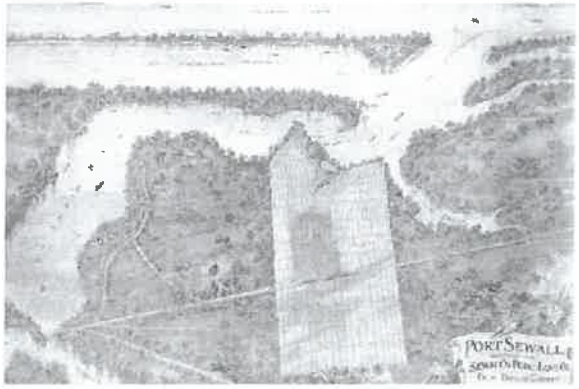


Figure GG-1 Historical Port Sewall Map of 1911 depicting the original platted Golden Gate community.

Regulating Plan

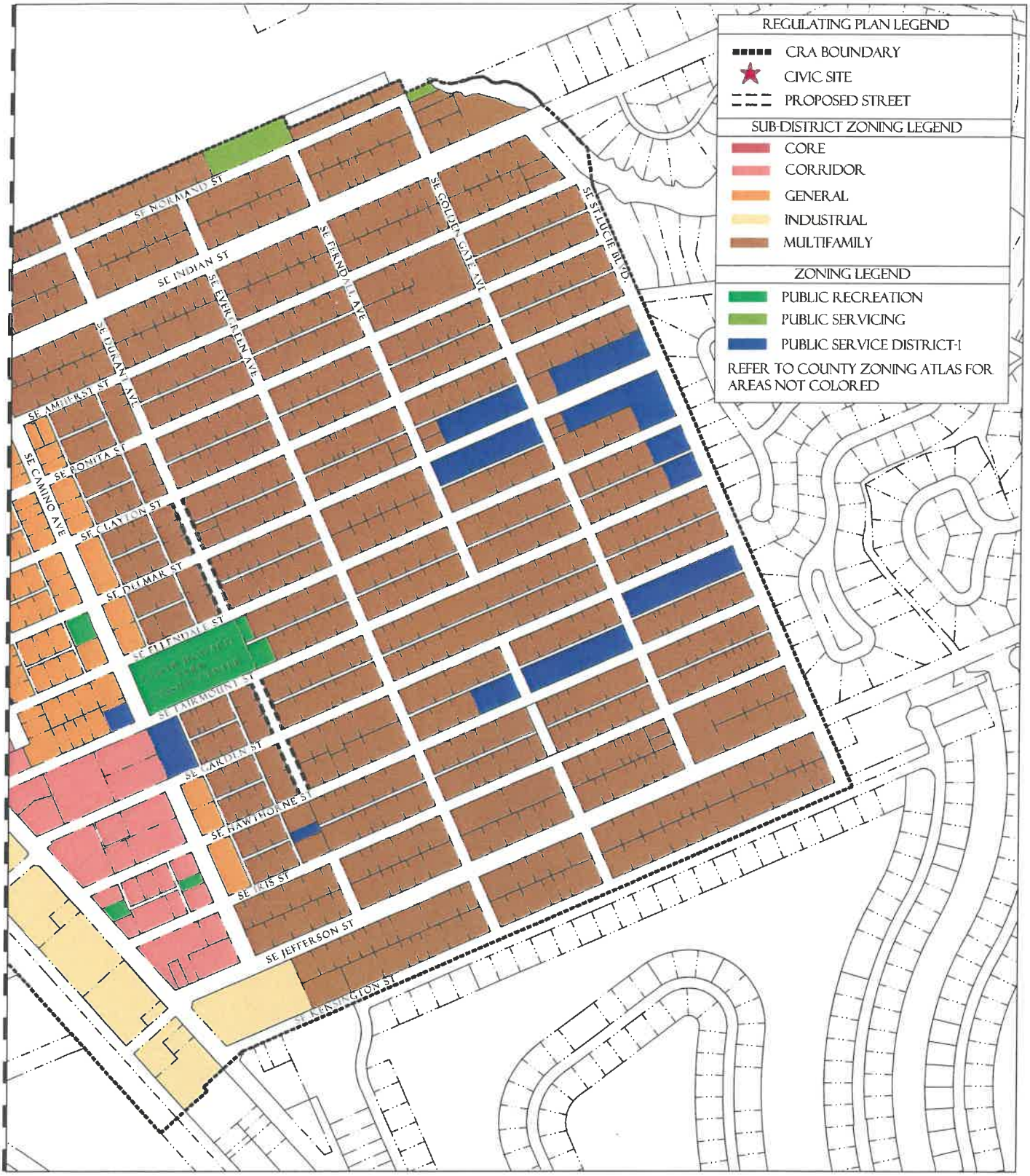
12.7.02

Section 12.7.02. Regulating plan. Figures **GG-2** and **GG-3** are the Regulating Plans that apply to the Golden Gate Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

Figure GG-2 Regulating Plan

Regulating Plan

12.7.02



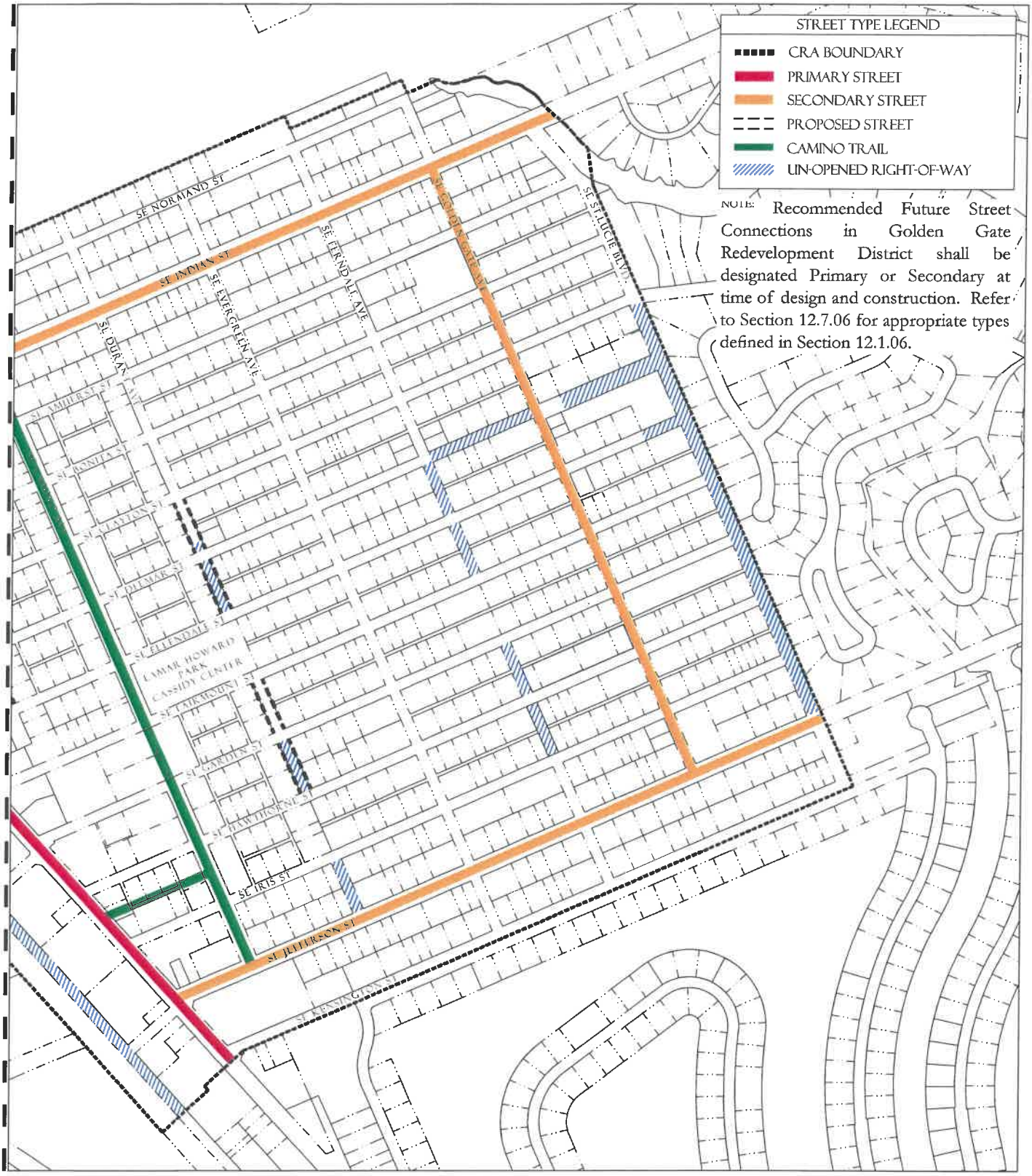
Regulating Plan

12.7.02

Figure GG-3 Street Regulating Plan

Regulating Plan

12.7.02



Permitted Uses

12.7.03

Section 12.7.03. Permitted Uses. Table **GG-4** identifies permitted uses in the Golden Gate Redevelopment Zoning District.

1. The use groups listed in the first column of Table **GG-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 GG-4 Use Groups Permitted in Golden Gate Subdistricts

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

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

[2] No Residential storage facilities are permitted.

Development Standards

12.7.04

Section 12.6.04. 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 **GG-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, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table **GG-5**. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables are regulatory requirements.

5. **Façade Transparency.** Shopfront, Mixed-Use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 40 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than forty percent.

6. **Convenience store with fuel.** In addition to the standards in Section 3.106. - Vehicular service and maintenance, development shall meet the following criteria:

   a. A ground level shop must be located along a street, with the gas pumps located to the rear or side of the lot as illustrated in Figure GG-12-9.04. No more than eight fuel positions and four fueling islands are permitted, refer to GG-12-9.05.

   b. The shop shall have the primary entrance facing and directly accessible from the street; an additional entrance shall face the parking lot.

   c. Gasoline Stations may be one story in height.

Table GG-5 - Development Standards in Golden Gate Subdistricts

	Core	General	Corridor	Industrial	Multifamily
Lot Size, see 12.1.04.1					
Lot area - minimum in sf	2,500	2,500	2,500	2,500	5,000
Lot width - minimum in feet	25	25	25	25	50
Height, see 12.1.04.2					
Building height, maximum in stories	3	3	3	3	2
Building height, maximum in feet	40	40	40	40	30
Ceiling height, maximum in feet	Established in 12.7.05 for certain building types				
Density, see 12.1.04.3					
Residential density, max in units/acre	15	15	15	10 [1]	8
Hotel/motel density, max in units/acre	20	20	20	-	-
Building Coverage, see 12.1.04.4					
Building coverage, maximum %	80	60	80	50	60
Open Space, see 12.1.04.5					
Open space, minimum in %	20	30	20	20	30
Building & Parking Placement, see 12.1.04.6					
Build-to Zone min/max in feet	Established in 12.7.05 for certain building types				
Side and Rear setbacks	Established in 12.7.05 for certain building types				
Frontage percentage, minimum %	Established in 12.7.05 for certain building types				
Parking setbacks, minimum in feet	Established in 12.7.05 for certain building types				
Building Types, see 12.7.05					
Shopfront Building	P	-	P	P	-
Mixed-Use Building	P	P	P	P	-
Office Building	P	-	P	P	-
Apartment Building	P	P	P	-	P
Courtyard Building	P	P	P	-	P
Townhouse	P	P	P	-	P
Live/Work Building	P	P	P	P	-
Side Yard House	-	P	-	-	P
Cottage	P	P	P	-	P
Cottage Court	P	P	P	-	P
Duplex	-	P	-	-	P
All Yard House	-	P	-	-	P
Outbuilding	P	P	P	P	P
Boat Barn	-	-	P	P	-
Industrial Building	-	-	P	P	-
Footnotes, see above					

[1] Residential development in the Industrial Subdistricts shall be within a Mixed-Use Project.

