



12.2.01 General

1. **Purpose.** Jensen Beach is a historic riverfront, oceanside resort community that has traditionally depended on a tourist economy. In order to preserve Jensen Beach as a desirable community to live, vacation and conduct business, a pleasing, visually attractive environment is of foremost importance. These Land Development Regulations are intended to:
 - a. Preserve and ~~maintain~~ inspire Jensen Beach as a pleasing, visually attractive environment.
 - b. Promote and accomplish the goals, policies and objectives of the Martin County Comprehensive Growth Management Plan and achieve the vision for Jensen Beach in its Community Redevelopment Plan.
 - c. Enhance the attractiveness and economic well-being of Jensen Beach as a place to live, vacation and conduct business.
 - d. Upgrade the quality of the tourist experience and retain Jensen Beach's premier status in a competitive resort market by preserving the natural, environmental, the historical and architectural character of the neighborhood and the exceptional scenic views of the Indian River Lagoon. ~~Address community needs relating to upgrading the quality of the tourist experience, preserving the unique natural environment, preserving and enhancing the high quality human existence, retaining Jensen Beach's premier status in an increasingly competitive resort market, preserving the historically and architecturally unique character of Jensen Beach, fostering the "village style" quality of Jensen Beach, and preserving and enhancing scenic views.~~
 - e. Enable the identification of places of residence and business.

Table JB-1 Jensen Beach CRA Descriptive Data

Description	Dimension	Percentage of Primary Urban Service District
Total Area	67.24 acres	0.1%
Shoreline	3,346.37 feet	



General

12.2.01

2. **Organization.** How this division is organized:

Division 2

Section 12.2.01

Section 12.2.02

Section 12.2.03

Section 12.2.04

Section 12.2.05

Section 12.2.06

Section 12.2.07

Section 12.2.08

Section 12.2.09

Section 12.2.10

Section 12.2.11

Section 12.2.12

Jensen Beach

General

Regulating Plan

Permitted Uses

Development Standards

Building Types Standards

Street Standards

Parking Standards

Stormwater Standards

Landscape Standards

Wall & Fence Standards

Sign Standards

Architectural Standards



JB-1 Artist rendering of the future vision of Jensen Beach as established in the 2002 CRA plan.



12.2.02. Regulating plan. Figures JB-2 and JB-3 are the regulating plans that apply to the Jensen Beach redevelopment zoning district. Section 12.102 describes the purpose, content, and legal effect of regulating plans



Regulating Plan

12.2.02

Figure JB-2 Regulating Plan

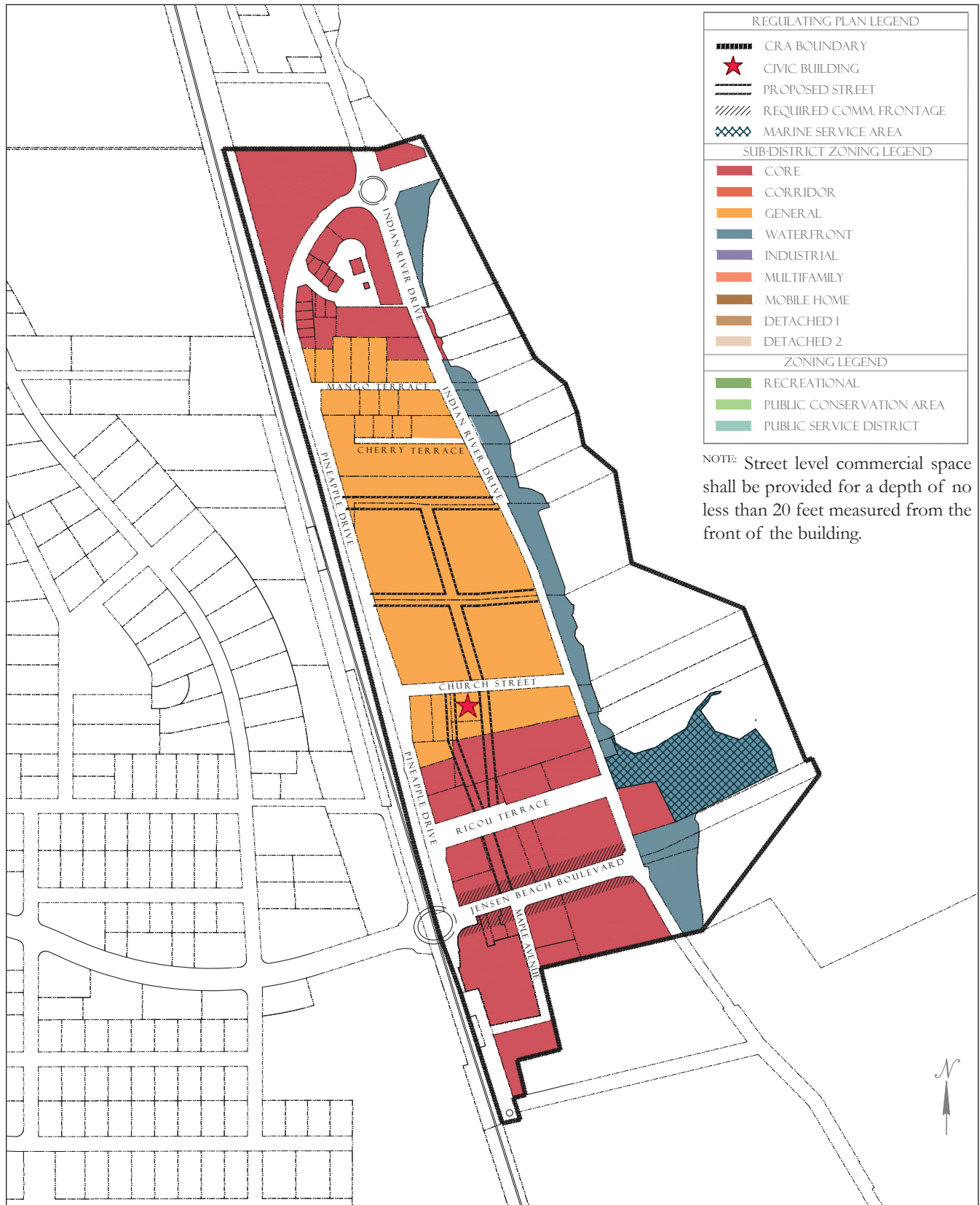
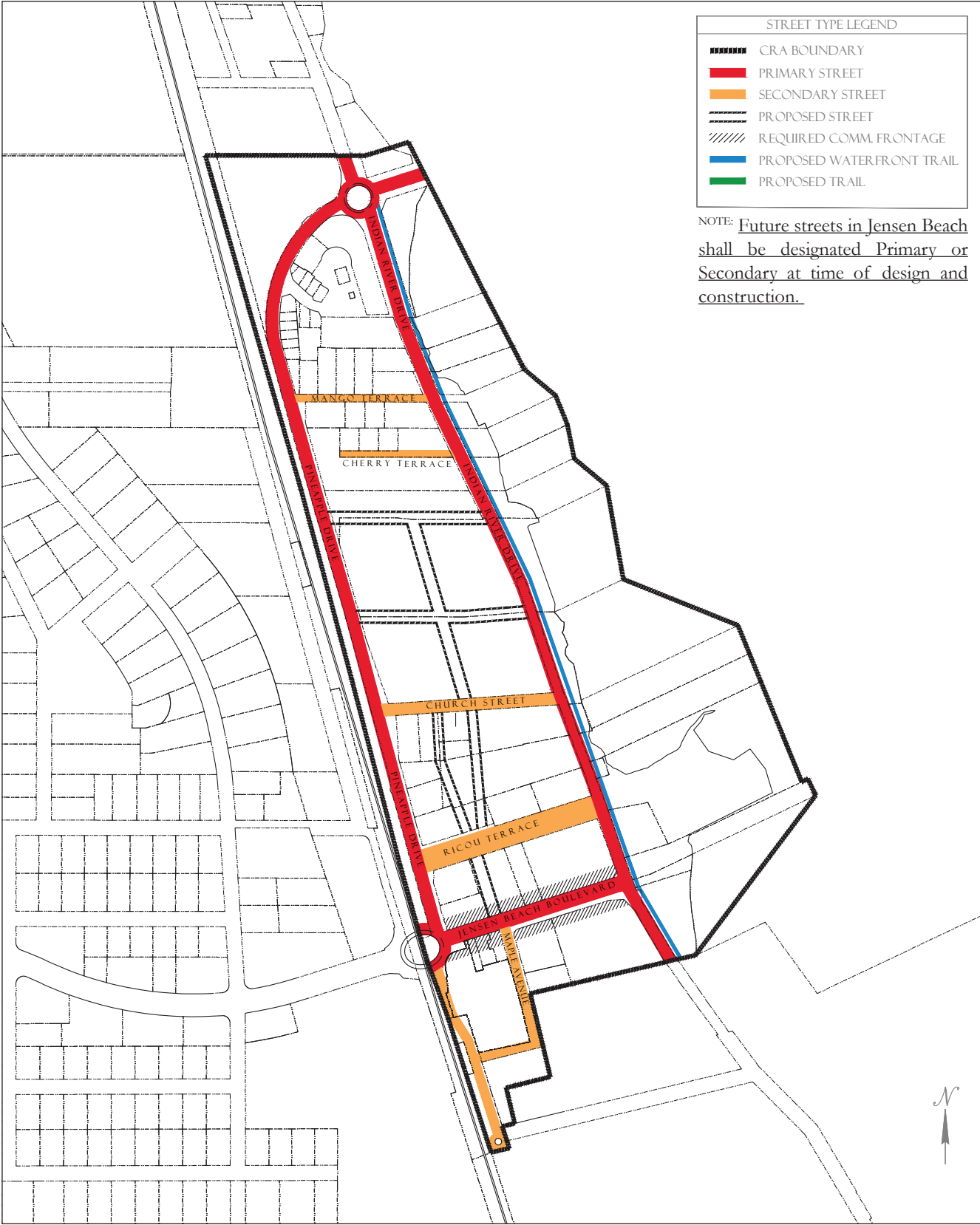


Figure JB-3 Street Regulating Plan





Permitted Uses

12.2.03

12.2.03 Permitted uses. Table **JB-4** indicates permitted uses in the JB (Jensen Beach) Redevelopment Zoning District.

1. The use groups listed in the first column of **JB-4** are described in Section 12.1.03 Division 1.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
 - a. “P” in a row below a column indicates 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 or not permitted in a Subdistrict, see Division 1 12.103.
4. **Flea Street Markets and Fairs.** A street flea market or fair shall be open air, temporary, and occasional.
5. **Kiosks.** Kiosks in the public right-of-way shall be subject to the approval of the Neighborhood Advisory Committee, a right-of-way use permit, and payment of an annual fee. The fee shall be set by the Board of County Commissioners by resolution and deposited into the Jensen Beach CRA Redevelopment Trust Fund. Kiosks shall be subject to the Jensen Beach CRA architectural styles Section 12.2 12.
 - a. The permitted uses in the Jensen Beach Blvd., Ricou Terrace, Pineapple Ave. North, Pineapple Avenue, Indian River Drive, Maple Street Commons, and Maple Street Zoning Overlay Districts are provided in Table 3.261.1. The permitted uses in the Special District, are described in section 3.261.C.
 - b. Not all uses listed in Table 3.261.1 are permitted on all lots. All single-use development must also be consistent with the future land use designation on the subject property. The Future Land Use Map is available on the Martin County website (www.martin.fl.us).
 - c. The Growth Management Director may approve uses other than those listed in Table 12.103, 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. The Growth Management Director shall keep a record of all such determinations.
 - d. **Mixed-Use Development**
 - i. Mixed-use development is permitted within the Jensen Beach CRA on land with any future land use designation.
 - ii. All mixed-use development shall provide at least one dwelling unit.
 - iii. The nonresidential component of mixed-use development shall include a use from the list of Commercial and Business or Limited Impact Industrial Uses on Table 3.261.1. Public and Institutional uses may also be included in a mixed-use development.
 - iv. Drive-through businesses are not permitted in a mixed-use development.
 - e. Accessory uses and accessory structures are permitted pursuant to section 3.201, LDR, except as otherwise provided in this section.
 - i. Accessory Dwelling Units and guest houses shall be allowed as follows:
 - ii. A guest house or guest quarters shall be permitted on any property on which a single-family residence is located.
 - iii. One accessory dwelling unit available for rent shall be permitted on a property on which there is an owner-occupied, detached single-family residence.