Development Standards

12.7.04

Figure GG-12-9.04 - Fueling Stations

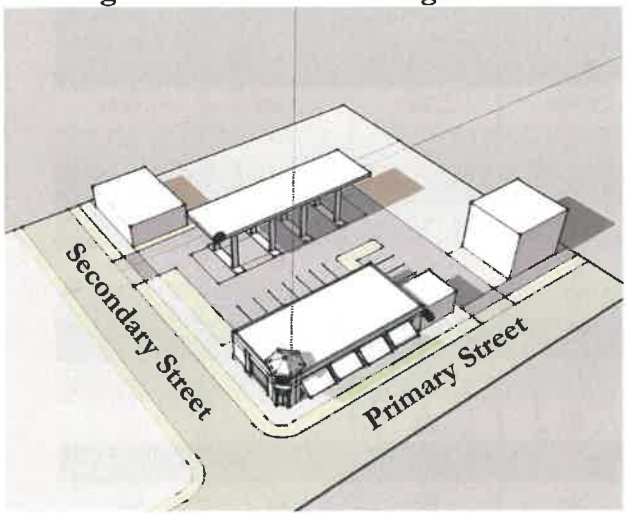
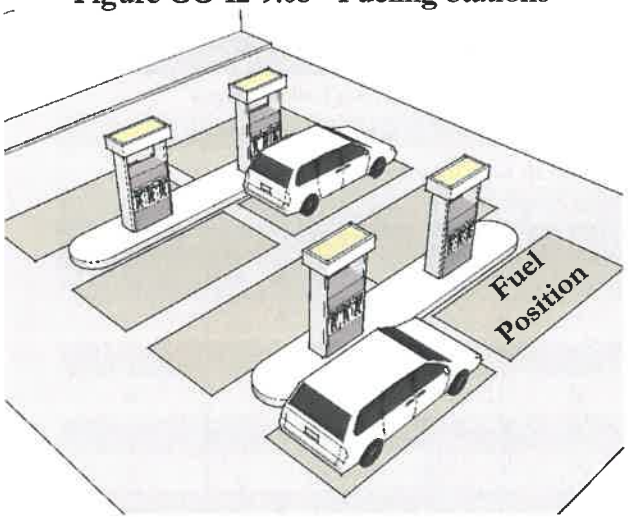


Figure GG-12-9.05 - Fueling Stations

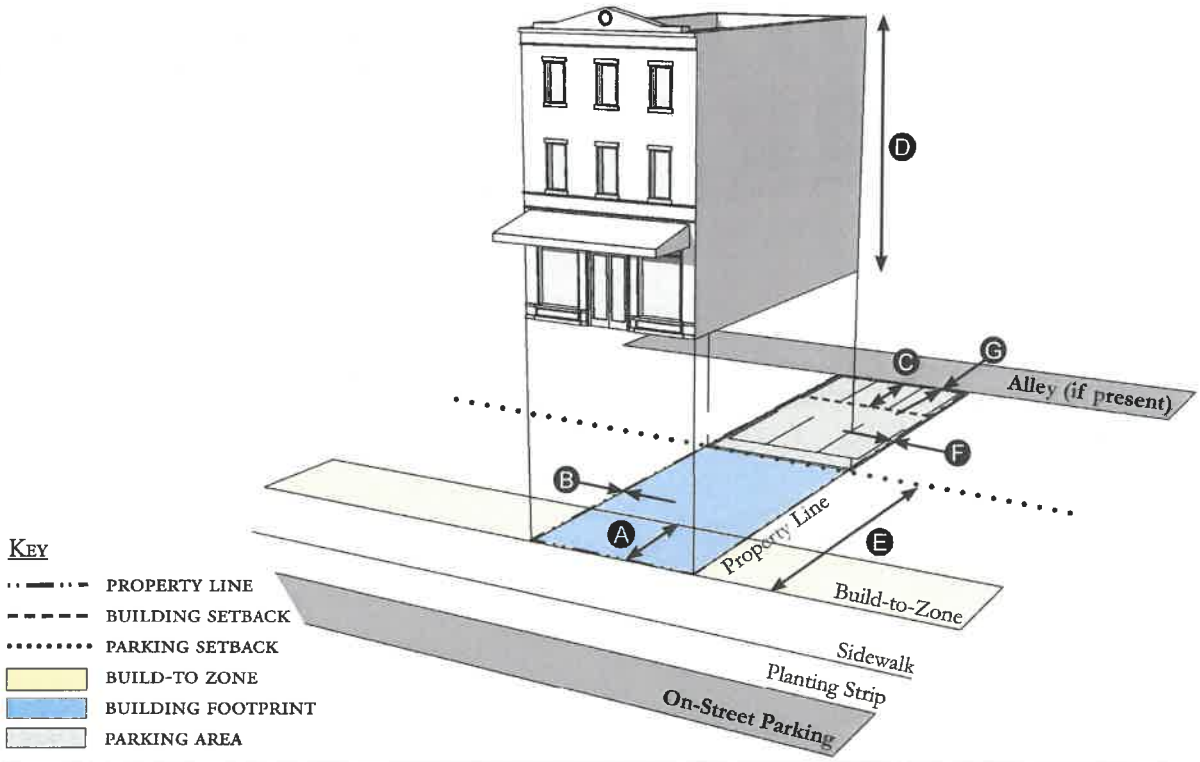


Four fueling islands with eight fuel positions.

Section 12.7.05. Building Type & Frontage Type Standards.

1. **Building Types.** The following Building Type standards shall apply in the Golden Gate Subdistricts. Table **GG-5** provides additional Development Standards.

Figure GG-5.01 - Shopfront Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' 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	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02		
Core	Corridor	Industrial

Description

A Shopfront Building has ground level space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.

Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

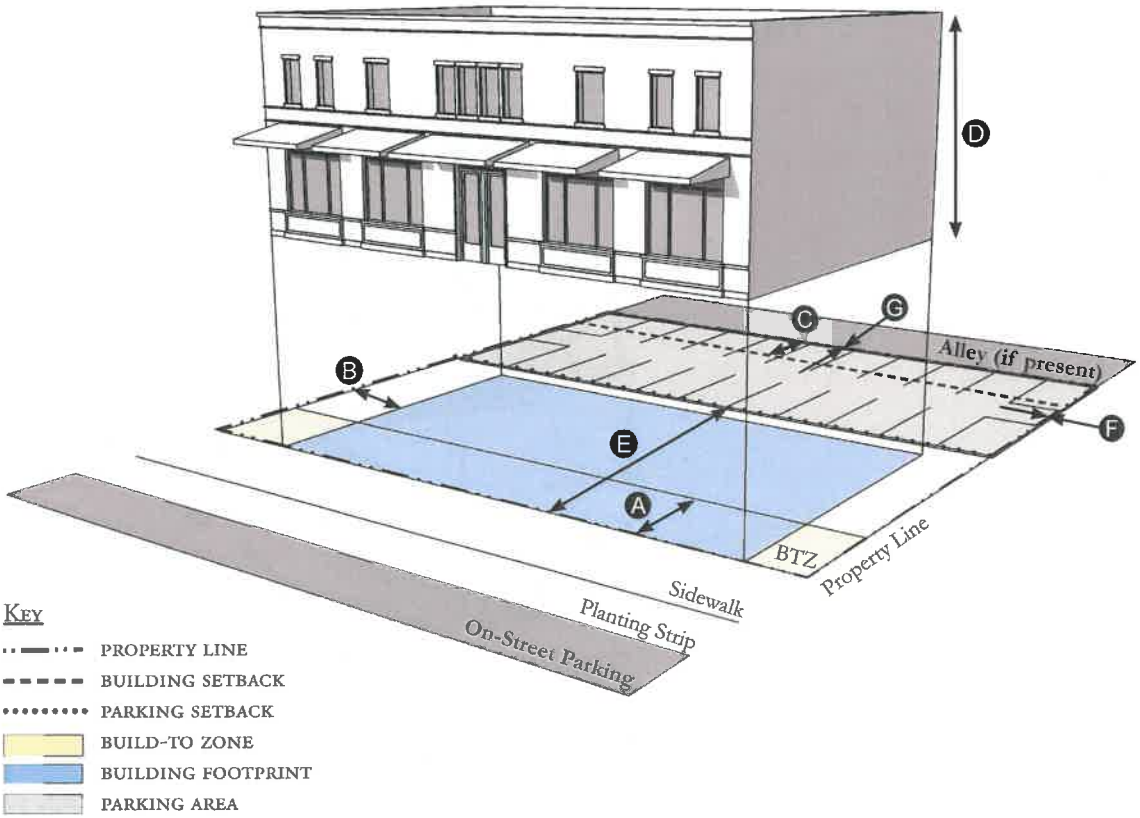
[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Building Type & Frontage Type Standards

12.7.05

Figure GG-5.02 - Mixed-Use Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line BTZ[2]	5' min., 10' max.	B
Rear Yard Setback[2]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02			
Core	General	Corridor	Industrial

Description

A Mixed-Use Building has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict.

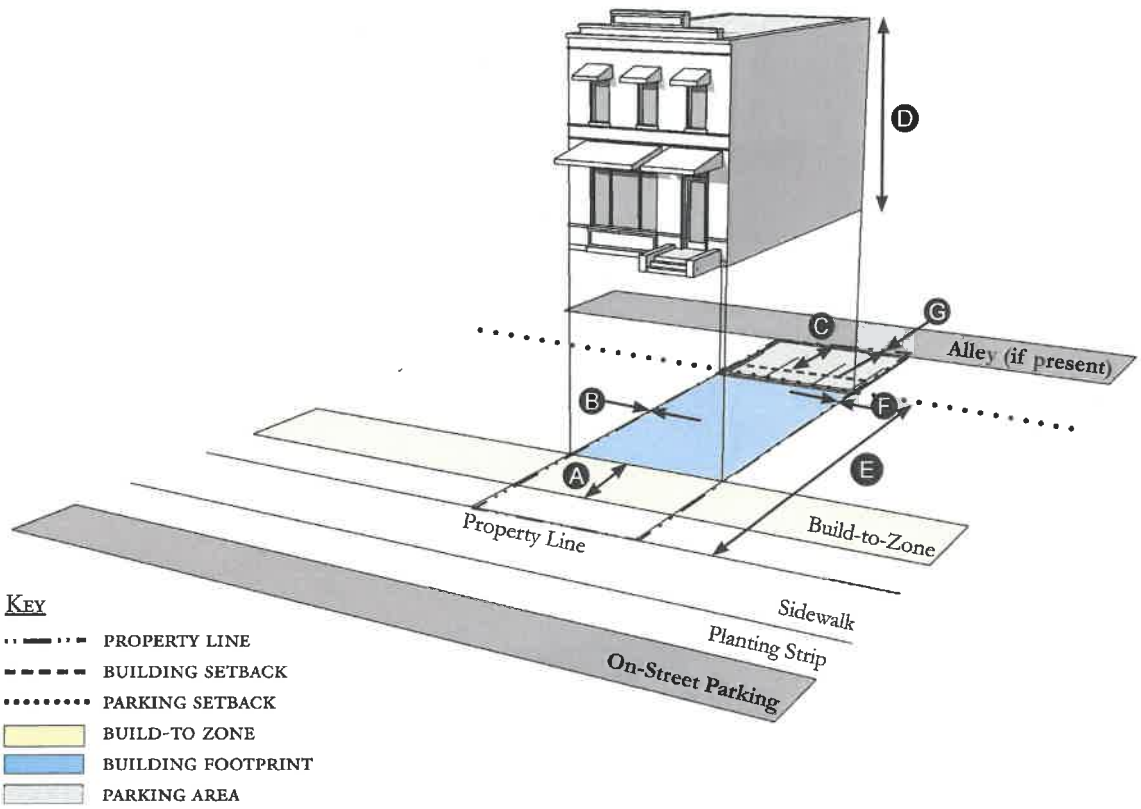
Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

[2] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Figure GG-5.03 - Office Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	10' min., 15' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback[1]	0' or 5'	B
Rear Yard Setback[1]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02		
Core	Corridor	Industrial

Description

An Office Building has a one or more commercial tenants, occupancies, or businesses. An Office Building may have a shopfront frontage on the ground level.

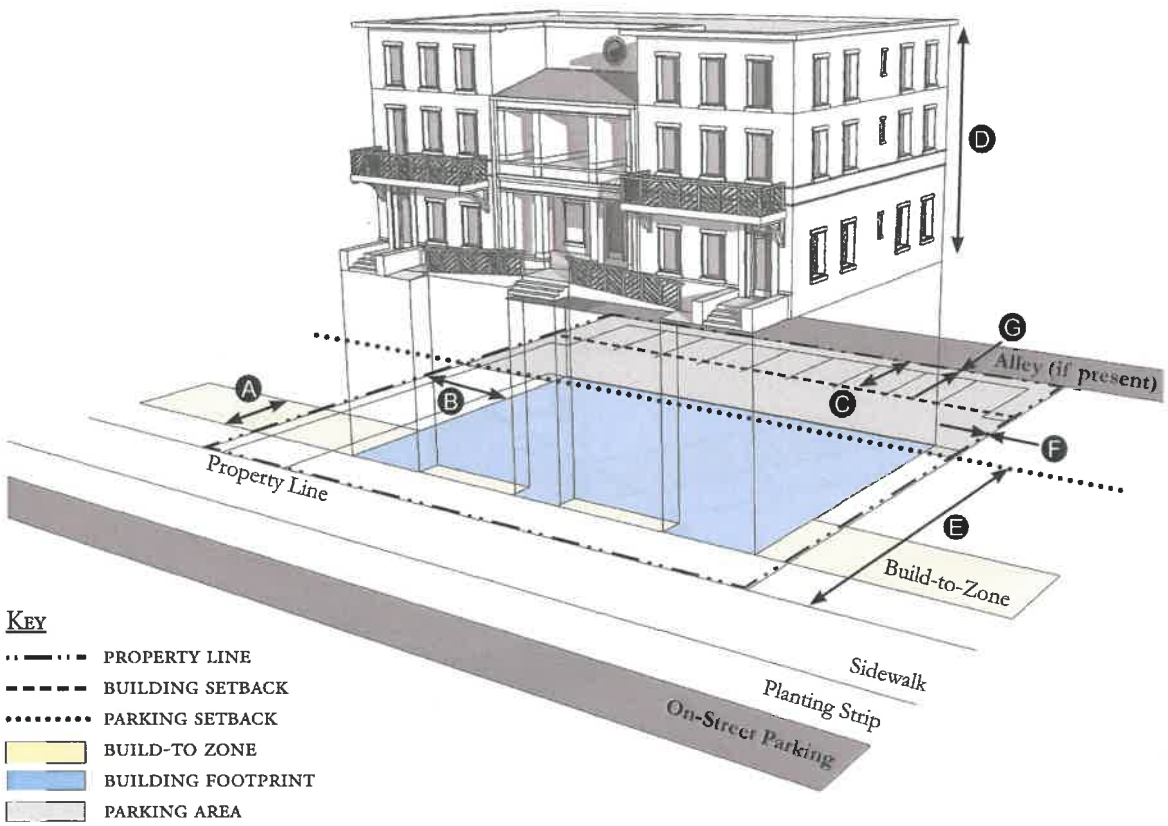
Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Figure GG-5.04 - Apartment Building



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 **GG-5**	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02

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.