Table JB-4 Use Groups Permitted in Jensen Beach Subdistricts

	Core	General	Water-front	Corridor	Industrial	Multi-family	Detached	Mobile Home
Residential Use Groups								
Accessory dwelling units	P	P	P	-	-	-	-	-
Mobile homes				-	-	-	-	-
Other dwelling types	P	P	P	-	-	-	-	-
Single-family dwellings		P	P	-	-	-	-	-
Agricultural Use Groups								
Urban farming ¹		P		-	-	-	-	-
all other agricultural uses ¹				-	-	-	-	-
Commercial & Business Use Groups								
Adult business				-	-	-	-	-
Bed and breakfast inns	P	P	P	-	-	-	-	-
Business & professional offices	P	P	P	-	-	-	-	-
Construction services, limited ¹	P	P	P					
Construction services, extensive ¹				-	-	-	-	-
Convenience store with fuel				-	-	-	-	-
Drive-through, for any use				-	-	-	-	-
Hotels, motels, resorts spas	P	P	P	-	-	-	-	-
Marinas ³	Δ		P	-	-	-	-	-
Medical offices	P	P	Δ	-	-	-	-	-
Parking lots and garages	P	Δ	Δ	-	-	-	-	-
Restaurants	P	P	P	-	-	-	-	-
Retail & services, limited impact ^{1,4}	P	P	P	-	-	-	-	-
Retail & services, general impact ^{1,4}	P	P	Δ	-	-	-	-	-
Retail & services, extensive impact				-	-	-	-	-
RV parks and campgrounds				-	-	-	-	-
Vehicular service and maintenance				-	-	-	-	-
Wholesale trades and services ¹	P	P ⁵	P	-	-	-	-	-
Working waterfront ³		P ⁵	P	-	-	-	-	-
Public & Institutional Use Groups								
Institutional uses, limited impact	P	P	P	-	-	-	-	-
Institutional uses, general impact	P	P	P	-	-	-	-	-
Institutional uses, extensive impact				-	-	-	-	-
Industrial Use Groups								
Limited impact industries ^{1,2}	P ³	P	P ³	-	-	-	-	-
Other industrial uses				-	-	-	-	-
Transportation, Communication, and Utilities Use Groups								
All T-C-U				-	-	-	-	-



Permitted Uses

12.2.03

- ¹ The outdoor storage of goods or materials is prohibited unless it is completely screened from the street and adjacent property.
- ² All limited industrial services or uses shall offer the products manufactured for sale on location and the manufacturing process should be accessible to the public for viewing.
- ³ ~~Except as provided for mixed-use development, Development on land with in the Commercial Waterfront Future Land Use Waterfront subdistrict designation shall be water-dependent or water-related. Mixed-Use Development on land with in the Commercial Waterfront Future Land Use waterfront subdistrict may contain residential uses and retail shops when other uses in a mixed-use development must be are water-dependent or water-related and not located within the Marine Service Area.~~ Water-related development includes marine resort-type uses including transient accommodations, restaurants and retail shops.
- ⁴ Coin-operated amusements shall be limited to no more than four per business establishment whether such coin-operated amusements are offered as a primary use, such as in an amusement arcade, or as an accessory to another business. For purposes of this subsection, “coin-operated amusements” shall mean any machine intended to provide amusement on-demand, such as but not limited to pin-ball machines, pool tables and video games, regardless of whether the actual method of payment is via coins, tokens, paper money, credit card or similar means. See also, Sec. 3.59, LDR.
- ⁵ ~~Use permitted only when fronting a Primary street.~~
- ⁶ ~~There shall be no minimum separation requirements between places of worship and any other use.~~
- ⁷ ~~A flea market shall be in a totally enclosed area or temporary and occasional.~~
- ⁸ ~~Kiosks in the public right-of-way shall be subject to the approval of the Neighborhood Advisory Committee, a right-of-way use permit, and payment of an annual fee. The fee shall be set by the Board of County Commissioners by resolution and deposited into the Jensen Beach CRA Redevelopment Trust Fund. Kiosks shall be subject to the Jensen Beach CRA architectural styles, Section 3.261.L.~~



12.2.04 Development Standards.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior, ~~as those terms are defined in Art. 4, Div. 20.,~~ shall comply with the development standards in Table JB-5, Table 3.261.2, ~~except as provided in paragraph 2 b.~~
2. **Existing Buildings.** Whenever substantial improvement of a building or substantial renovation of building exterior triggers the obligation to comply with this section, 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.
3. **Residential development.** When residential use is proposed on the first floor of a building, the first floor shall be elevated at least twenty-four ~~thirty~~ inches above the finished grade as measured along the front building line. ~~This provision shall be voluntary for any residential building that is developed pursuant to an affordable housing program, such as but not limited to projects funded by the State Housing Initiative Partnership Program (SHIP) or by nonprofit housing providers such as Habitat for Humanity.~~
4. **Boats, recreational vehicles or boat trailers** shall not be parked or stored between the front of a building and a street. This prohibition does not apply to boats and boat trailers associated with a lawfully established commercial use.
5. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided with Development Standards 12.104.
6. **~~Accessory structures~~** shall not exceed 850 square feet of interior floor space:
7. **~~Guest house or Accessory dwelling unit~~** shall not count as a separate unit for purpose of calculating density.



Development Standards

12.2.04

Table JB-5 - Development Standards in Jensen Beach Subdistricts

	Core	General	Waterfront
Lot Size, see 12.1.04			
Lot area - sf in maximum	25,000	12,500	12,500
Lot width - feet in minimum	25	16	35
Lot width - feet in maximum	100	100	100
Building Height, see 12.1.04			
Building height, maximum in stories	3	-	-
Building height, maximum in feet	40 ²	24 ¹	24
Ceiling height, maximum in feet	Established in 12.205 for certain building types		
Density, see 12.1.04			
Residential density, max in units/acre	15	15	10 ³
Hotel/motel density, max in units/acre			20
Building coverage, see 12.1.04			
Building coverage, maximum %	80	60	50
Open Space, see 12.1.04			
Open space, minimum in %	20	20	30
Building & Parking Placement, see 12.1.04			
Build-to Zone min/max in feet	Established in 12.205 for certain building types		
Side and Rear setbacks	Established in 12.205 for certain building types		
Frontage percentage, minimum %	Established in 12.205 for certain building types		
Parking Setbacks minimum in feet	Established in 12.205 for certain building types		
Allowable Building Types, see 12.2.05			
Shopfront Building	P	p ⁴	P
Mixed-use Building	P	p ⁴	P
Office Building	P	-	-
Apartment Building	P	P	-
Townhouse	P	P	-
Live/Work Building	P	P	P
Side Yard Building	-	P	-
Cottage	P	P	P
Cottage Court	-	P	-
Duplex	-	P	-
All Yard House	-	-	-
Outbuilding	P	P	P
Industrial Building	-	-	P
Allowable Frontage Types, see 12.1.05 & 12.2.05			
Encroachments, max in feet	Established in 12.205 for certain building types		

¹ Buildings facing the Pineapple Drive and Indian River Drive allowed height of 35' feet.

² Buildings east of Indian River Drive limited to allowed height of 24' feet.

³ See Marine Service Areas within 12.102. Marine Service Areas are indicated on the Regulating Plan.

⁴ Only permitted when facing Pineapple Drive and Indian River Drive.

Development Standards

Existing Development Standards 12.2.04

- Page for Reference Only -



	Jensen Beach Blvd	Riccou Terrace	P i n e - apple Ave North	P i n e - a p p l e Ave	I n d i a n R i v e r Drive	Maple St. Town Commons	M a p l e Street	T h e Special
	Core			General	Waterfront	General		
Lot Size								
Lot area - sf max	25,000	25,000	15,000	12,500	12,500	3,500	7,500	n/a
Lot width - ft min (A)	25	25	25	50	35	16	35	n/a
Lot width - ft max (B)	100	100	100	100	100	25	50	n/a
Building Height								
Building height, minimum feet	20	20	20	20	Δ 1-story res. & 20	20	Δ 1-story	20
Building height, maximum feet	35	35	35	35	30	30	24	35
Density								
Residential density, max in units/acre	15	15	15	15	15	15	15	15
Hotel/motel density, max in units/acre								
Setbacks								
Build-to Zone. min/max in ft (E)	*	*	*	15/20	15/25	5	10/15	15
Side, minimum in feet	0 or 5	0 or 5	0 or 5	5	5	0 or 5	5	10
Rear, minimum in feet	0	0	Δ 10	5	5	5	5	10
Alley (if present), min. in feet			Δ 5					
Frontage %, minimum in (C)	80	80	80	60	60	100	40	n/a
Frontage %, max in Δ (D)	100	100	100	90	80	100	40	100
Building coverage. maximum %	80	80	80	70	60	80	50	80
Open space, minimum in %	20	20	20	20	20	20	20	20
Encroachments, maximum in feet	-	-	-	10	10	5	5	3
Max GFA, building Δ	15,000	15,000	15,000	16,500	15,000	4,500	5,000	16,500
Max GFA, floor Δ	-	-	-	5,500	-	-	-	5,500
Max GFA, per use Δ	10,000	10,000	10,000	11,000	10,000	-	-	16,500
Allowable Frontage Types								
Gallery (arcade)	P	P	P					
Balcony	P	P	P					
Storefront (with awning)	P	P	P					
Porch				P	P	P	P	P
Stoop				P	P	P	P	P
Forecourt								

*Includes pedestrian zone, furnishing zone (10 feet combined), and on street parking. Note, from GIS aerials, appears there may be a 10 setback for the pedestrian zone, but the on-street parking is accommodated in the ROW

GFA = gross floor area



Development Standards

12.2.04

Existing Development Standards

- Page for Reference Only -

- (1) Minimum open space, maximum building coverage and maximum building height depend on the Zoning Overlay District, whether the development is single-use or mixed-use, and the future land use designation, as set forth here, except that, In all cases, east of Indian River Drive, maximum building height shall be 24 feet. In the Jensen Beach CRA, building height shall be measured from the surrounding natural grade to the top of the upper wall plate (also called the top plate), except that in District 2, building height shall be measured from the top of the crawl space, if there is a crawl space, to the top of the upper wall plate (also called the top plate) or the top of the wall beam. *(Reflected in Table notes and 12.104)*
- (2) For purposes of Table 3.261.2, building frontage means the width of the building as a percentage of the lot width. Minimum building frontage applies only to buildings fronting "A" streets, as shown in the Street Regulating Plan, section 3.261.E. In Districts 1, 2 and 3, building frontage is measured at the build-to-line. In Districts 4, 5, 6 and 7, it is measured at the minimum front setback line. *(Reflected in 12.104)*
- (3) In Districts 4 and 5, maximum building frontage is measured as a percentage of lot width less the minimum side setbacks. *(Reflected in 12.104)*
- (4) The front setback in Districts 1, 2 and 3 is a build-to-line. The build-to-line shall provide for a pedestrian zone, furnishings zone, and on-street parking, as described in Section 12.106 4.847, Traditional Neighborhood Streets, LDR, and this table. No less than 10 feet shall be provided for the combined pedestrian zone and furnishings zone. In Districts 1 and 3, 10 feet shall be provided for parallel, on-street parking. In District 2, 18 feet shall be provided for angled, on-street parking. As provided in section 4.847.A.4., the decision-maker 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.
- (5) Certain building elements may encroach 100% into the pedestrian and furnishings zones, less a 2-ft. clear zone adjacent to the curb, subject to the following standards:
- (a) No enclosed, habitable space shall be located above a public right-of-way.
 - (b) Arcades must be open to the public at all times.
 - (c) In District 1, an arcade must have a minimum ceiling height of 12 ft. and a minimum depth of 10 ft. and awnings and canopies must have a minimum clear height of 10 ft.
 - (d) In Districts 2 and 3, an arcade must have a minimum ceiling height of 10 ft. and a minimum depth of 8 ft. and awnings and canopies must have a minimum clear height of 8 ft.
 - (e) Balconies and walkways must have a minimum clear height of 10 ft. and minimum depth of 3 feet.
 - (f) Any private use of the public right-of-way requires approval by the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement. *(See frontage standards 12.105)*
- (6) Encroachments into the minimum front setback are permitted in Districts 4, 5, 6 and 7 as provided in Table 3.261.2, subject to the following standards:
- (a) In Districts 4 and 5, front porches, balconies and walkways that encompass at least 50% of the front facade of the building may encroach up to 10 ft. into the minimum front setback.
 - (b) In District 6, stoops (the steps and landing needed to access the first story of a building) and second floor porches, balconies and walkways may be located with a 0 ft. front setback.
 - (c) In District 7, various first and second story building elements such as awnings, porches, balconies, and walkways may encroach up to 5 feet into the minimum front setback. *(See frontage standards 12.105)*
- (8) In Overlay Districts 4, 6, and 7, in addition to the minimum rear setback, a rear alley with a minimum 12-foot travel lane in a 20-foot right-of-way is required. See also, Section 12.106 4.847, traditional neighborhood street design. As provided in section 4.847.A.4., the decision-maker 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.
- (9) One-story non-residential buildings shall be required to appear as if they have 2 stories. *(Removed)*
- (10) As provided in section 4.847.A.4.LDR, the minimum width of a travel lane in an alley shall be 8 feet. A 12-foot width for an alley provides 2-feet on each side of the minimum travel lane. *(Reflected in Streets 12.106)*