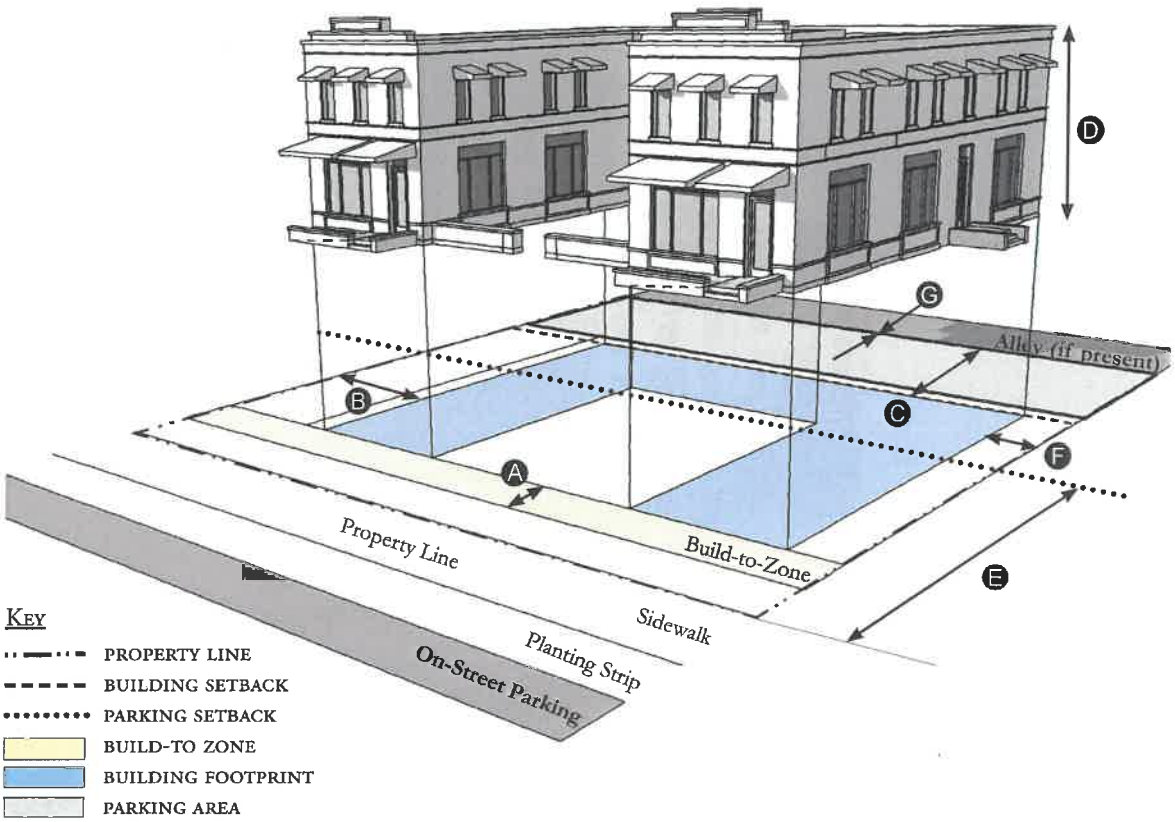
Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Figure GG-5.05 - Courtyard Building



Building Placement, see 12.1.04.6		
Frontage Percentage	70% min. includes courtyard	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback [1]	5' min.	B
Rear Yard Setback[1]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table **GG-5**	

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02			
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 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

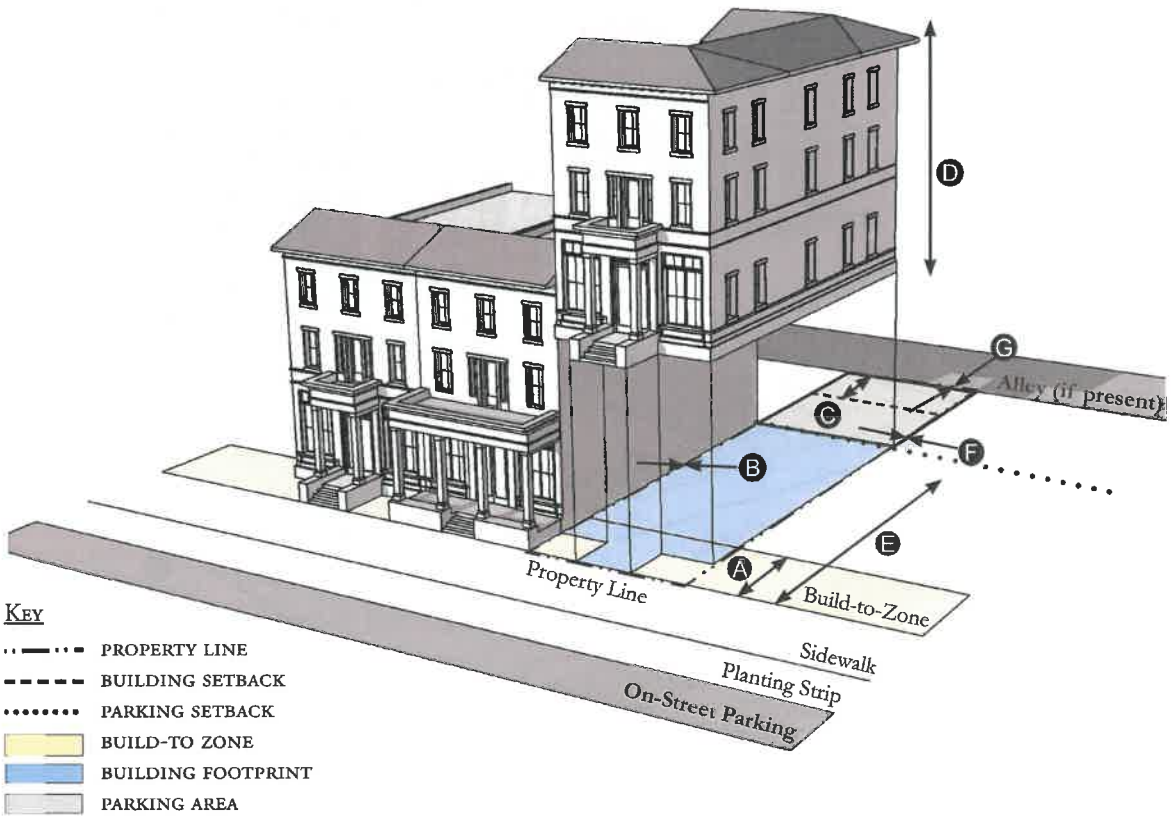
Notes

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

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Figure GG-5.06 - Townhouse



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback [1,2]	0'min. or 10' min.	B
Rear Yard Setback[1]	10' min. /5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**/ 2 stories min	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02			
Core	**General**	**Corridor**	**Multifamily**

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

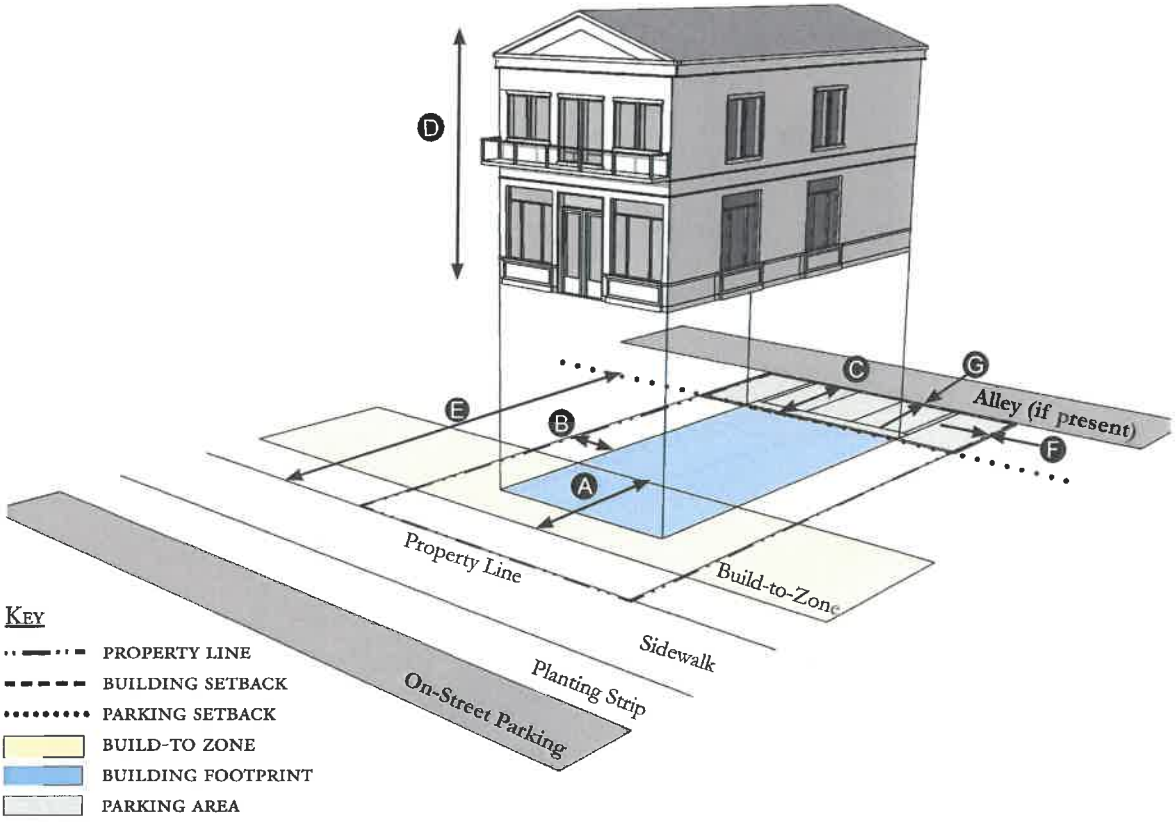
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings.

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

[2] When directly adjacent to another property that is not part of the townhouse development the Side Setback is 10 feet minimum from the property line.

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

Figure GG-5.07 - Live/Work Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback[1]	10' min.	B
Rear Yard Setback[1]	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02

Core	General	Corridor	Industrial

Description

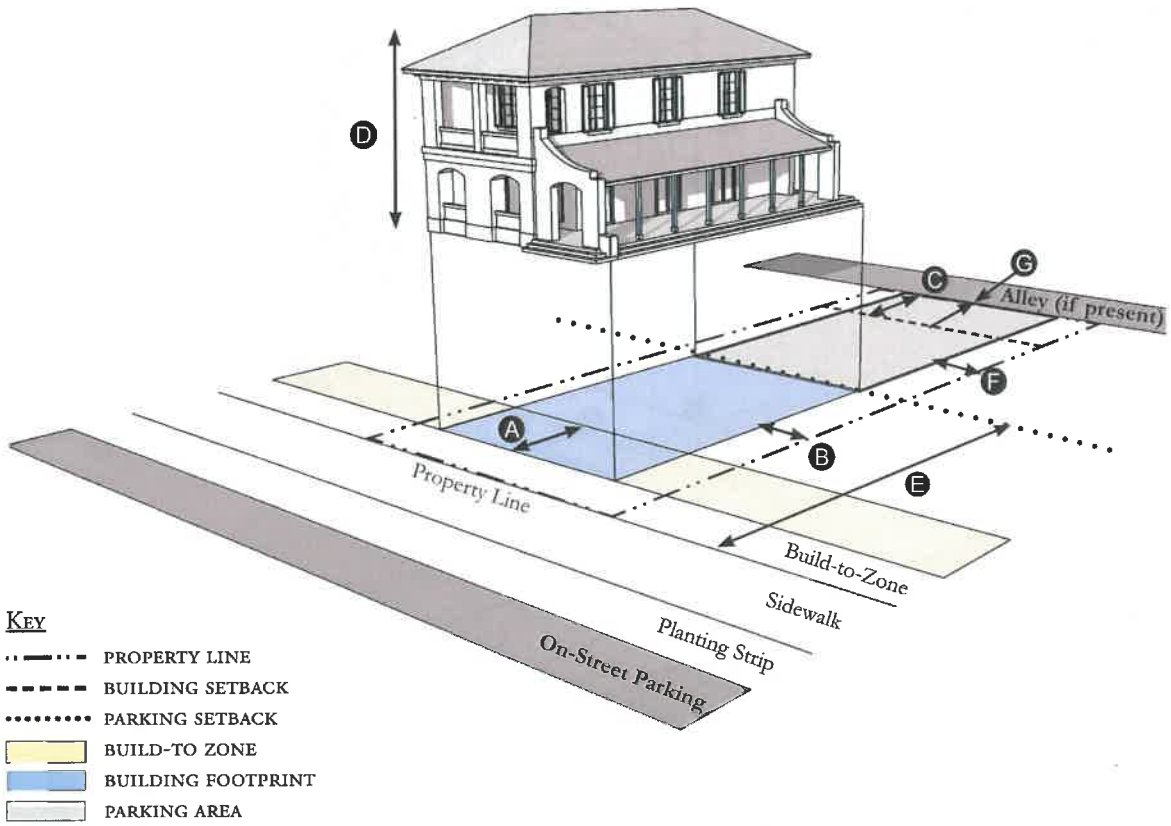
A Live/Work Building consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.