8. Mixed-use development:
 - a. Mixed-use development shall have residential density ranging from 2 ~~1~~ units per acre to 15 units per acre.
 - b. When the lot is one-half acre or less, dwelling units of 800 square feet or less shall count as one-half a dwelling unit. This requirement shall not require a small mixed-use project to have more than one dwelling unit because that dwelling unit is 800 square feet or less. *(Moved to Div1)*
 - c. When the lot is larger than one-half 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 affordable housing is defined in the Comprehensive Growth Management Plan (CGMP). *(Moved to Div1)*
 - d. Mixed-use development shall provide no less than 20 percent open space. In mixed-use development, open space shall include landscaped pedestrian environments and community gathering areas. Mixed-use development shall be permitted 100 percent building coverage if the equivalent of 20 percent open space is contributed in the form of land or money and CGMP Policy 4.3A.10, Alternative Compliance for mixed-use projects in a Mixed-Use Overlay, is met. *(Moved to Div1)*
 - e. No landscape buffer, other physical or visual screen or barrier, or density transition shall be required between different land uses within a mixed-use development. *(Moved to Div1)*
 - f. When proposed mixed-use development abuts property with an existing residential use or a residential future land use outside of the Mixed-Use Overlay, buffering or a transition in scale and character shall be provided between the mixed-use project and the adjacent residential property, giving due consideration to the size of the site area of the mixed-use development. *(Moved to Div1)*
 - g. Mixed-use projects shall have a minimum of 20% residential use and a maximum of 75% residential use based on the total building square footage. The allowable number of units in a mixed-use project shall be calculated according to the following formula: residential building square footage divided by the total project building square footage multiplied by the total project acreage multiplied by 15 units per acre. The formula is " $RB/TP \times PA \times MD = TU$ " where: RB = residential building square footage TP = total project building square footage PA = project acreage MD = maximum density TU = total maximum dwelling units *(Removed)*
9. Accessory uses and structures shall be governed by section 3.201, LDR, except as provided in this section. *(Moved to Div1)*
10. Garages, sheds, exposed pumps or electrical meters, air conditioning compressors or projecting air conditioning window units, clothes lines or clothes drying, antennas and satellite dishes, and similar structures and uses shall not be located between the front of a building and a street. Garbage cans shall not be located between the front of a building and a street, except on pick-up days and as required by subsection 3.261.I.4.a.(1) *(Moved to Div1)*
11. Accessory Dwelling Units and Guest Houses *(Moved to Div1)*
 - a. A guest house or accessory dwelling unit shall not count as a separate unit for purposes of calculating density.
 - b. A guest house and an accessory dwelling unit may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.
 - c. A guest house or accessory dwelling unit shall not exceed 50 percent of the floor area of the principal dwelling or 850 square feet, whichever is smaller.
 - d. Accessory dwelling units may have separate utility meters or share utilities with the principal dwelling, as required or permitted by the utility provider.
 - e. A guest house, an accessory dwelling or the land either one occupies shall not be sold or conveyed separately from the principal dwelling unit.
12. Walls, fences and signs. See section 3.261.J. for standard governing walls and fences and section 3.261.K. for standards governing signs. *(Moved to Div1)*



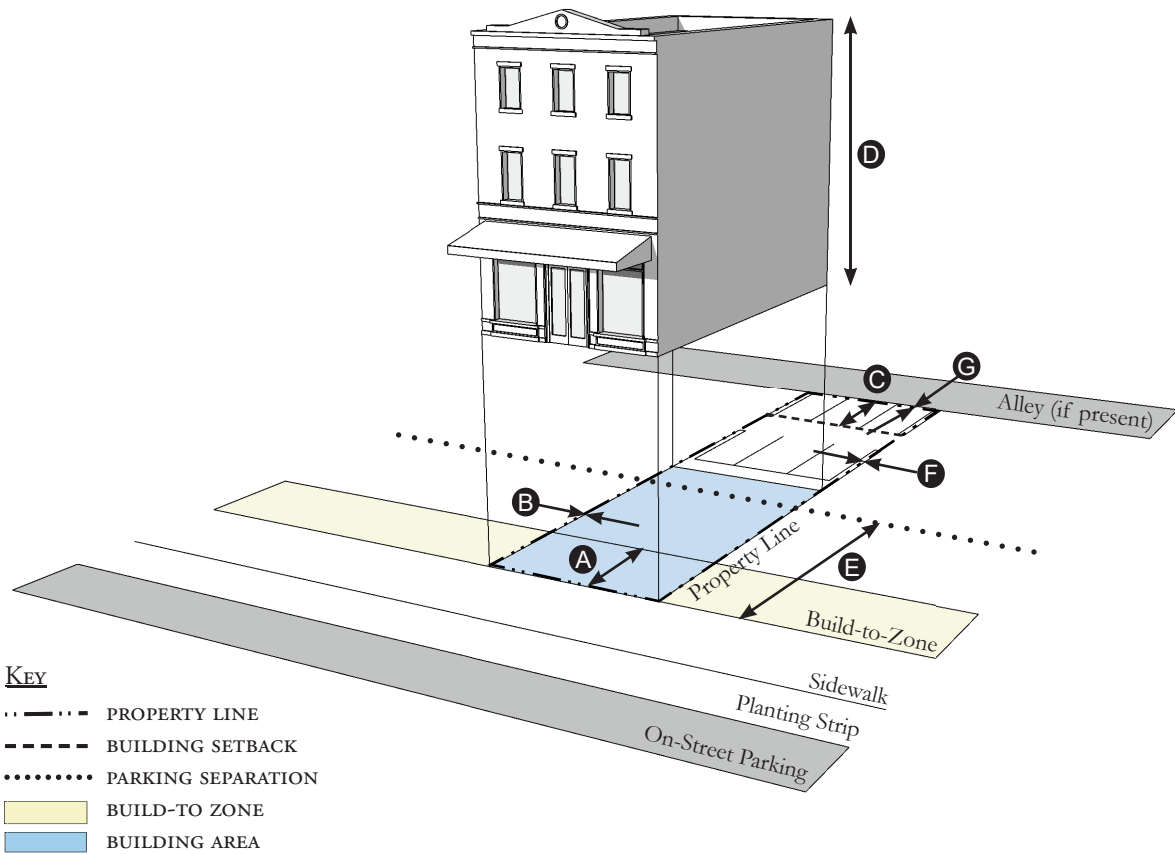
Building Types

12.2.05

12.2.05 Building types

1. **Building types.** The following standards area incorporated for use in subdistricts districts:
2. Where Development Standard listed in Table JB-5 are more restrictive then the building type development standards, the more restrictive shall prevail.
3. ~~Elevation of residential floors. In all overlay districts, wherever residential use is proposed on the first floor of a building, the first floor shall be elevated at least thirty inches above the finished grade as measured along the front building line. This provision shall be voluntary for any residential building that is developed pursuant to an affordable housing program, such as, but not limited to, projects funded by the State Housing Initiative Partnership Program (SHHP) or by nonprofit housing providers such as Habitat for Humanity. (Regulated in Development Standards Div2 / Frontage Types Div1)~~
4. ~~Front porches are required on all commercial and residential buildings except when the building is connected to an arcade system. Porches must span a minimum of two-thirds of the front elevation of the building. If enclosed, front porches may only be enclosed by screening. (Regulated in Building Types and Frontage Types Div1)~~

Shopfront Building



Building Placement	
Frontage	80% min.
Setbacks	
Front Build-to-Zone	0' min., 15' max. (A)
Side at Street Build-to-Zone	0' min., 15' max. (B)
Side at Property Line	0' or 5'
Rear Yard	10' min / 5' min with alley (C)

Building Form	
Ceiling at ground level	12' minimum
Height ¹	
Building Height ¹	Refer to Development Standards 12.204 (D)

¹ See Development Standards 12.104 for more information

² Only permitted when facing Pineapple Drive and Indian River Drive.

The side setback shall be 0 feet or 5 feet. No side setback measuring between 0 feet and 5 feet is permitted.

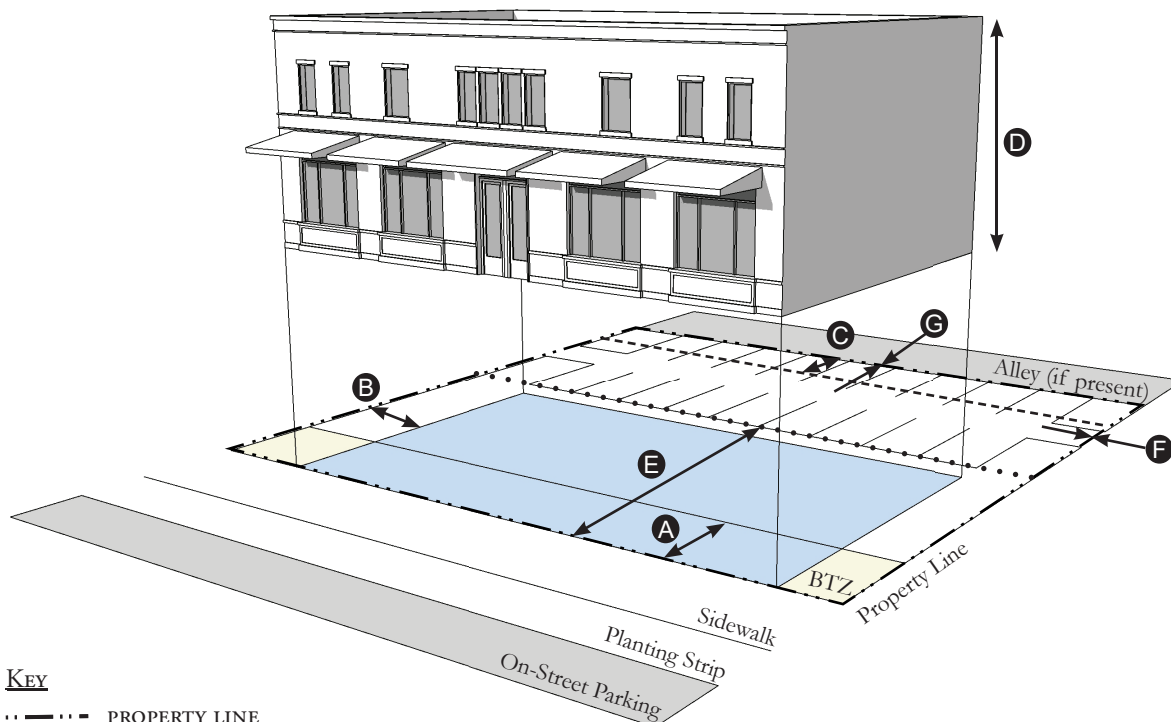
Permitted Subdistricts, see 12.2.02		
Core	General ²	Waterfront

Allowed Frontage Types, see 12.1.05 & 12.2.04		
Storefront	Arcade	Bracketed Balcony
Porch	Stoop	Forecourt





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

NOTE: For allowed Lot Size, Height, Density, Building Coverage, and Open Space, see 12.204.

Mixed-Use Building



KEY

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

Building Placement

Frontage	80% min.
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Setbacks

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

Building Form

Ceiling at ground level 12' minimum

Height

Building Height ¹	Refer to Development Standards 12.2.04	
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¹ See Development Standards 12.104 for more information

² Only permitted when facing Pineapple Drive and Indian River Drive.

Permitted Subdistricts, see 12.2.02

Core	General ²	Waterfront
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Allowed Frontage Types, see 12.1.05 & 12.2.04

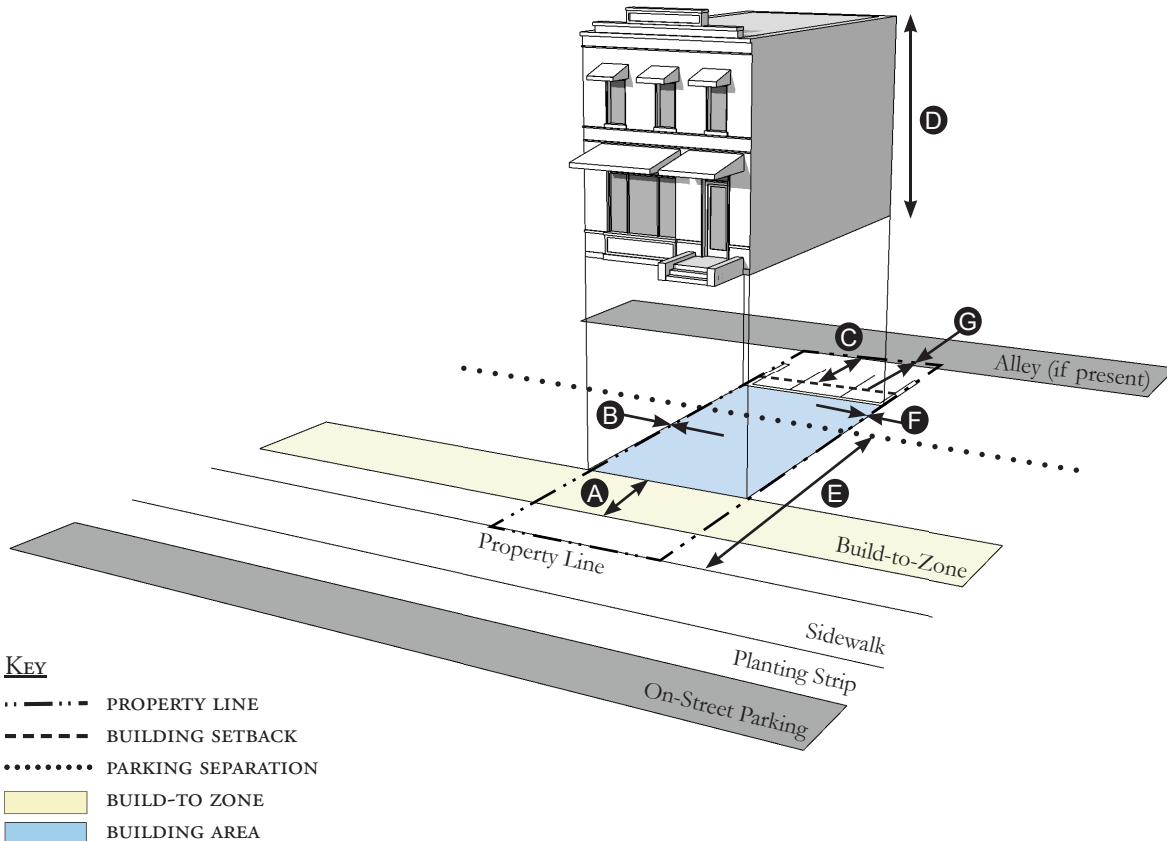
Storefront	Arcade	Bracketed Balcony
Porch	Stoop	Forecourt

Parking Placement

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

NOTE: For allowed *Lot Size, Building Coverage, Open Space*, and *Encroachment Standards* see 12.204.

Office Building



Building Placement

Frontage Percentage 80% min

Setbacks

Front Build-to-Zone 10' min / 15' max **(A)**

Side at Street Build-to-Zone 10' min / 15' max

Side at Property Line 0' or 5' **(B)**

Rear Yard 10' min / 5' min with alley **(C)**

Building Form

Ceiling at ground level 12' minimum

Height

Building Height ¹ Refer to Development Standards 12.2.04 **(D)**

¹ See Development Standards 12.104 for more information

The side setback shall be 0 feet or 5 feet. No side setback measuring between 0 feet and 5 feet is permitted.

Permitted Subdistricts, see 12.2.02

Core General Waterfront

Allowed Frontage Types, see 12.1.05 & 12.2.04

Storefront Arcade Bracketed Balcony
Porch Stoop Forecourt

Parking Placement

Front Setback 30' min. **(E)**

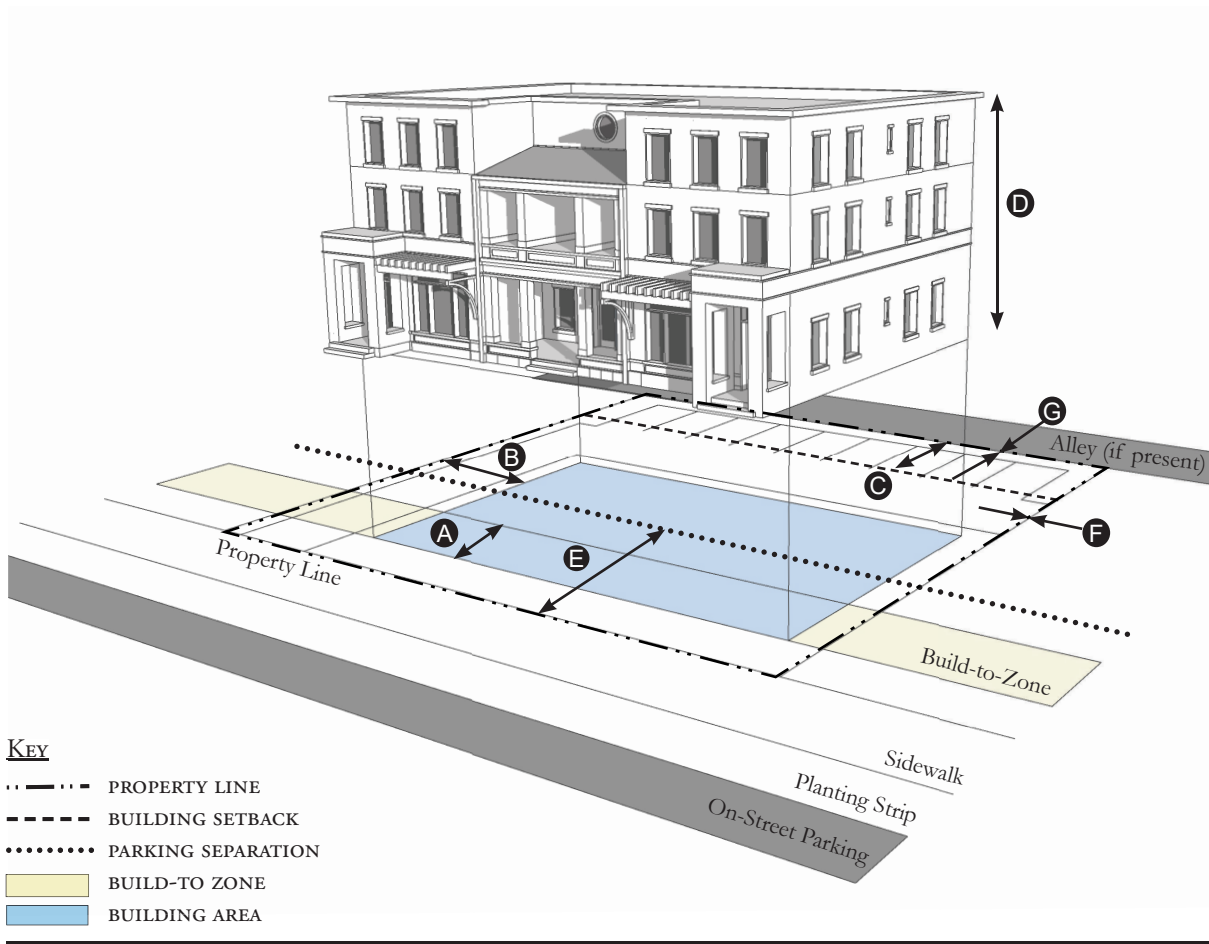
Side at Street Setback 10' min.

Side at Property Line 0' min. **(F)**

Rear Setback 5' min. / 0' alley with alley **(G)**

NOTE: For allowed Lot Size, Height, Density, Building Coverage, and Open Space, see 12.204.

Apartment Building



Building Placement

Frontage Percentage 60% min.

Setbacks

Front Build-to-Zone 10' min., 25' max. **(A)**

Side at Street Build-to-Zone 10' min., 15' max.

Side at Property Line 5' min. **(B)**

Rear Yard 10' min / 5' min with alley **(C)**

Building Form

Height

Building Height ¹ Refer to Development Standards 12.2.04 **(D)**

¹ See Development Standards 12.104 for more information

Permitted Subdistricts, see 12.2.02

Core General Waterfront

Allowed Frontage Types, see 12.1.05 & 12.2.04

Storefront Arcade Bracketed Balcony

Porch Stoop Forecourt

Parking Placement

Front Setback 30' min. **(E)**

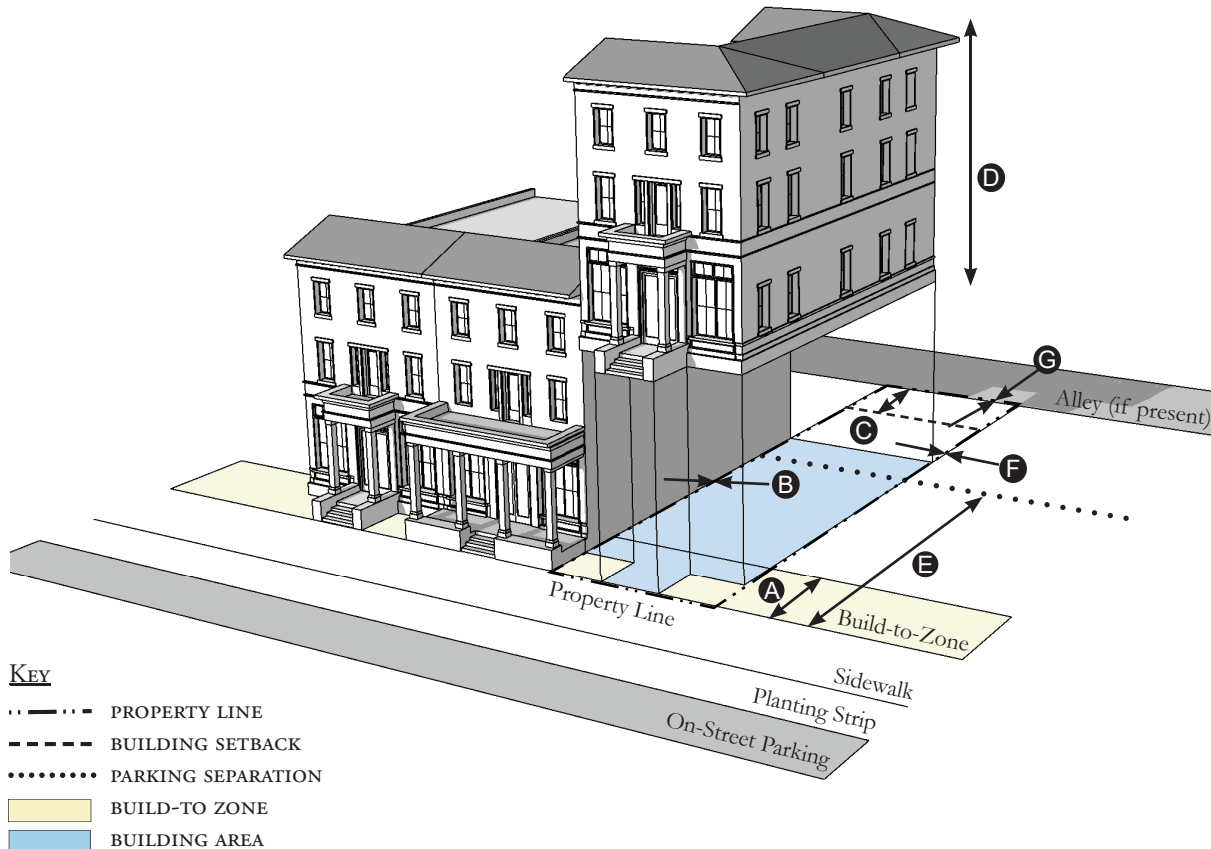
Side at Street Setback 10' min.