Notes

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Figure GG-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 Setback	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	B
Rear Yard Setback	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table **GG-5**	

Parking Placement, see 12.1.04.6 and 12.7.07.9		
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

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02	
General	**Multifamily**

Description

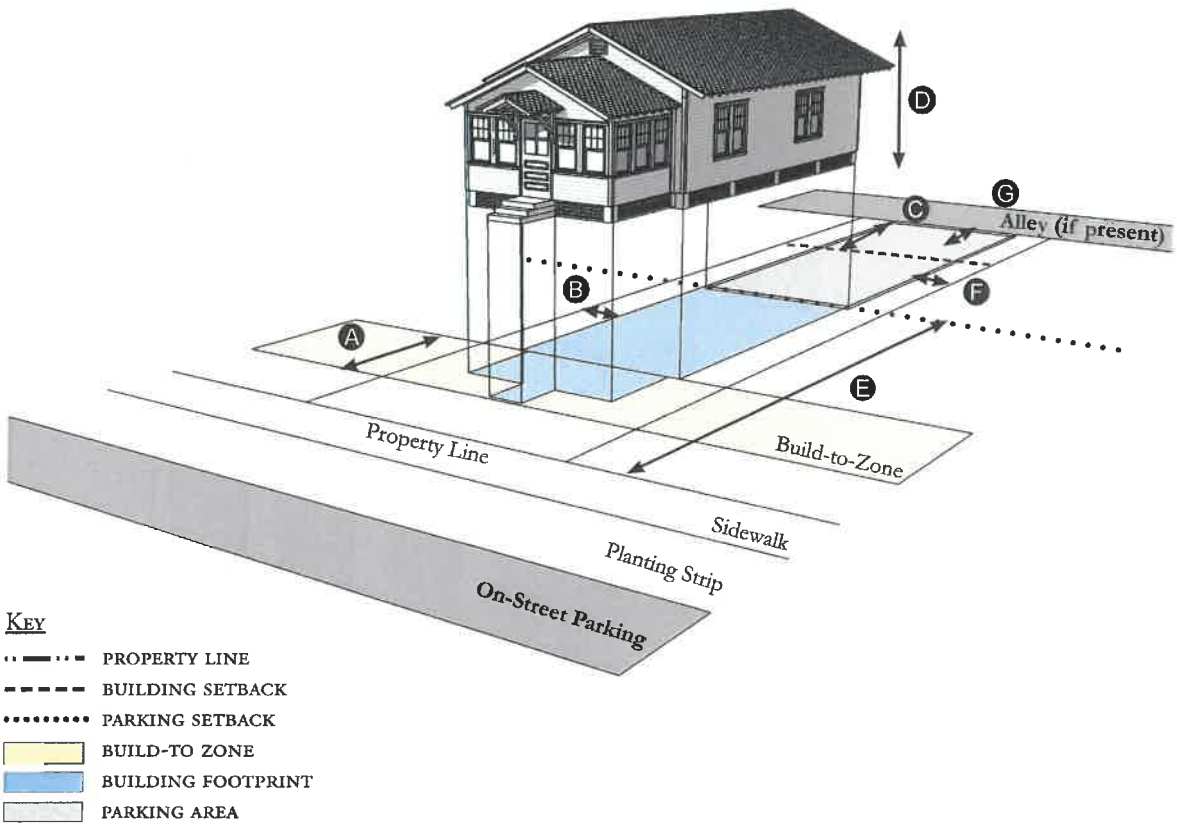
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.

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 **GG-5**.

Figure GG-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	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6 and 12.7.07.9		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02			
Core	**General**	**Corridor**	**Multifamily**

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.

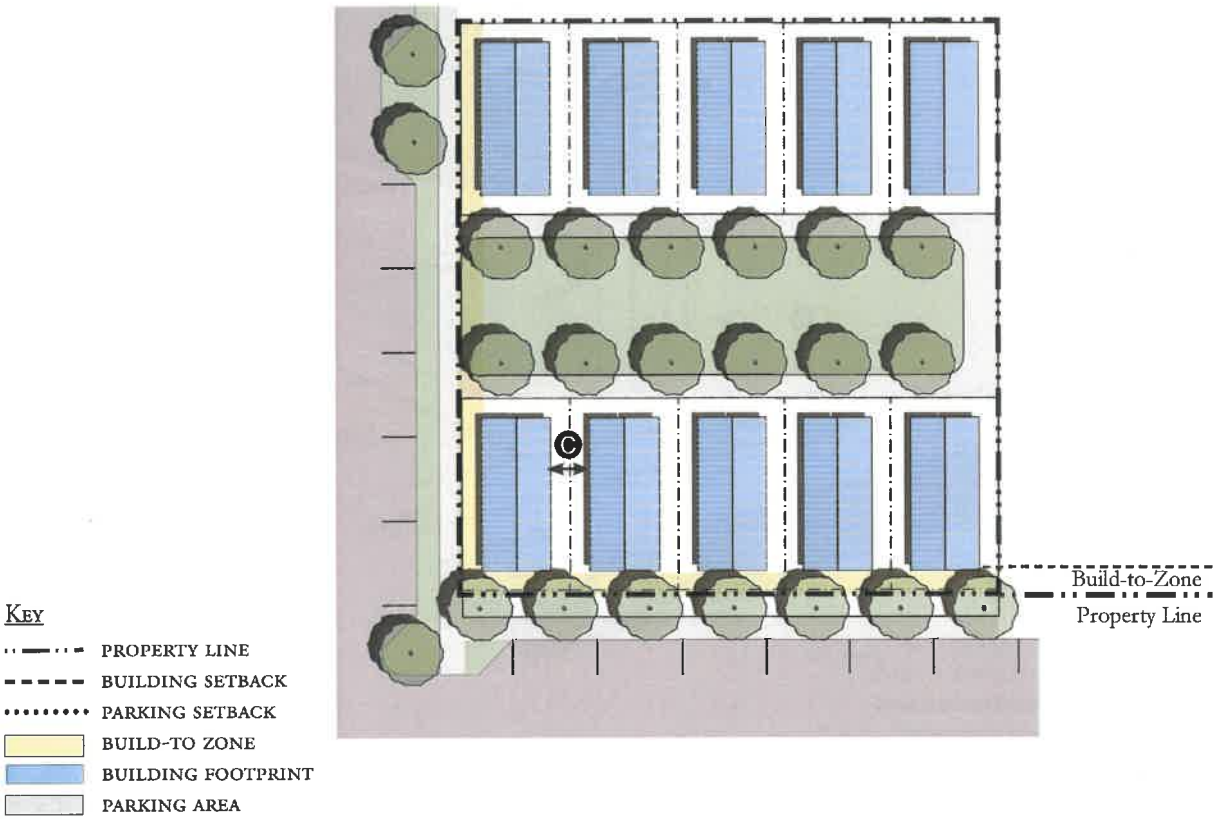
Notes

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 **GG-5**.

Figure GG-5.10- Cottage Court



Building Placement, see 12.1.04.6		
Frontage	60% min.	
Front Setback	6' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Unit Separation	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6		
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 12.7.02			
Core	**General**	**Corridor**	**Multifamily**

Description

A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.

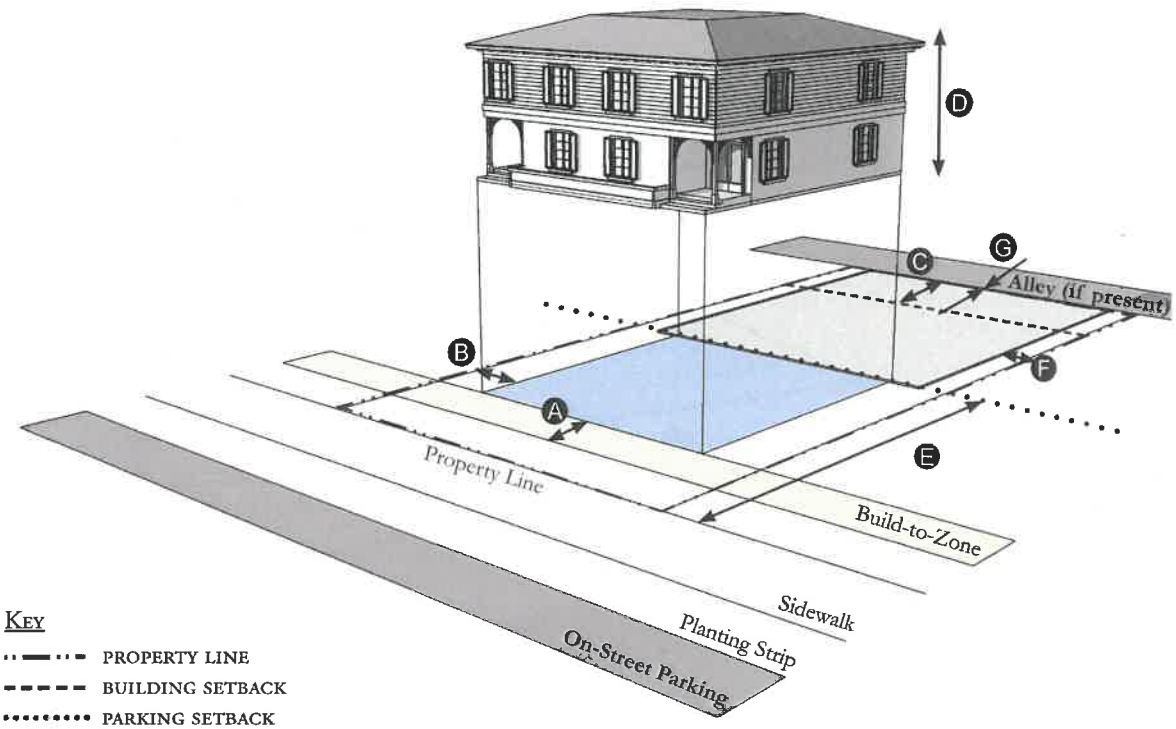
Notes

Cottage Courts may include duplexes.

[1] For this Building Type, the frontage 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 **GG-5**.

Figure GG-5.11 - Duplex



KEY

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- BUILD-TO ZONE
- BUILDING FOOTPRINT
- PARKING AREA

Building Placement, see 12.1.04.6		
Frontage[1]	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6 and 12.7.07.9		
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

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

Permitted Subdistricts, see 12.7.02	
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.

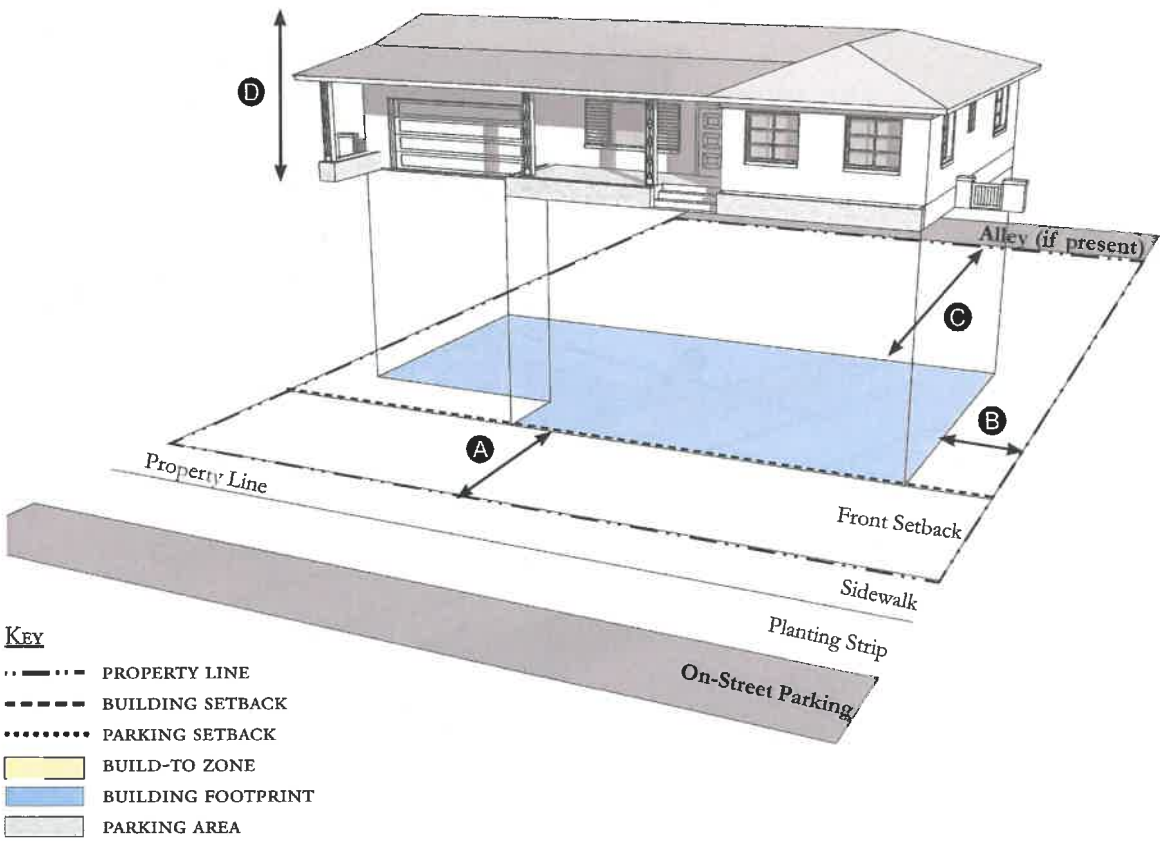
Notes

Duplexes do not permit accessory dwelling units.

[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 **GG-5**.