Side at Property Line 5' min. (no alley), 0' alley **(F)**

Rear Setback 5' min. (no alley), 0' alley **(G)**

NOTE: For allowed *Lot Size*, *Building Coverage*, *Open Space*, and *Encroachment Standards* see 12.204.

Townhouse



Key

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

Building Placement

Frontage 80% min.

Setbacks

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

Building Form

Height

Building Height ¹	Refer to Development Standards 12.2.04	D
------------------------------	--	---

¹ See Development Standards 12.104 for more information

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

Permitted Subdistricts, see 12.2.02

Core General Waterfront

Allowed Frontage Types, see 12.1.05 & 12.2.04

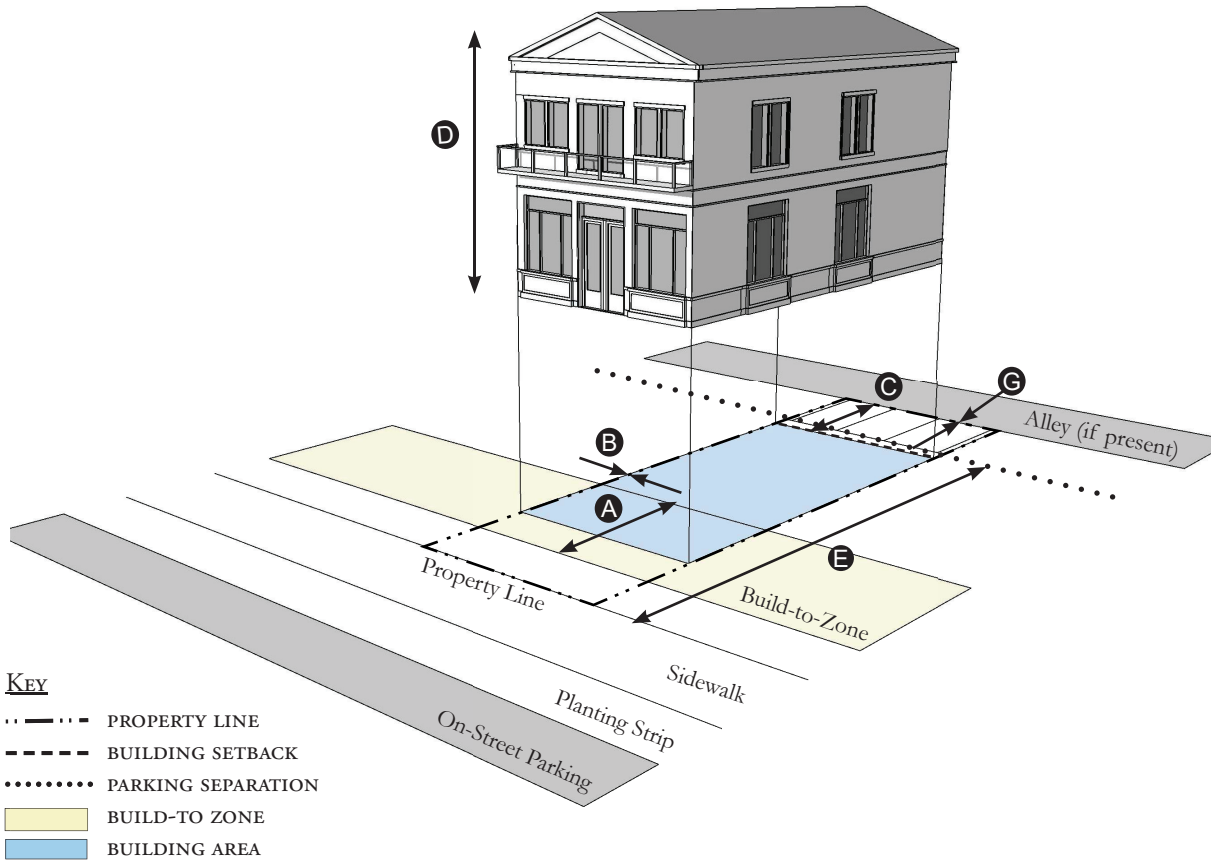
Storefront Arcade Bracketed Balcony
Porch Stoop Forecourt

Parking Placement

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

NOTE: For allowed Lot Size, Height, Density, Building Coverage, and Open Space, see 12.204.

Live / Work Building



Building Placement

Frontage 80% min.

Setbacks

Front Build-to-Zone 10' min., 25' max. **A**

Side at Street Build-to-Zone 10' min. **B**

Side at Property Line 10' min.

Rear Yard 10' min. **C**

Building Form

Ceiling at ground level 12' minimum

Height

Building Height ¹ Refer to Development Standards 12.2.04 **D**

¹ See Development Standards 12.104 for more information

Permitted Subdistricts, see 12.2.02

Core General Waterfront

Allowed Frontage Types, see 12.1.05 & 12.2.04

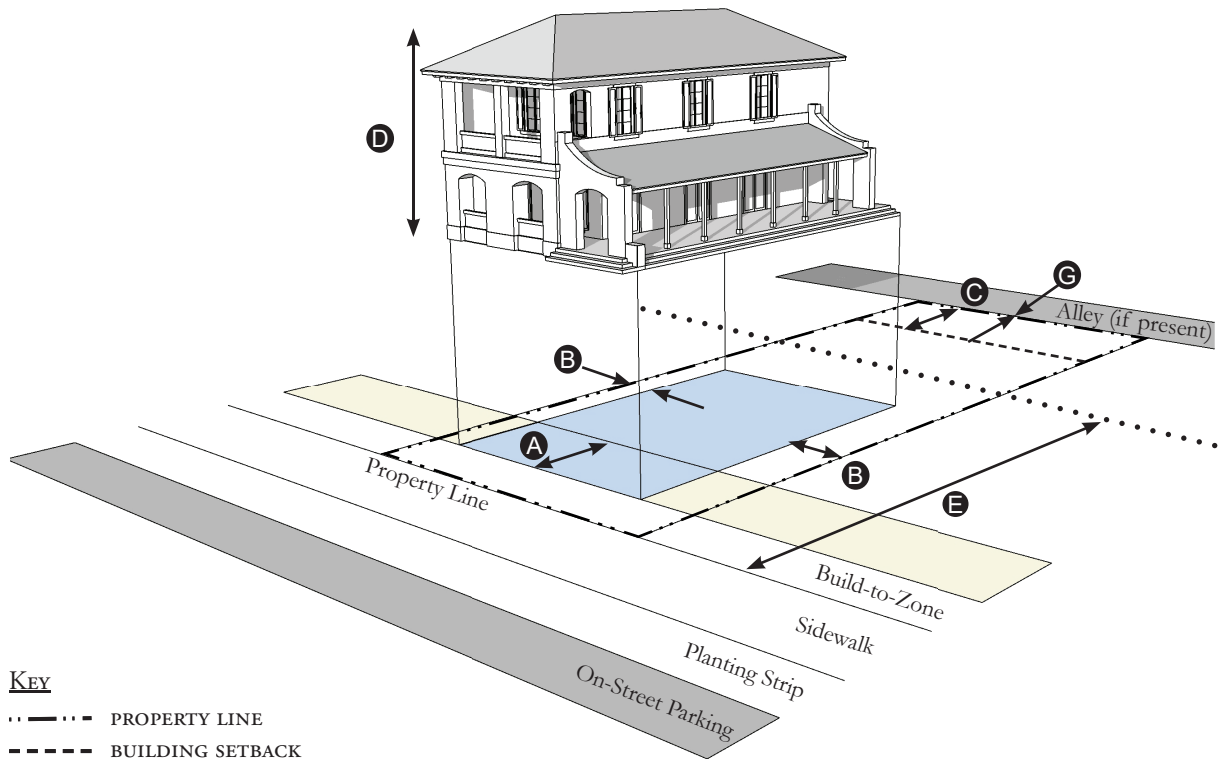
Storefront Arcade Bracketed Balcony
Porch Stoop Forecourt

Parking Placement

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

NOTE: For allowed *Lot Size*, *Building Coverage*, *Open Space*, and *Encroachment Standards* see 12.204.

Side Yard House



KEY

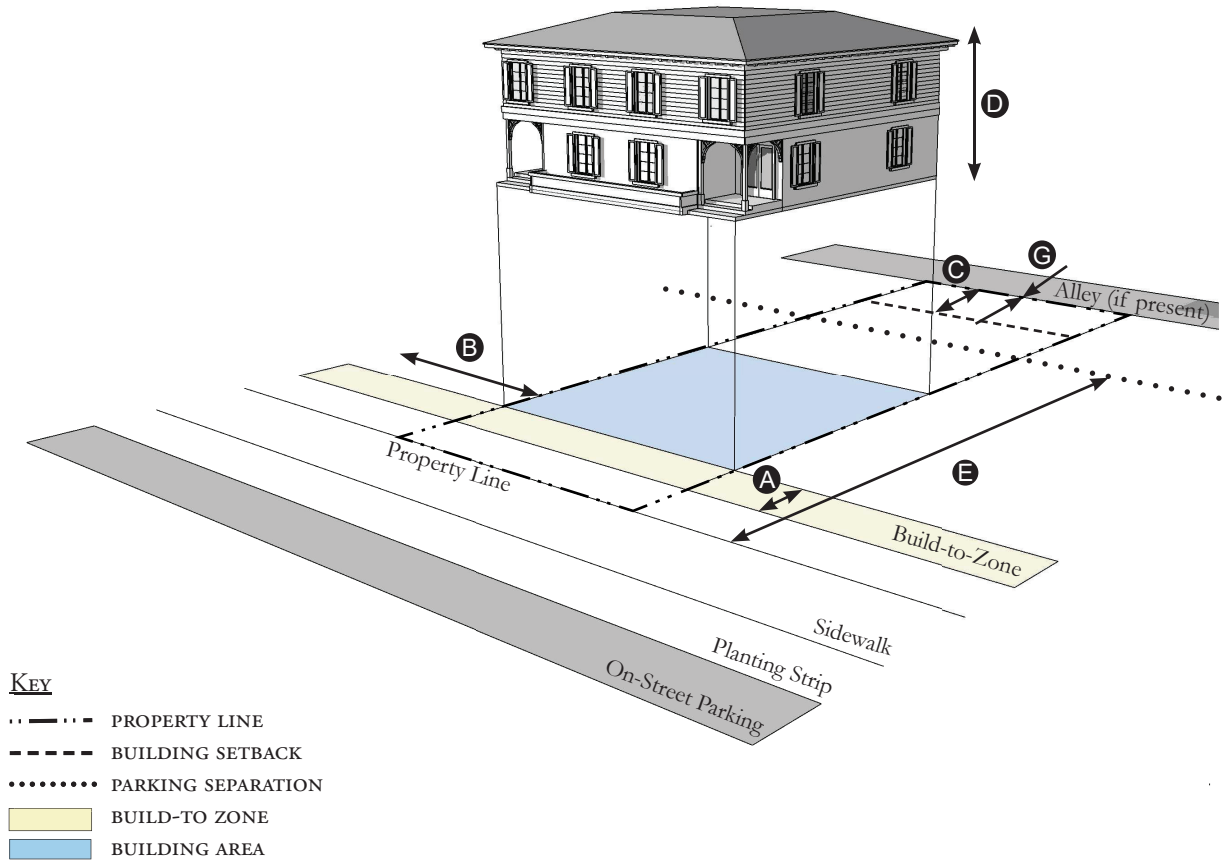
— · — · —	PROPERTY LINE
- - - - -	BUILDING SETBACK
· · · · ·	PARKING SEPARATION
■	BUILD-TO ZONE
■	BUILDING AREA

Building Placement		Permitted Subdistricts, see 12.2.02		
Frontage ²	60% min.	Core	General	Waterfront
Setbacks		Allowed Frontage Types, see 12.1.05 & 12.2.04		
Front Build-to-Zone	10' min., 25' max. (A)	Storefront	Arcade	Bracketed Balcony
Side at Street Build-to-Zone	10' min. (B)	Porch	Stoop	Forecourt
Side at Property Line	5' min., 10' min other side	Parking Placement		
Rear Yard	10' min / 5' min with alley (C)	Front Setback	30' min.	(E)
² For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.		Side at Street Setback	10' min.	(F)
Building Form		Side at Property Line	5' min.	(F)
Height		Rear Setback	5' min / 0' min with alley (G)	
Building Height	24' / 2 stories max (D)			

¹ See Development Standards 12.104 for more information

NOTE: For allowed Lot Size, Height, Density, Building Coverage, and Open Space, see 12.204.