Figure GG-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	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6 and 12.7.07.9		
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

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

Permitted Subdistricts, see 12.7.02	
General	**Multifamily**

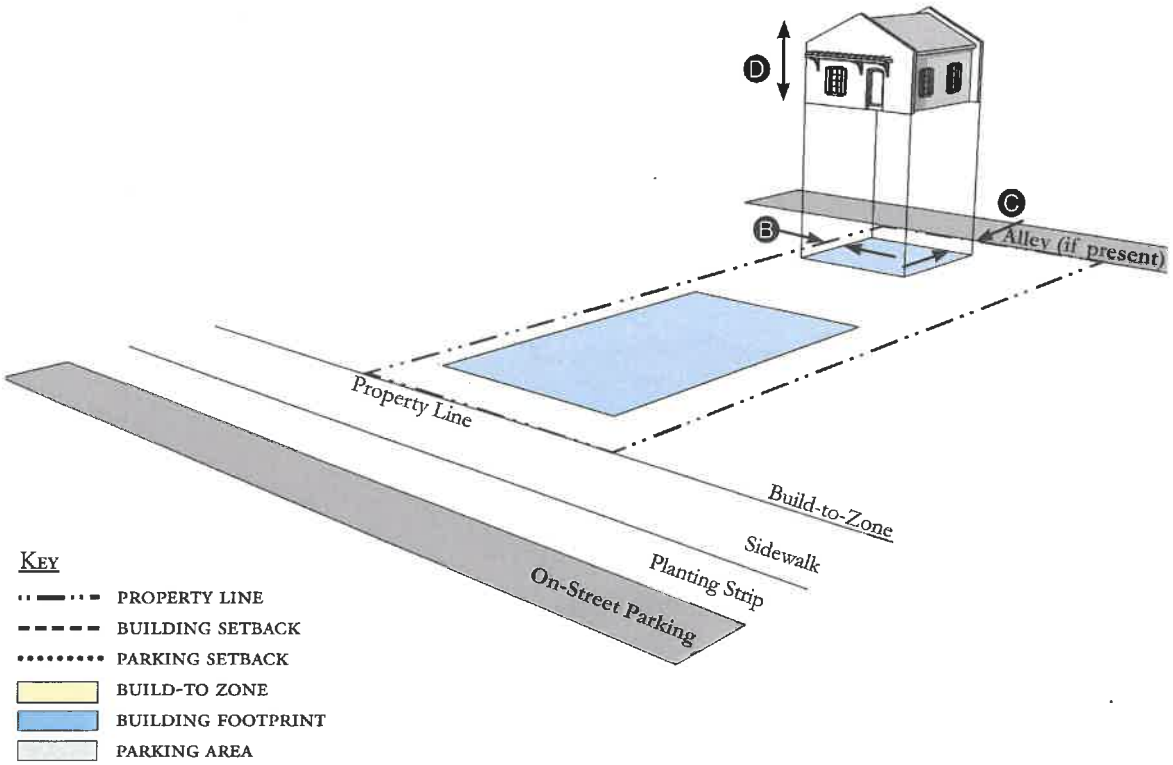
Description

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

Notes

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

Figure GG-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	D
Building Height	25' / 2 stories max.	

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.7.02

Core	**General**	**Corridor**
Industrial	**Multifamily**	

Description

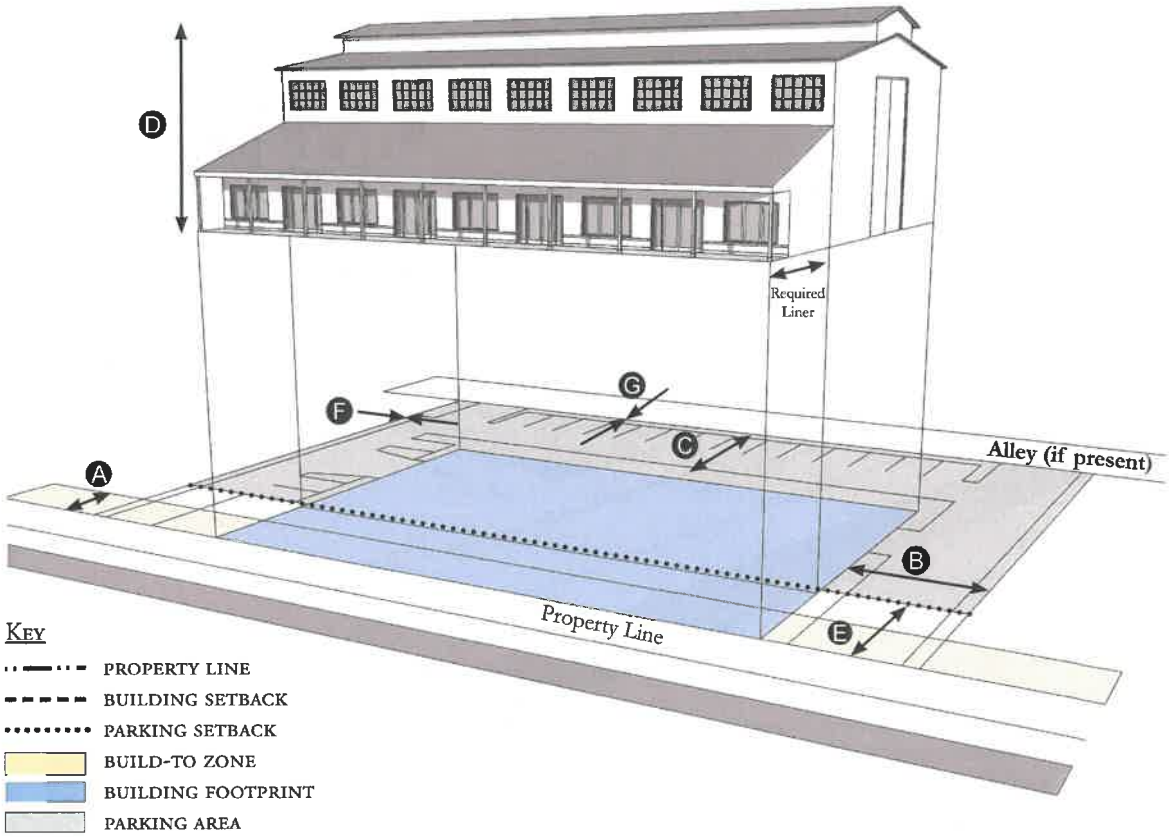
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.

Notes

Outbuildings shall not exceed a footprint of 850 square feet.

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

Figure GG-5.14 - Boat Barn



Building Placement, see 12.1.04.6		
Frontage	60% min.	A
Front Build-to-Zone	5' min., 15' max.	
Side at Street Setback	10' min.	B
Side at Property Line Setback[1]	10' min.	C
Rear Yard Setback [1]	10' min./5' min. with alley	

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	35' / 3 stories max.	

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	F
Side at Property Line	5' min.	G
Rear Setback	5' min./0' min. with alley	
Parking shall not be located between the building and the street		

Permitted Subdistricts, see 12.7.02	
Corridor	**Industrial**

Description

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

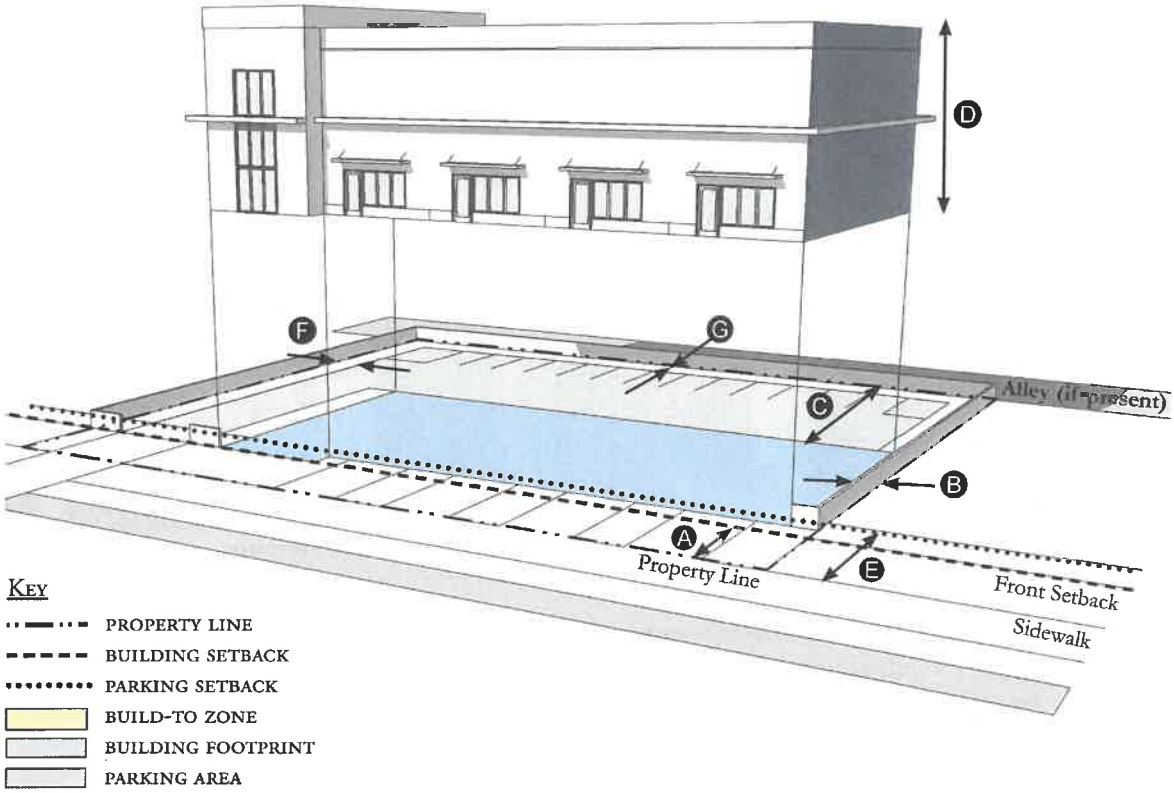
Notes

A commercial liner shall be a minimum depth of 20' feet.

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Figure GG-5.15 - Industrial Building



Building Placement, see 12.1.04.6		
Frontage	Not Required	
Front Setback [2]	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback[1]	5' min.	B
Rear Yard Setback	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	40' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking shall not be located between the building and the street.

Permitted Subdistricts, see 12.7.02	
Corridor	**Industrial**

Description

An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking shall be accommodated from alleys whenever possible. Parking and loading shall be avoided on all Primary and Secondary Streets.

Notes

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

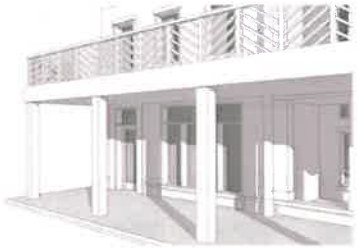
[2] Encroachment into the front setback of up to 15' is permitted when Frontage Types are utilized as described in Section 12.1.05.2.

The front setback shall be treated with Required Landscape Area & Tree Planting as described in Table GG-10 Section 12.7.09 when Frontage Types are not provided.

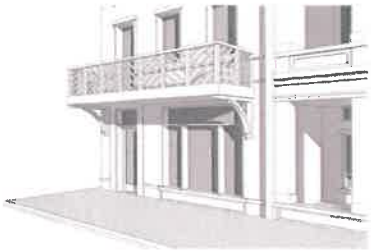
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figures GG-5.16 - Frontage Types Matrix

Shopfront



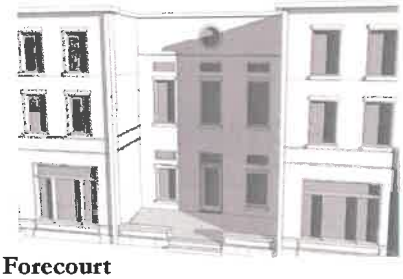
Arcade



Bracketed Balcony

Porch

Stoop



Forecourt

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

Table GG-5.17 - Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch [1]	Stoop	Forecourt
Core	P	P	P	P	P	P
General	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-

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

[1] For implementation in the GG Redevelopment Zoning District, Figure 12-7.04-Porch Frontage is modified such that the minimum depth of a porch shall be 5 feet and the maximum depth shall be 8 feet.

Section 12.7.06. Street Standards.

1. **Applicability.** Street Standards that apply in all Redevelopment Zoning Districts are provided in Section 12.1.06. The additional street standards which apply in the Golden Gate Redevelopment Zoning District are specified in this section.

2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **GG-3**, Section 12.7.02. That Regulating Plan identifies the following features:

   a. **Primary Streets** allow movement through as well as within the Golden Gate 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. The secondary street network is priority for street improvements within the neighborhood which should include sidewalks and landscape improvements.

   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. **Shade Trees.** Street trees may be incorporated into landscaped islands associated with on-street parking or to provide shade for pedestrian areas. Landscaped islands and other street tree planting areas shall be sized to support the mature size of the tree and may include shrubs and appropriate ground cover plants. Street trees from the following list are planted at a maximum of 30-foot intervals along the right-of-way:

   a. Canopy trees (60 percent minimum):

      i. Live or Laurel Oak

      ii. Magnolia

      iii. Mahogany

      iv. Red Maple

      v. Bald Cypress

      vi. Buttonwood

      vii. Gumbo Limbo

   b. Palm Trees:

      i. Medjool or Canary Island Date Palm

      ii. Royal Palm

      iii. Coconut Palm (2:1 ratio, unless 8 feet grey wood, then 1:1)

      iv. Sabal Palm (3:1 ratio)

4. **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 meets 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 2

ii. Local Street 3

iii. Neighborhood Street 1

iv. Neighborhood Street 2

v. Yield Street

5. **Improvements To Existing Streets.** The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements. As provided in Section 12.1.06, the County Engineer may allow deviations from these minimum standards when necessary due to the location of existing buildings, constrained right-of-way, or to meet other goals for the particular street section.

a. **A-1-A/SE Dixie Highway.** Along Dixie Highway street trees shall be a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting. Dixie Highway in Golden Gate is also identified as a candidate for Complete Streets interventions in the *Martin MPO Complete Street Access to Transit Study* and is part of the East Coast Greenway in Florida.

b. **Indian Street.** Along Indian Street street trees shall be a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting.

c. Along all other streets, street trees shall be a minimum height of 12 feet, with a four-foot clear trunk and two and one-half-inch caliper, at the time of planting.

d. **Within the Core, Corridor & Industrial Subdistricts.** The build-to-zone shall provide for a pedestrian zone, furnishing zone, and on-street parking as described in Section 12.1.06. No less than 10 feet shall be provided for the combined pedestrian zone and furnishing zone.

Section 12.7.07. 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 Golden Gate 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. **Off-site parking.** With the exception of parking required for residential uses in Subdistrict General, off-site parking may be used to satisfy all or part of required parking if located no further than 1,320 feet (1/4-mile) from the development site, as measured by the shortest pedestrian route of travel.

4. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** The SPARC program described in Section 12.1.07 is authorized within the Golden Gate CRA.

5. **Screening of Parking from Residential Uses.** There shall be an alley between parking areas and adjacent residential uses. Where an alley is not possible, there shall be a visual barrier between parking areas and residential uses. Refer to Landscaping Standards Section 12.7.09 Vehicular Use Areas.