Duplex



Building Placement

Frontage ² 60%

Setbacks

Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min	B
Side at Property Line	5' min	
Rear Yard	10' min	C

² For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.

Building Form **D**

Height

Building Height 24' / 2 stories max

¹ See Development Standards 12.104 for more information

Permitted Subdistricts, see 12.2.02

Core General Waterfront

Allowed Frontage Types, see 12.1.05 & 12.2.04

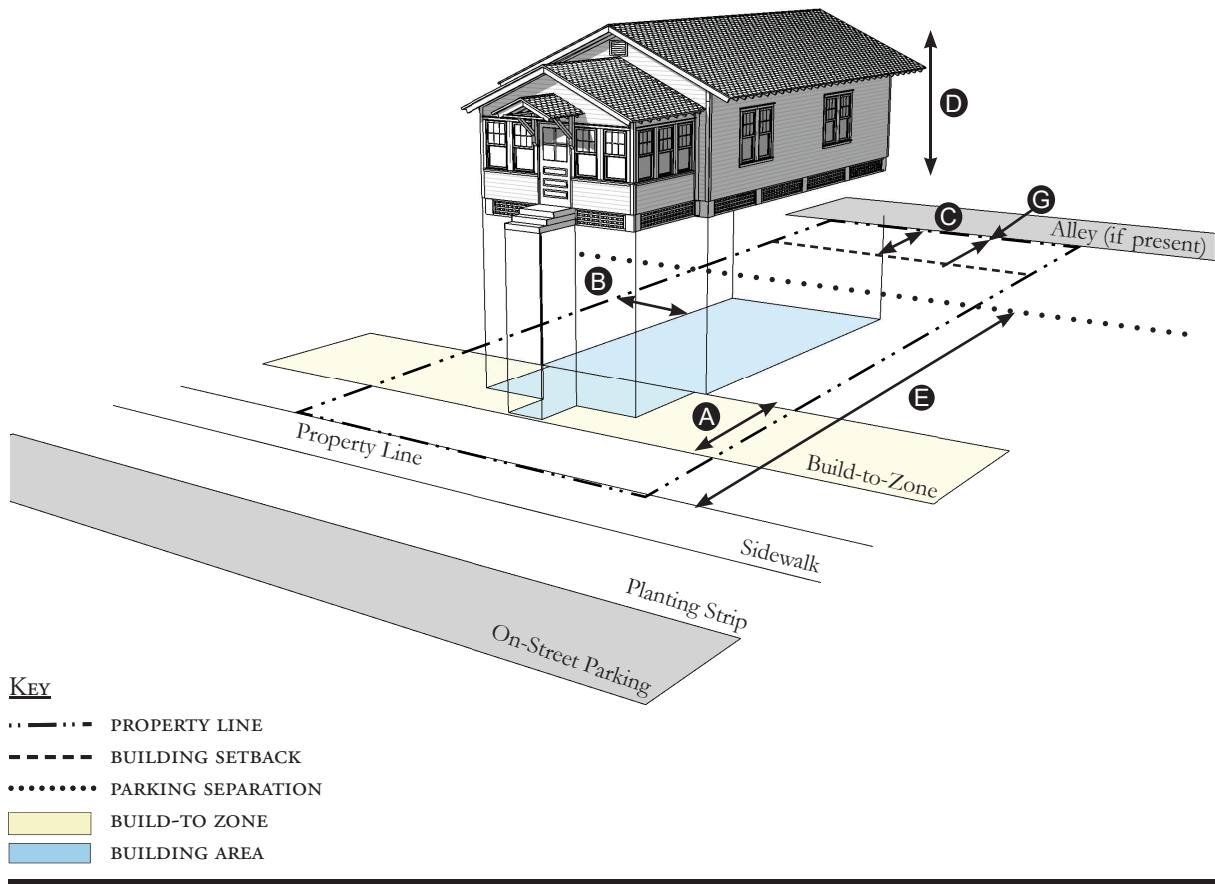
Storefront Arcade Bracketed Balcony
Porch Stoop Forecourt

Parking Placement

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

NOTE: For allowed *Lot Size*, *Building Coverage*, *Open Space*, and *Encroachment Standards* see 12.204.

Cottage House



Building Placement	
Frontage Percentage ²	60% min.
Setbacks	
Front Build-to-Zone	10' min., 25' max. A
Side at Street Build-to-Zone	5' min., 10' max. B
Side at Property Line	5' min.
Rear Yard	10' min C
² For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.	
Building Form	
Height	
Building Height	24' / 2 stories max D

¹ See Development Standards 12.104 for more information

Permitted Subdistricts, see 12.2.02		
Core	General	Waterfront
Allowed Frontage Types, see 12.1.05 & 12.2.04		
Storefront	Arcade	Bracketed Balcony
Porch	Stoop	Forecourt
Parking Placement		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

NOTE: For allowed Lot Size, Height, Density, Building Coverage, and Open Space, see 12.204.



Building Types

12.2.05

Cottage Court

KEY

- — — — — PROPERTY LINE
- - - - - BUILDING SETBACK
- PARKING SEPARATION
- BUILD-TO ZONE
- BUILDING AREA

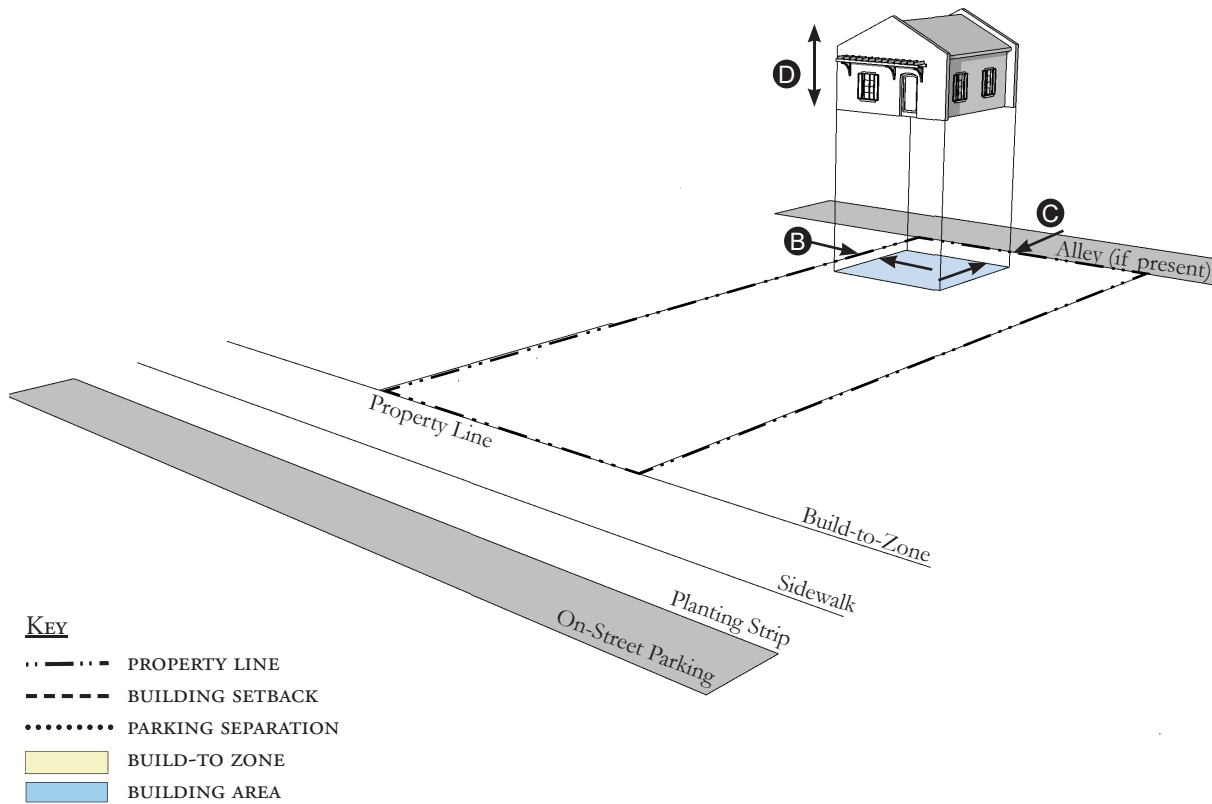
Building Placement	
Frontage Percentage ²	
Setbacks	
Front Build-to-Zone	A
Side at Street Build-to-Zone	B
Side at Property Line	
Rear Yard	C
² For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.	
Building Form	
Height	
Building Height	24' / 2 stories max D

¹ See Development Standards 12.104 for more information

Permitted Subdistricts, see 12.2.02		
Core	General	Waterfront
Allowed Frontage Types, see 12.1.05 & 12.2.04		
Storefront	Arcade	Bracketed Balcony
Porch	Stoop	Forecourt
Parking Placement		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

NOTE: For allowed *Lot Size*, *Building Coverage*, *Open Space*, and *Encroachment Standards* see 12.204.

Outbuilding



Building Placement	
Frontage Percentage ²	Not applicable
Setbacks	
Front Build-to-Zone	Not applicable
Side at Street Build-to-Zone	5' min. B
Side at Property Line	5' min.
Rear Yard	5' min. C
Building Form	
Height	
Building Height	24' / 2 stories max D

¹ See Development Standards 12.104 for more information

Permitted Subdistricts, see 12.2.02		
Core	General	Waterfront
Allowed Frontage Types, see 12.1.05 & 12.2.04		
Storefront	Arcade	Bracketed Balcony
Porch	Stoop	Forecourt

NOTE: For allowed Lot Size, Height, Density, Building Coverage, and Open Space, see 12.204.