6. **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 12.7.02, ground level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.

7. **Distributing Parking.** Where more than 200 parking spaces are provided on-site, 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.

8. **Shared Parking Lot.**

   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. In order to meet the parking requirements, 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.

9. **Approved parking surfaces.**

   a. Residential-only development shall provide parking on a paved surface.

   b. Nonresidential development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a stabilized grassed surface. Accessible spaces and access aisles shall meet the requirements set forth in the Americans with Disabilities Act.

   c. Existing parking surfaces shall comply with the requirements of this sub-section, no

later than five years from the effective date of this Division.

10. For residential garages in the GG Redevelopment Zoning District, Section 12.1.07.8 and Figure 12-9.01-Single Family Dwelling-Front Loaded are modified as follows. The minimum Setback from the Front Façade for garages shall be 5' for garage doors measuring up to 16' in width and shall be 10' for garage doors exceeding 16' in width.

Section 12.7.08. Stormwater Standards.

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

Landscape Standards

12.7.09

Section 12.7.09. Landscape Standards.

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

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

Div. 15, Article 4		In Golden Gate 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 12.7.09.2
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.7.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Modified by 12.7.09.4
A.4-5	Vehicular use areas	Modified by 12.7.09.6
A.6	Service areas	Modified by 12.7.09.7
A.7	Commercial buildings	Does not apply
4.663.B	Buffer-yard requirements	Does not apply
4.663.B.5	Buffer-yard requirements Adjoining Conservation Land	Applies as written
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. **Single family dwellings or duplexes.** Single Family Dwellings and duplexes are not required to submit a Landscape Plan or comply with Vehicular Use Areas. Required tree planting and landscape area do apply to single family dwellings and duplexes.

3. **Required landscape area.**

   a. Table **GG-10** 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.

4. **Required tree planting.**

   a. Table **GG-10** indicates the minimum number of trees that must be planted.

   b. Tree species and size.

      i. Palm trees shall have a minimum height of 12 feet at the time of planting.

      ii. Fruit trees shall have a minimum height of five feet at the time of planting.

      iii. 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.

   c. Trees planted in adjacent right-of-way in accordance with Section 12.7.06 or in other nearby public space shall be credited towards meeting the number of trees required by Table **GG-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 **GG-10**.

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

Table GG-10 - Required Landscape Area & Tree Planting

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core	0%	1,500 sf
General	10%	1,500 sf
Corridor	10%	1,500 sf
Industrial	10%	1,500 sf
Multifamily	Not required	3,000 sf

Table GG-11 - Landscape Plan Application Requirements

Div. 15, Article 4		In Golden Gate 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	Yes
8	Installation methods	Yes	Yes
9	Development areas	Yes	-
10	Ditches & swales	Yes	Yes
11	Tabular data	Yes	-

[1] On-site features only

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

   a. **Column A** requirements apply to an application for a final site plan.

   b. **Column B** requirements apply to an application for a building permit for a Small Site which is defined as the construction or expansion of a principal building or accessory structure on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.

   c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12 as those terms are defined in Section 4.871.B, Div. 20, Article 4.

6. **Vehicular use areas.**

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

      i. The perimeter of a vehicular use area shall be planted with trees at 30-foot intervals. The trees shall be a minimum of 12 feet in height, with a four-foot clear trunk, and a three-inch dbh at the time of planting.

      ii. If a vehicular use area abuts a residential property (existing residential use or Multifamily Subdistrict) that is not a part of the subject development, a landscaped buffer, eight-feet wide shall be provided. Trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch dbh shall be planted at a maximum of 30-foot intervals. If palms are used, each palm must have a 12-foot minimum clear trunk and be planted at a maximum of 15-foot intervals.

iii. A wall, fence, hedge or other durable landscape barrier shall be provided around all vehicular use areas. Between the vehicular use area and a road right-of-way, the wall, fence, or hedge shall not exceed four feet in height. For the remainder of the lot, it shall not exceed six feet in height. Walls and landscaping around vehicular use 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.

7. **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 a finished masonry wall. All nonconforming enclosures shall be brought into compliance no later than two years from the effective date of this Division.

Wall & Fence Standards

12.7.10

Section 12.7.10. Wall & Fence Standards.

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

Section 12.7.11. Sign Standards.

1. Signs must comply with the Sign Standards established for all Redevelopment Zoning Districts in Section 12.1.11 except where modified below.

2. Table **GG-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.

Table GG-12 - Sign Size Limitations

Subdistrict	Percent of Building Face Area Allowable for Wall Signs	Maximum Size Per Wall Sign	Maximum Height of Lettering and Logos for All Signs
Core	12%	50-sf	24 inches
General	6%	12-sf	18 inches
Corridor	12%	50-sf	24 inches
Industrial	12%	50-sf	24 inches
Multifamily	-	-	-

3. **Murals.** Are permitted and defined in Art. 4, Div. 16.

4. **Wall signs.** .Wall signs are permitted within Core, Corridor, Industrial

   a. Placement:

      i. Near top of the building.

      ii. Above upper floor windows.

      iii. Directly on wall surface/background must be building wall.

      iv. Must face public street.

      v. Placed on maximum of two building sides.

      vi. May be cut or carved.

   b. Letter materials: Metal, stone, wood, paint, carved, plaster. No plastic letters permitted.

   c. Lighting: Front lit, back lit, opaque lighting. No channel cut lighting permitted. (channel cut is a method of illumination that illuminates only the lettering or logo and the remaining face of the sign is not illuminated or opaque in any manner, also known as stencil-cut)

5. **Wall sign** as Sign band. Sign bands are permitted within Core, Corridor, Industrial. This type of sign is intended primarily for retail uses at street level to draw the attention of pedestrians and drivers.

   a. Placement:

      i. On building face between first and second floor window openings.

      ii. Must be integrated with composition of the facade.

      iii. Background may be building wall or "backboard."

      iv. Minimum of ten feet above sidewalk.

   b. Dimensions:

      i. Backboard and overall band width limited to 12 square feet.

ii. Backboard may have a maximum height of 30 inches.

iii. Letters may have a maximum height of 24 inches.

c. Letter or backboard materials: Metal, stone, wood, paint, carved, plaster, plastic. Cabinet signs are permitted.

d. Lighting: Front lit and back lit permitted, channel cut is not permitted

e. Consistency of the sign bands on a single building is required.

6. **Freestanding signs.** Freestanding signs are permitted within Core, Corridor, Industrial, General.

a. Configuration:

i. Double post with framed panel.

ii. Offset single post with bracketed or suspended panel.

iii. Double-sided signs are permitted.

iv. Single post with centered panel is not permitted.

v. Sign must be essentially two-dimensional. Small structures or kiosk type designs are not permitted.

b. Dimensions:

i. Sign panel is limited to a maximum of six square feet.

ii. Overall sign is limited to a maximum height of four feet above grade.

c. Materials: Metal, wood.

d. Lighting:

i. Externally projected ground lighting is permitted.

ii. Internally illuminated signs or signs incorporating lighting elements are not permitted.

7. **Swing sign, under-canopy sign & projecting signs.** Swing sign, under-canopy sign & projecting signs are permitted within Core, Corridor, Industrial, General.

a. Dimensions:

i. Maximum of six square feet.

ii. Bracketed signs may project a maximum of 48 inches from the building face.

iii. Logos or Artwork may be a maximum of 18 inches in any dimension.

b. Materials: Metal, wood.

c. Lighting: Externally projected lighting is permitted.

8. **Monument signs.** Monument signs are permitted within Core, Corridor, Industrial, General.

a. Placement:

i. Must be perpendicular to public road with identical graphics on each face.

ii. Must form a 45 percent angle to the street intersection at street corners.

iii. Must be set back at least two feet from the public right-of-way.

b. Dimensions:

i. Height of the monument sign may not exceed five feet.

ii. Graphic area of the monument must not exceed 40 square feet.

c. Materials:

i. Substantial materials such as stone, concrete, brick, stucco, wood, steel, and aluminum are required.

ii. Letter or backboard materials: metal, stone, wood, paint, carved, plaster, plastic.

d. Lighting: External lighting only permitted.

9. **Types of signs permitted**. The list of permitted signs in Section 4.703, Div. 16, Article 4 is adjusted by adding the following type of sign:

a. **Sandwich or sidewalk signs** as defined in Section 4.693, Div. 16, Article 4, are permitted in the Core, Corridor and General 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.

10. **Prohibited signs.**

a. Illuminated signs behind the glass storefront that advertise on a permanent basis.

b. Applied window signs, such as cardboard panels.

c. Pennants and Banners for commercial or private use.

d. Pole signs.

11. **Lettering and logo size.** Table **GG-12** provides the maximum height of lettering and logos. Section 4.699, Div. 16, Article 4 establishes how the height of irregularly shaped features shall be measured.

Architectural Standards

12.7.12

Section 12.7.12. Architectural Standards. The following Architectural Standards are applicable within Golden Gate Redevelopment Zoning District

1. **Accessory Structures.** Materials for accessory structures shall be or have the appearance of materials from the primary structure.
2. **Building Additions.** The exterior appearance of additions to an existing building should be compatible with the overall building type. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.
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 an extended period of time 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.
6. **Heat Island Effect.** In order to reduce urban heat islands for both roofed and non-roofed areas, the following recommendations are provided for building and site design:
   - **a.** Non-roofed: Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.; or use light-colored/high-albedo materials (reflectance of at least .3) for 30% of the site's non-roofed impervious surfaces; or, use open grid pavement system.
   - **b.** Roofed: Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a "green" (vegetated) roof for at least 50% of the roof area.
   - **c.** Parking Garage Roofs: Provide shade on at least 30% of any exposed parking on the roof.

Article 12
Redevelopment Code

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

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12.1.00

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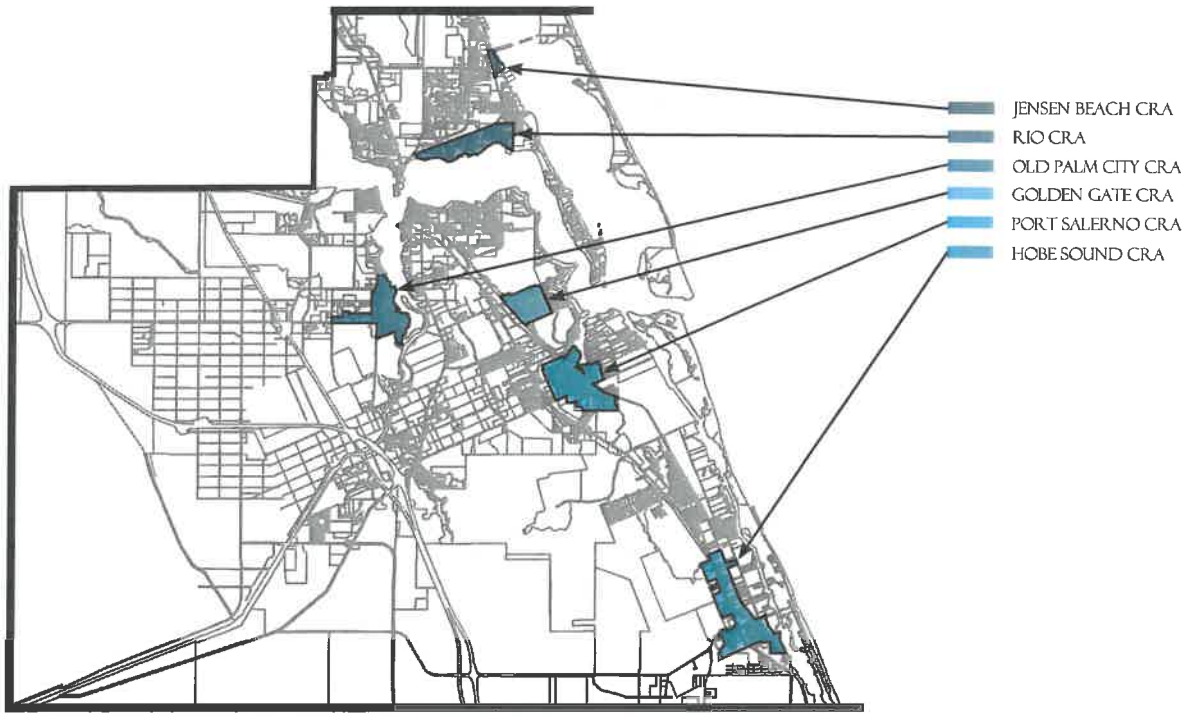
Section 12.1.01. Purpose & Intent. The Redevelopment Code provides zoning procedures to implement Comprehensive Growth Management Plan policies by providing opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas. The Redevelopment Code shall 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



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

Section 12.1.01.D. 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 (LDR) and General Ordinances. In the case of conflict between Article 12, LDR and other provisions of the LDR or the General Ordinances, Article 12 shall control.

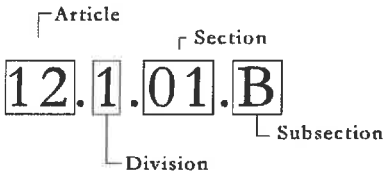
Section 12.1.01.E. Form-based code. The Redevelopment Code is a form-based code, land development regulations that foster predictable built results and a high-quality public realm by using physical form (rather than full separation of uses) as the code's primary organizing principle.

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.