Street Standards

12.2.06

12.2.06 Street Standards.

1. **Applicability.** Street standards that apply to all redevelopment zoning districts are provided in section 12.1.06. Those street standards apply in the Jensen Beach Redevelopment Zoning District in addition to those specified in this section.
2. **Street Regulating Plan.** A street regulating plan is provided for the Jensen Beach Redevelopment Zoning District in section 12.2.02. That regulating plan identifies the following features:
 - a. **Primary streets,** which allow movement through as well as within the Jensen Beach redevelopment zoning district.
 - b. **Secondary streets,** which are local streets that supplement the primary streets to provide an interconnected street network that serves users of all ages and abilities and that fully integrates residential neighborhoods with shopping, employment, and civic features.
 - c. **Proposed waterfront trail** along Indian River Drive.
 - d. **Proposed streets,** which would become additional secondary streets to complete a highly interconnected street network in the Jensen Beach redevelopment zoning district.
3. **Proposed Streets.**
 - a. **Street Designations.** All proposed streets will become secondary streets.
 - b. **Street Location.** The schematic location of proposed streets is shown on the Street Regulating Plan. The exact location may be adjusted during the development review process provided the new location meet these requirements:
 - i. The adjusted location does not reduce the level of connectivity with surrounding streets, both existing and proposed.
 - ii. The adjusted location does not reduce the level of street connectivity within the site or substantially increase the average block size.
 - iii. The adjusted location does not diminish or eliminate any proposed civic space or civic building shown on the regulating plan.
 - iv. The adjusted location maintains or enhances pedestrian convenience and safety and does not create any traffic hazards.
 - c. **Street Types.** Proposed streets may be designed and constructed as any one of the following street types defined in Section 12.1.06:
 - i. Local Street-1.
 - ii. Local Street-2.
 - iii. Yield Street.
 - d. **Alleys.** 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 either of the alley types in Section 12.1.06.



4. **Shade Trees.** The following landscaping requirements shall apply to existing streets; ~~vehicular use areas and along roads and comply with the Landscape Standards of 12.2.09.~~ *(Relocated from landscaping)*
 - a. The landscaping on Jensen Beach Boulevard, Indian River Drive, Ricou Terrace, and Pineapple Avenue shall include the planting of shade trees unless a covered walkway is provided. Shade trees shall be a minimum height of 12 feet at the time of planting with a minimum crown spread of six feet and a minimum DBH of three inches and located at a maximum of 50-to-30 foot intervals. If a covered walkway is provided, 12-foot tall palm trees shall be permitted. Every other tree shall be complemented with a bench and a garbage container. The ~~landscape islands~~ soil volume shall be sized appropriately to the maximum mature size of the tree.
 - b. The landscaping along other roadways shall include the planting of trees meeting the standards of section 4.664.B.1., LDR, at a maximum of 30-foot intervals. Trees may be planted in clusters, but not located more than 50 feet apart.
5. **Other Improvements To Existing Streets.** See section 12.1.06.5.
6. ~~The minimum frontage standards established in Table 3.261.2 apply to the “A” Streets indicated on Figure 3.261.4.~~ *(Located in Development Standards)*
7. ~~As provided in section 3.261.G.6., parking structures and surface parking provided beneath a building located on an “A” Street, as identified in Figure 3.261.4, street level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.~~



Parking Standards

12.2.07

12.2.07. Parking Standards.

1. **Applicability.** Certain county-wide Parking Standards, which are found in Division 14 of Article 4 (Sections 4.621 through 4.628), are modified for all Redevelopment Zoning Districts in Section 12.1.07. Those modified Parking Standards apply in the Jensen Beach Redevelopment Zoning District, except as specified otherwise in this section.
2. **Parking rates.** Refer to 12.1.07 Parking Standards for parking rates applicable to Redevelopment Zoning Districts.
 - a. Residence: 1.5 spaces per efficiency unit, 1.75 spaces per 1-bedroom unit, 2 spaces per unit with 2 or more bedrooms.
 - b. Retail or business office: 3 spaces per 1,000 square feet of gross floor area.
 - c. Medical office: 4 spaces per 1,000 square feet of gross floor area.
 - d. Restaurant: 5 spaces per 1,000 square feet of gross floor area.
 - e. Commercial and mixed-use development shall provide bicycle parking in accordance with Art. 4, Division 20, section 4.873, LDR.
3. **On-street parking.** One hundred percent of on-street parking may be used to satisfy all or part of required parking provided that:
 - a. The developer constructs the on-street parking spaces along the street or alley frontage of the development.
 - b. Only the on-street or alley parking along the parcel's frontage can count towards satisfying the parcel's parking rate requirements.
 - c. On-street parking spaces must be constructed in compliance with Article 12, Division 1 12.1.07 Parking Standards and 12.1.06 Street Standards County standards:
 - d. In no case shall other on-street parking spaces, such as previously existing spaces or spaces constructed to satisfy the requirements for other developments, count towards the fulfillment of on-site parking requirements.
 - e. On-street parking spaces developed within the public right-of-way shall be available for general public use and shall not be reserved for the use of any particular business or residence.
 - f. The maximum amount of required parking that may be satisfied with on-street parking shall be as set forth in paragraph d. below.
4. **Off-site parking.** With the exception of parking required for residential uses in subdistrict General Districts 4, 5, 6, 7, and 8, off-site parking may be used to satisfy all or part of required parking as set forth below.
 - a. The parking spaces are no further than 1,320 feet (1/4-mile) from the site being developed, as measured by the shortest pedestrian route of travel.
5. **Special Parking Alternative for Redevelopment Centers (SPARC) program.** The SPARC program, described in Section 12.1.07 3.260.G., LDR is authorized within the Jensen Beach CRA as more specifically set forth below.
 - a. **Cost per space.** For each required parking space that a developer proposes to satisfy through participation in the SPARC program, the cost to the developer shall be as set forth in the following table. For purposes of this paragraph, the "base cost" shall be the estimated cost of constructing a typical off-street parking space within the Jensen Beach CRA, including both the land and costs of construction (as of April 11, 2017, the base cost is \$7,900.)



- b. **Location.** The development shall be no further than ~~1,350 feet~~ **1,320 feet (1/4-mile)** from the public or other common parking, as measured by the shortest pedestrian route of travel.
- c. **Timing.** With Options 1, 2, and 4, the parking spaces must be constructed and found to be in compliance with County standards prior to issuance of a Certificate of Occupancy for the particular development. For Options 3, 5, and 6, the developer must pay the appropriate amount into the SPARC fund as part of the post-approval process and the County must construct the required number of spaces within two years of the date the new development is approved. Options described below in Table **JB-7**

Table JB-7 Allowed Off-Site Parking

Option	Description	Cost to Developer
1	Developer constructs on-street parking to County standards within existing County-owned right-of-way.	50% of base cost
2	Landowner dedicates land to the County and constructs on-street parking spaces to County standards.	None
3	Developer reimburses the County for on- street parking constructed by the County prior to June 1, 2007, including parking constructed within the right-of-way of Florida East Coast Railway.	100% of base cost
4	Developer constructs on-street parking to County standards within the right-of- way of Florida East Coast Railway.	100% of base cost plus proportionate cost of lease
5	Developer contributes toward or reimburses the County or other public entity for parking spaces developed or planned in a surface parking arrangement.	200% of base cost
6	Developer contributes toward or reimburses the County or other public entity for parking spaces developed or planned in a structured parking arrangement.	400% of base cost

- d. **Crossing of district boundaries.** ~~With the exception of District 8, which must satisfy all of its parking demand within its own boundaries, off-site parking may cross district boundaries, provided that parking generated by developments within Districts 1, 2 or 3 shall not be located in Districts 4, 5, 6, 7 or 8.~~
- e. **Maximum percentage by subdistrict.** The maximum amount of the required parking that may be satisfied by off-site parking shall be as follows in Table **JB-8**:

Table JB-8 Allowed Off-Site Parking

Subdistrict	Commercial	Residential	Other
Core	100%	100%	100%
General	100%	100%	100%



Parking Standards

12.2.07

6. **Screening of parking from residential uses.** There shall be an alley between parking areas and adjacent residential uses. Where an alley is not possible, there shall be a visual barrier between parking areas or commercial uses and residential uses.
7. **Parking structures.** Whenever a parking structure or surface parking provided beneath a building is located on a Primary ^{“A”} Street, as identified on the street regulating plan, Section 12.202 sec. 3.261.E., street level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.
8. **Distributing Parking.** Where more than 200 parking spaces are provided onsite, such parking shall be distributed such that no more than 50 percent of the spaces are grouped in a single area of the parcel. Methods of distributing parking include locating parking adjacent to the rear or sides of a building or by physically separating parking areas with other buildings or landscaped areas.
9. ~~Exceeding the minimum parking requirements. If the actual number of parking spaces provided on-site will exceed the minimum number required, the development shall be required to provide an additional 200 square feet of open space per excess parking space.~~

Table below shown for reference purposes only

District	Commercial Uses	Residential Uses	All Other Uses
1. Jensen Beach Blvd.	100%	100%	100% (Core)
2. Ricou Terrace	80%	50%	80% (Core)
3. Pineapple Ave. North	70%	50%	70% (Core)
4. Pineapple Avenue	75%	50%	50% (General)
5. Indian River Drive	50%	50%	50% (General)
6. Maple Street Town Commons ^(*)	50%	50%	50% (General)
7. Maple Street	0%	25%	0% (General)
8. Special District	0%	0%	0% (General)

^(*) A 40 percent reduction in required parking may be applied to parcels within the district contributing land to public open space consistent with the Jensen Beach Redevelopment Plan.



12.2 08. Stormwater Standards.

1. County-wide stormwater management standards are provided in Division 9 of Article 4 (Sections 4.381 through 4.390). County-wide standards apply in Redevelopment Zoning Districts except as modified in Section 12.1.08 for all Redevelopment Zoning Districts.



Landscape Standards

12.2.09

12.2.09. Landscape standards.

1. Table JB-9 identifies which of the landscaping, buffering, and tree protection standards Division 15, Article 4 apply as written in the Jensen Beach Redevelopment Zoning District and which of those standards are modified, replaced, or do not apply in this zoning district.

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

County Wide LDR		In Jensen Beach 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 12.2.09.2
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.2.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Replaced by 12.2.09.4
A.4-5	Vehicular use areas	Modified by 12.2.09.5
A.6	Service areas	Modified by 12.2.09.6
A.7	Commercial buildings	Does not apply
4.663.B	Buffer-yard requirements	Does not apply
4.663.C	Add't req. for landscaping	Does not apply
4.663.D	Water efficient landscaping	Applies as written
4.663.E	Preserve area interface	Applies as written
Landscape Material Standards		
4.664	(All Subsections)	Applies as written
Maintenance of Required Landscaping		
4.665	(All Subsections)	Applies as written
Tree Protection		
4.666	(All Subsections)	Applies as written
Alternative Compliance		
4.667	(All Subsections)	Replaced by 12.1.13.3
Certificate of Compliance		
4.668	(All Subsections)	Applies as written



2. **Landscape plan.** Development applications shall include a landscape plan prepared by a qualified professional that indicates the location and type of existing and proposed features that are identified in Table JB-10, which are summarized from the detailed requirements in section 4.662.A.
 - a. **Column A** requirements apply to an application for a final site plan.
 - b. **Column B** requirements apply to an application for a building permit for a **Small Site**, which are defined as the construction or expansion of a principal building or accessory structures on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.
 - c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by article 12, as those terms are defined in section 4.871.B.
 - d. **Column C** requirements apply to an application for a building permit for a single-family or duplex residence on a lawfully established lot.
 - e. **For applications for a substantial improvement/renovation only,** 3.261.1.1.d. Whenever substantial improvement of a building or site or substantial renovation of building exterior triggers the obligation to comply with this section, the Growth Management Director, or the Director's designee, may authorize incremental compliance with its requirements when the nature and scope of the existing and proposed improvements make full compliance unreasonable. An application for alternative compliance shall not be required but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment.

Table JB-10 - Landscape Plan Application Requirements

County Wide LDR		In Jensen Beach CRA		
		A	B	C
1	Property boundaries	Yes	Yes	Yes
2	Land use features	Yes	Yes ¹	Yes ¹
3	Structures & paving	Yes	Yes ¹	Yes ¹
4	Utilities	Yes	Yes	
5	Vehicular use areas	Yes	Yes	
6	Water bodies	Yes	Yes	
7	Tree survey	Yes		
8	Installation methods	Yes		
9	Development areas	Yes		
10	Ditches & swales	Yes		
11	Tabular data	Yes		

¹ On-site features only



Landscape Standards

12.2.09

3. Required landscape area.

- a. Table JB-11 indicates the minimum percentage of the total developed area that must be landscaped.
- b. Landscaping shall be permitted in easements only with the written permission of the easement holder. A written agreement shall specify the party responsible for restoring disturbed landscape areas, shall be submitted to the county in a form acceptable to the County Attorney, and shall be recorded in the public records.
- c. Exposed dirt yards are prohibited.