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

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

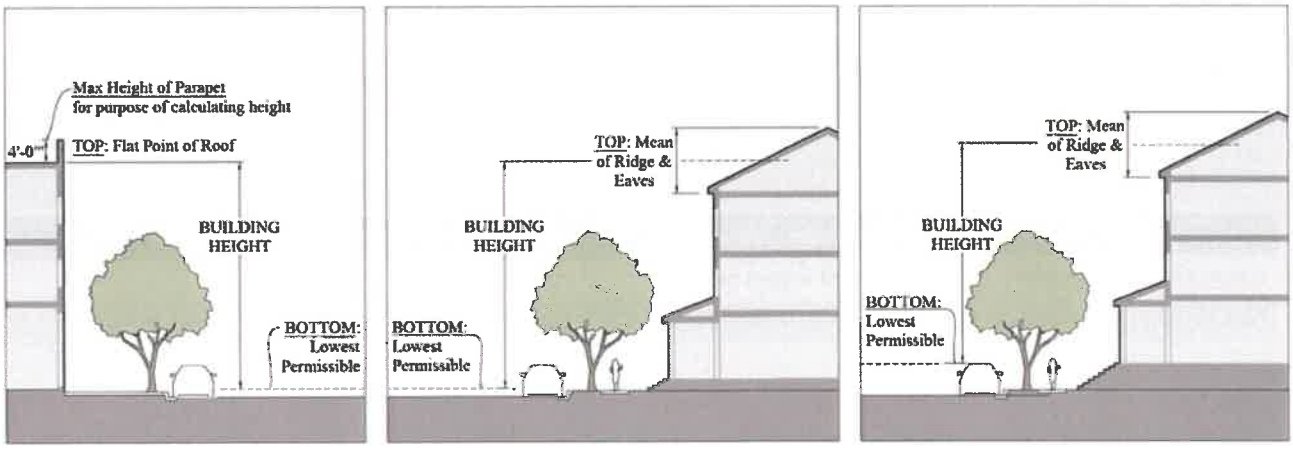
Public & Institutional Use Groups	Public & Institutional Uses in this Use Group
Institutional uses, limited impact	Administrative services, not-for-profit Community centers Cultural or civic uses Neighborhood assisted residences with six or fewer residents Neighborhood boat launch Places of worship Post 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

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.

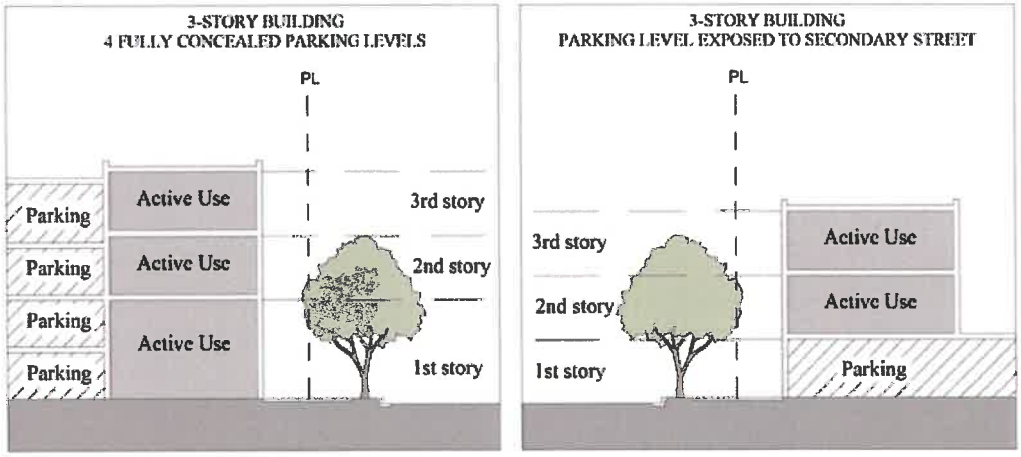
2. **Height.** Height is measured in accordance with Section 3.14, Div. 2, Article 3. Height exceptions are described in Section 3.14.B, Div. 2, Article 3. See Figure **12-3** for illustration. In case of a conflict between illustrations and text, Section 3.14, Div. 2, Article 3 controls.

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

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.

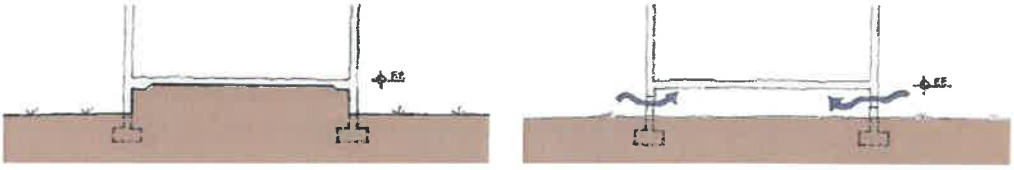
12. **Building Length.** Buildings may not be longer then 200 feet without a street, alley, or paseo providing through access to another street, alley or paseo. Paseos shall be a minimum of 15 feet wide, open to the public, open to the sky, and illuminated at night. The building face shall have transparent 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

Stem Wall, Extended Footers or Thickened Monolithic Foundation with Fill | **Historic Stem or Pier Wall Foundation**



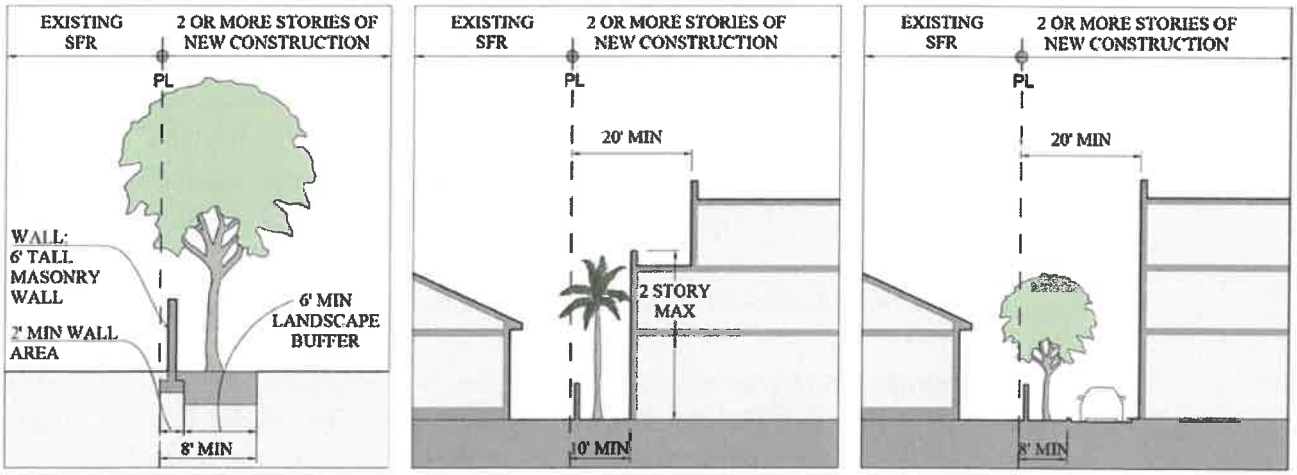
15. **Building Transitions.** Where commercial, multifamily, or mixed-use construction along the rear or side yard of a property directly abuts a residential Subdistrict or an existing single family home with less than thirty feet (30') separation, such as a street, alley, railroad, waterway, park, right-of-way, or other public open space between them; the following shall apply:

a. 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.

b. 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.

c. 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.

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.

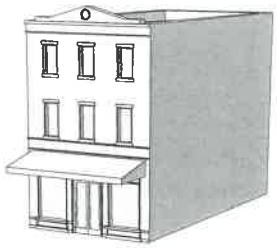
   k. A **Duplex** is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.

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

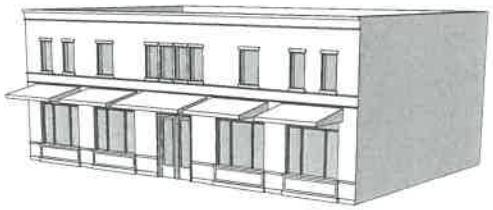
   m. An **Outbuilding** is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. Outbuildings may include a garage, shed, workshop, or an accessory dwelling unit.

   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.

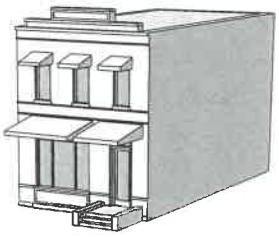
Figure 12-7 - Building Types Matrix



Shopfront Building

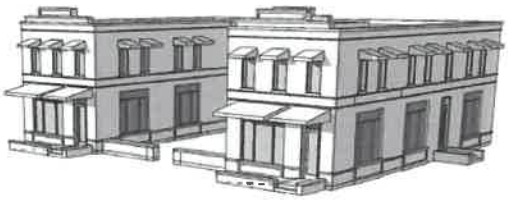


Mixed-Use Building

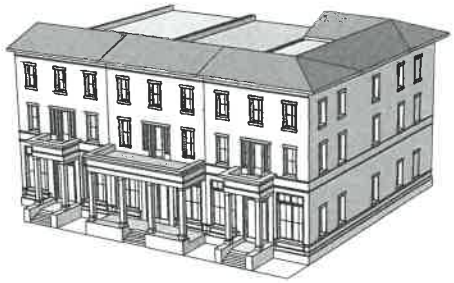


Office Building

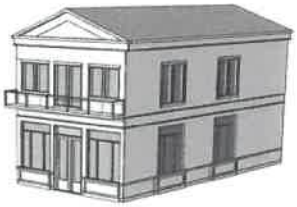
Apartment Building



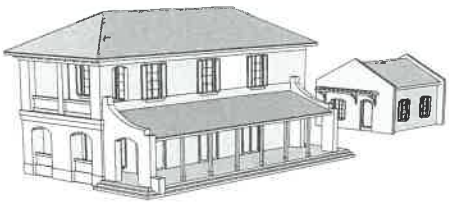
Courtyard Building



Townhouse Building

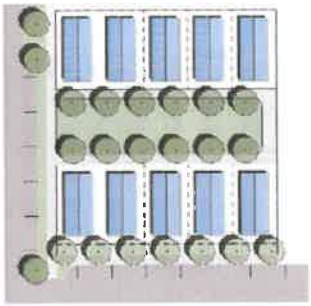


Live/Work Building



Side Yard House

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

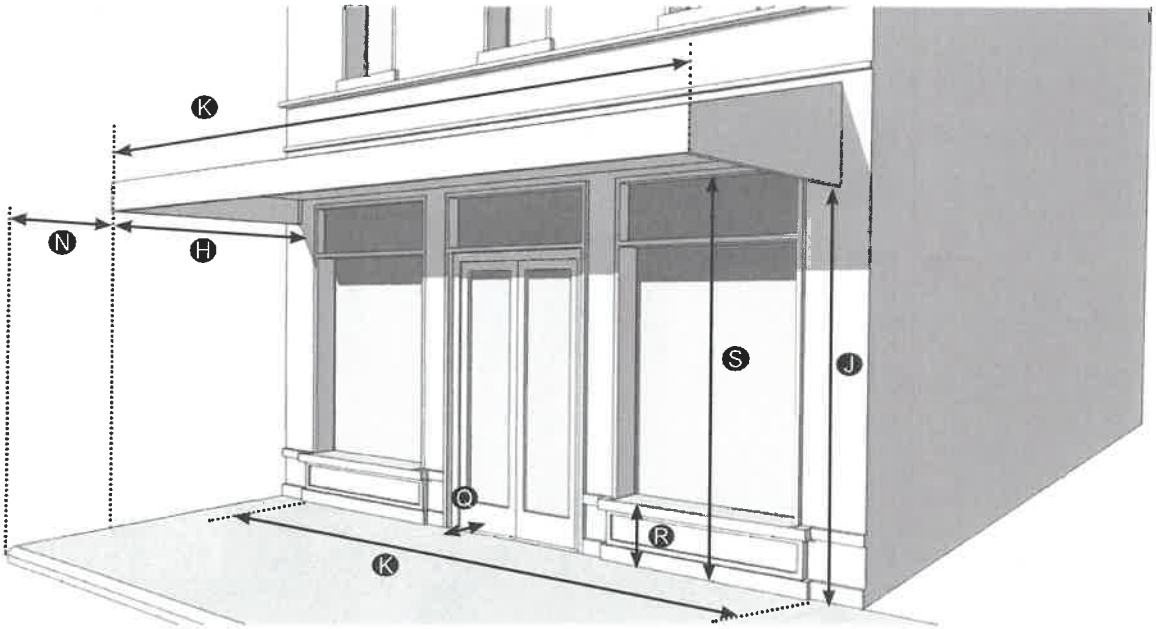
   c. A **Bracketed Balcony** frontage

   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

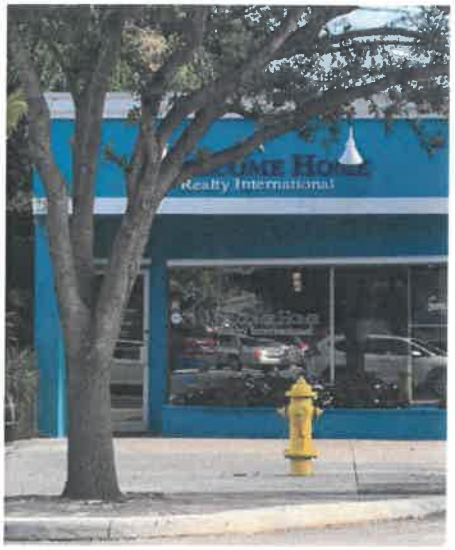
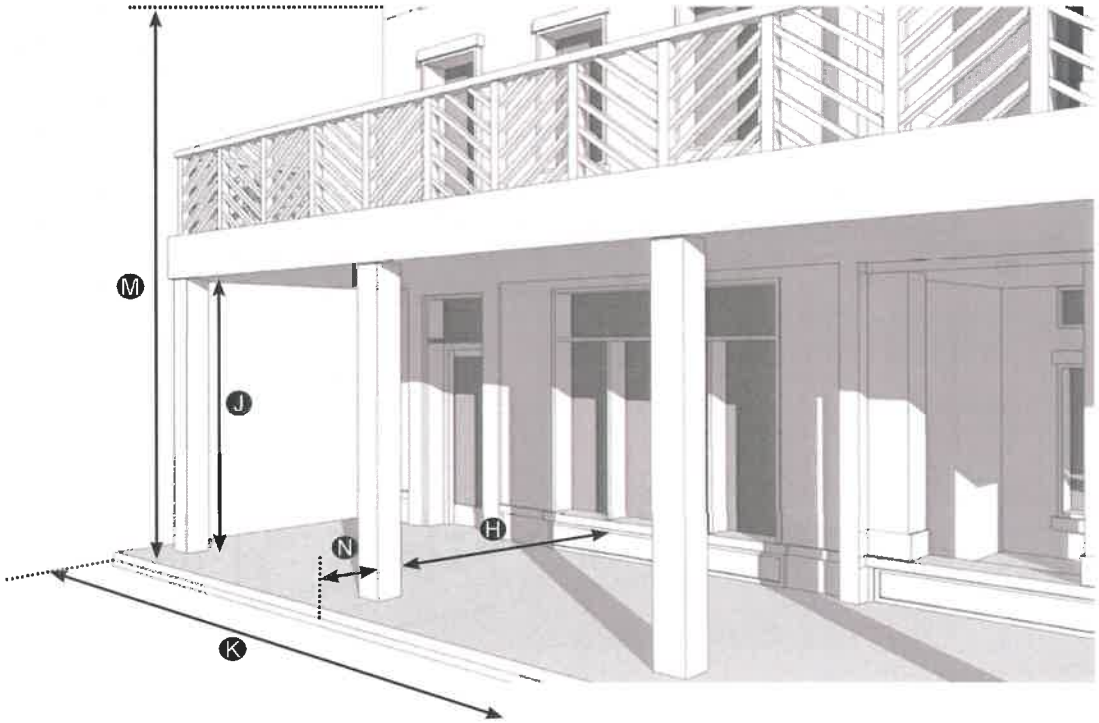


Figure 12-7.02 - Arcade Frontage



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

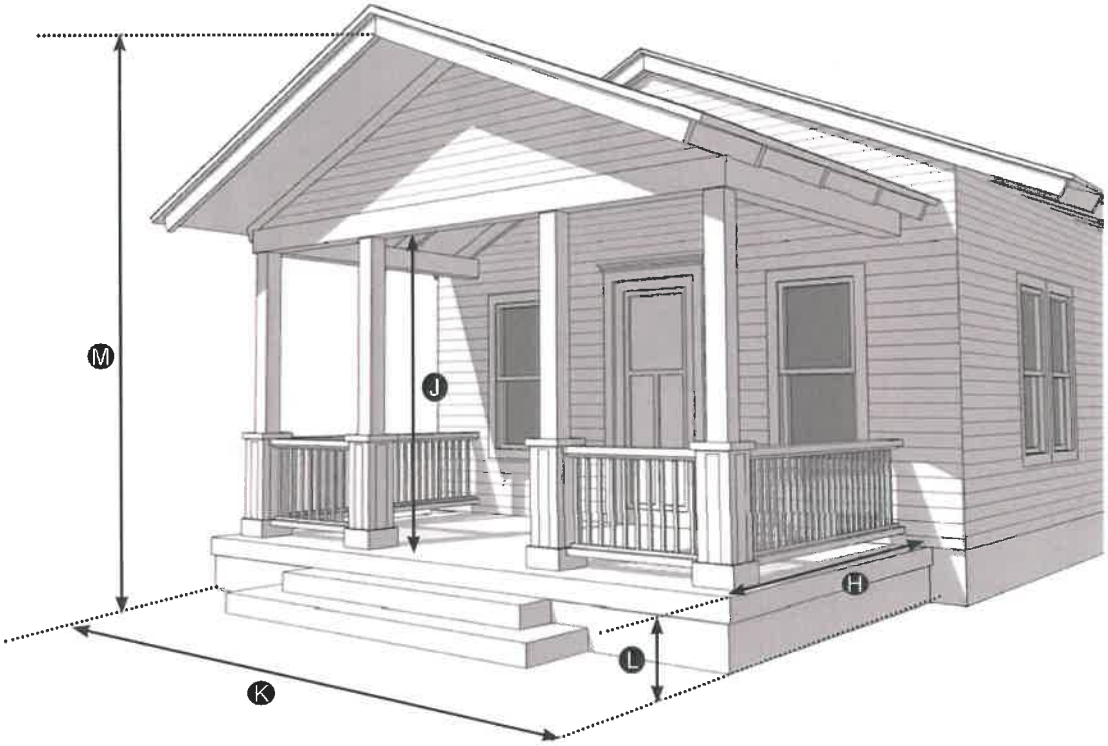
Description

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	

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

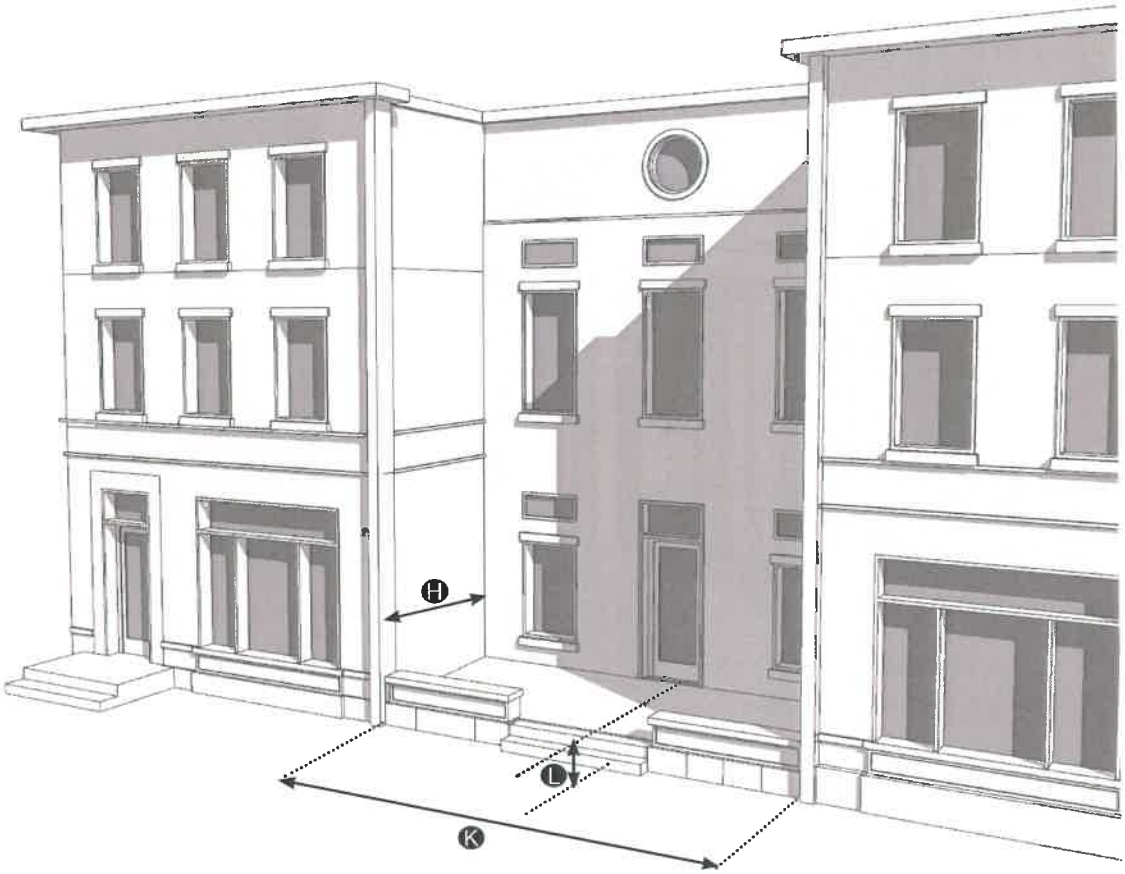
Description

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

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.

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 Metropolitain 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

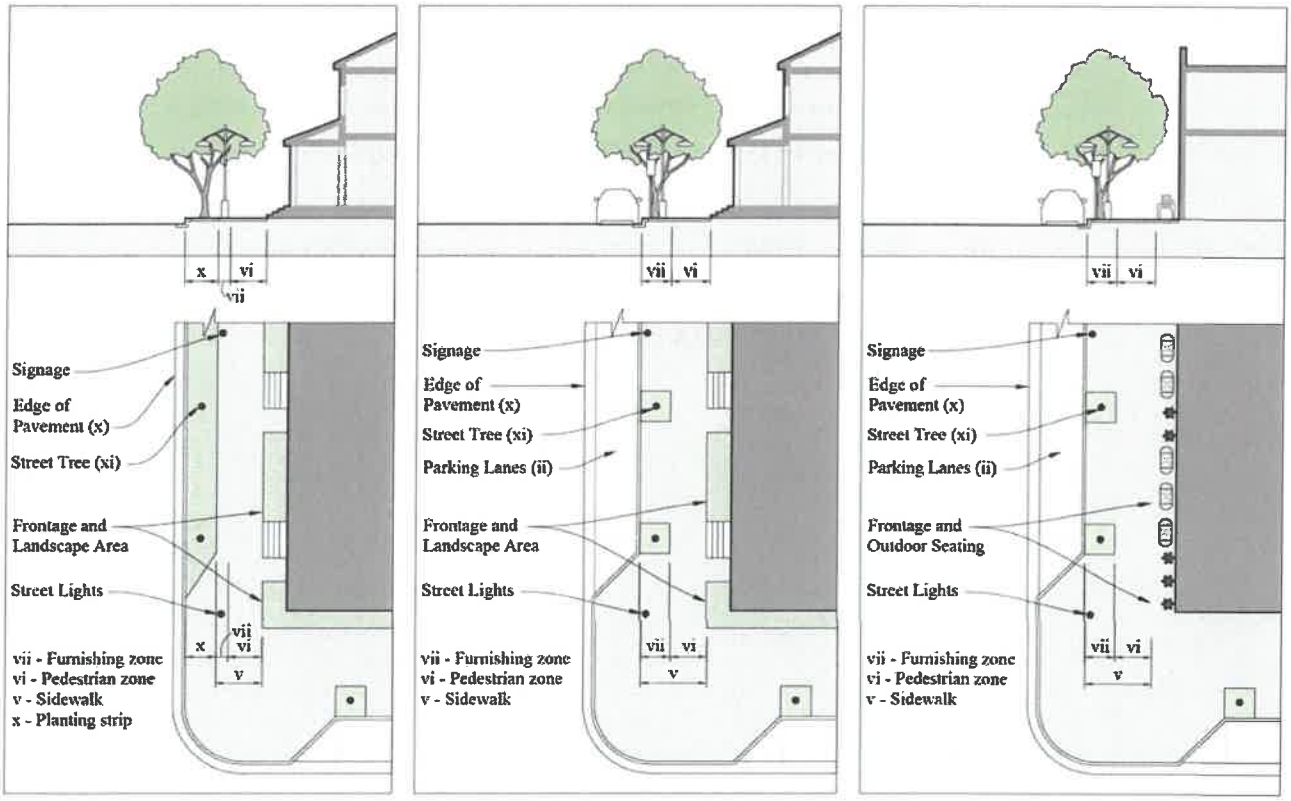
viii. **Median** – vegetated area between travel lanes of opposing direction (required only where indicated) Medians, when present, should be used to integrate stormwater management

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

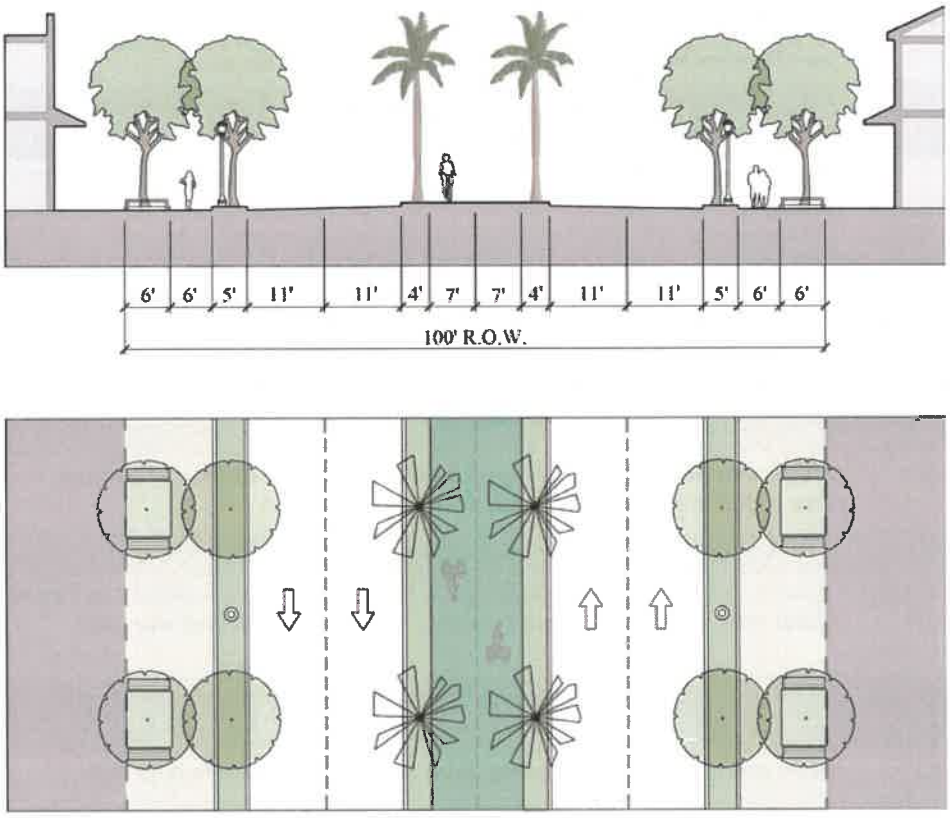
iii. Section 4.843.E. (Radius at street intersections).

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

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