4. Required tree planting.

- a. Table JB-11 indicates the minimum number of trees that must be planted.
- b. Trees planted in adjacent right-of-way as indicated in section 12.206, or in other nearby public space, shall be credited towards meeting the number of trees required by Table JB-11. ~~this section~~. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.

Table JB-11 - Required Landscape Area & Tree Planting

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core	0%	1,000 sf
General	10%	2,000 sf
Waterfront	5%	2,000 sf

- c. At least 50 percent of required trees shall be native species. or fruit trees. (Note: 4.664.B. Trees. County requires 75% native tree planting - 50% overall)
- d. 3.261.I.1.b. Construction of a single-family or duplex residence shall require the planting of one tree per three thousand square feet of lot area (1 tree/ 3,000 sf), and those trees shall comply with the standards set forth in section 4.664.A., LDR. Single-family and duplex residences shall also comply with section 4.37, land clearing plans and procedures, LDR, and section 4.664.A.3., removal of prohibited species, LDR. Single-family and duplex residences shall be exempt from all other requirements of section 3.261.I.
- e. 3.261.I.3.a. All development shall provide at least one tree per 2,000 square feet of total site area.
- f. 3.261.I.3.c. For purpose of determining the number of trees required, total site area shall exclude any required upland preserve area. Trees located within native upland habitat preserve areas shall be counted towards the minimum number of trees required to be planted.

5. Vehicular use areas.

- a. **Perimeter landscaping.** Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards:
 - i. One tree shall be planted for each 30 linear feet. Trees may be planted in clusters, but not more than 50 feet apart with adequate soil volumes and root paths to promote mature, sustainable tree growth.
 - ii. A hedge, fence, or other durable landscape barrier with a minimum height of four feet shall be installed along the perimeter of vehicular use areas. Height of hedge, fence or landscape barrier shall comply with Section 12.1.10 Wall & Fence Standards.



- iii. Walls, fences and landscaping around vehicular use areas must have one pedestrian connection to adjacent development or sidewalks for every 50 feet.
- iv. No hedge, fence, or other durable landscape barrier is required along the side of a parking area that abuts another parking area or a building, or that faces the rear of a lot.
- b. **Interior landscaping.** If a vehicular use area is larger than 5,000 square feet, landscaping shall be provided within its interior in accordance with section 4.663.A.4, except that these interior landscape areas may be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 5,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.
- 6. **Service areas.** Service function areas shall be screened in accordance with Section 4.663.A.5, except that ~~3.261.I.5. Trash, recycling and similar receptacles including dumpsters shall be screened with an opaque, six-foot high masonry wall or wood fence; landscaping shall not be required around the perimeter of the screen.~~



Wall & Fence Standards

12.2.10

12.2.10. Wall & fence standards.

1. Walls and fences must comply with the special wall and fence standards for all Redevelopment Zoning Districts found in Section 12.1.10.

**12.2.11. Sign Standards.**

1. Sign Standards must comply with the standards for all Redevelopment Zoning Districts found in Section 12.1.11 except where modified below.
2. **Wall signs.** For the subdistricts in Jensen Beach Redevelopment Zoning District, the maximum sizes in Table **JB-12** for all allowable wall signs and for individual wall signs in each subdistrict replace the caps in the signage-area table in section 4.700.
3. **Types of signs permitted.** The list of permitted signs in Section 4.703 is adjusted for the Jensen Beach Redevelopment Zoning District by adding the following sign as permitted:
 - a. **Sandwich or sidewalk signs,** as defined in section 4.693, are permitted in the Core, General, and Waterfront subdistricts, provided the signs do not exceed 6 square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 PM daily
4. **Lettering and logo size.** Table **JB-12** provides the maximum height of lettering and logos on any allowable sign in various subdistricts of the Jensen Beach redevelopment zoning district. Section 4.699 describes how to measure the height of irregularly shaped features.

Table **JB-12 - Sign Size Limitations**

Building Type	Percent of Building Face Allowable for Wall Signs	Maximum Size Per Wall Sign	Maximum Height of Lettering and Logos for All Signs
Core	12%	32-sf	Δ 24 inches
General	6%	6-sf	Δ 10 inches
Waterfront	15%	40-sf	Δ 24 inches



Sign Standards

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1. ~~Glossary of terms. For purposes of this subsection 3.261.K, the following words, terms and phrases shall have the meanings as set forth below:~~
 - a. ~~Alter or change. A change of lettering, lighting, graphics, color, change in the business name, change of material, change of sign face, replacement of any component part. Alter or change does not include general maintenance, such as touch-up painting, replacement of incandescent bulbs or a replacement of brackets.~~
 - b. ~~Appropriate. Consistent with the standard themes and characteristics of the design standards set forth in this section 3.261.~~
 - c. ~~Artistically harmonious. Designed to reflect the unique characteristic of the business and to be compatible with existing signage and existing buildings.~~
 - d. ~~Detrimental. Injurious, causing harm or damage.~~
 - e. ~~Pleasing. Signage that is harmonious with the surroundings and scale of people.~~
 - f. ~~Refurbish. Brighten, refresh, polish up or repaint using the same color scheme.~~
 - g. ~~Visual blight. Proliferation of nonconforming and/or nonmaintained signs, including faded, checked, rusted, or mildewed signs.~~
 - h. ~~Well-designed. Artistically harmonious, reflects attention to detail.~~
2. ~~Purpose. The purpose of this subsection 3.261.K, is to promote the public health, safety and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements. Toward this end, Jensen Beach is an historic riverfront, oceanside resort community that has traditionally depended on a tourist economy. Tourists, in part, are attracted to the visual character and quality of Jensen Beach. The proliferation of signs in Jensen Beach would result in visual blight and unattractiveness and would convey an image that is inconsistent with a high quality resort environment. Effective sign control has preserved and enhanced the visual character of other resort communities in Florida and other states. Jensen Beach must compete with many other Florida, national and international resort communities for tourism opportunities. In order to preserve Jensen Beach as a desirable community to live, vacation and conduct business, a pleasing, visually attractive environment is of foremost importance. These sign regulations are intended to:~~
 - a. ~~Preserve and maintain Jensen Beach as a pleasing, visually attractive environment.~~
 - b. ~~Promote and accomplish the goals, policies and objectives of the Martin County Comprehensive Plan.~~
 - c. ~~Enhance the attractiveness and economic well-being of Jensen Beach as a place to live, vacation and conduct business.~~
 - d. ~~Address community needs relating to upgrading the quality of the tourist experience, preserving the unique natural environment, preserving and enhancing the high quality human existence, retaining Jensen Beach's premier status in an increasingly competitive resort market, preserving the historically and architecturally unique character of Jensen Beach, fostering the "village style" quality of Jensen Beach, and preserving and enhancing scenic views.~~
 - e. ~~Enable the identification of places of residence and business.~~
 - f. ~~Allow for the communication of information necessary for the conduct of commerce.~~
 - g. ~~Encourage signs that are appropriate to the zoning district in which they are located and consistent with the category of use to which they pertain. Permit signs that are compatible with their surroundings and provide locational information, and preclude placement in a manner that conceals or obstructs the view of adjacent land uses or signs.~~
 - h. ~~Preclude signs from conflicting with the principal permitted use of the site or adjoining sites.~~
 - i. ~~Curtail the size and number of signs and sign messages to the minimum reasonably necessary to identify a residential or business location and the nature of any such business.~~
 - j. ~~Establish sign size in relationship to the scale of the lot's street frontage and building's street frontage.~~
 - k. ~~Protect the public from the dangers of unsafe signs, and require signs to be constructed, installed and maintained in a safe and satisfactory manner.~~
 - l. ~~Lessen hazardous situations, confusion and visual clutter caused by proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular traffic.~~
 - m. ~~Regulate signs in a manner so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists or pedestrians.~~
3. ~~Objectives. The primary objective of sign review is to avoid the appearance of visual clutter and excessive advertising in the design and placement of business signs. In order to meet this objective, business signs should be:~~



- a. Informative as to business use and location.
- b. Simple in design, however, creative graphic depictions that are related to the business use are appropriate.
- c. Compatible in design, color and scale with the business storefront, adjoining structures, and surroundings.
- d. Oriented toward the pedestrian, walking environment within the commercial district.
4. Signs within the Jensen Beach CRA shall comply with ~~12.111 of Division 1.~~ this sub-section 3.261.K.
5. Prohibited signs. The following signs are prohibited within the Jensen Beach CRA:
 - a. Signs, other than governmental signs of a public nature, erected, placed or maintained on or over any public property and/or right-of-way.
 - b. Billboards unless grandfathered as of the effective date of this section 3.261. Grandfathered billboards may remain until five years from the adoption of this section 3.261
 - c. Blank temporary signs.
 - d. Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means, except for traditional barber poles.
 - e. Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing copy.
 - f. Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color except for time-temperature-date signs.
 - g. Signs, commonly referred to as wind signs, consisting of one or more banners, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind.
 - h. Signs that incorporate projected images, emit any sound that is intended to attract attention, or involve the use of live animals.
 - i. Signs that emit audible sound, odor, or visible matter such as smoke or steam.
 - j. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipe, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any applicable regulations.
 - k. Signs that by reason of position, shape or color, would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color, or illumination that may be reasonably confused with or construed as, or conceal, a traffic control device.
 - l. Signs that obstruct the vision of pedestrians, cyclists, or motorists traveling on or entering public streets.
 - m. Nongovernmental signs that use the words "stop", "look", "danger", or any similar word, phrase, or symbol.
 - n. Signs, within ten feet of public right-of-way or 100 feet of traffic control lights, that contain red or green lights that might be confused with traffic control lights.
 - o. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.
 - p. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other communication signals.
 - q. Searchlights used to advertise or promote a business or to attract customers to a property.
 - r. Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic control signs.
 - s. Signs placed upon benches, bus shelters or waste receptacles.
 - t. Vehicle signs. Signs attached to or placed on a vehicle, including trailers, that are parked on public or private property shall be prohibited. This provision shall not be construed to prohibit the identification of a firm or its principal products on a vehicle operated during normal business hours, provided, however, that no such vehicle shall be parked on public or private property for the sole purpose of advertising a business or firm or calling attention to the location of a business or firm.
 - u. A portable sign is permitted with a maximum size of 12 square feet upon a determination by the NAC Sign Review Committee that it is artistically harmonious with its surroundings, and shall only be displayed during the hours of business operation. Sign lettering shall not exceed 18 inches in height.
 - v. Prohibited illumination. No sign shall be illuminated through the use of internal illumination, rear illumination,

fluorescent illumination or neon or other gas tube illumination, [except when used for indirect illumination] and in such a manner as to not be directly exposed to public view. Primarily glossy signs shall also be prohibited. Other prohibited illumination includes flashing, neon, phosphorescent, and signs incorporating lights or movement as viewed from the public right-of-way or from any area open to the public.

6. Exempt signs. The following signs are exempt from subsection 3.261.K.F and from the requirement that a permit be obtained for the erection of permanent signs, provided that such signs are not placed or constructed so as to create a hazard of any kind. It shall be the responsibility of the property owner to ensure that any of the following exempt signs are erected and maintained in accordance with all required hurricane protection measures.
 - a. Prohibition, safety or caution signs, provided that such signs are:
 - i. Non-illuminated;
 - ii. Not over four square feet in overall area; and
 - iii. No greater than four feet in overall height.
 - b. Signs bearing only property numbers, street addresses, telephone numbers, post box numbers or names of occupants of the premises, including professional nameplates, provided that such signs are:
 - i. Not over four square feet in area;
 - ii. Limited to one per street frontage, per housing unit, or per business;
 - iii. Letters and/or numbers are four inches in height.
 - c. Governmental flags and insignias, except when displayed in connection with commercial promotion.
 - d. Legal notices of 16 square feet or less, either publicly or privately owned, directing and guiding traffic and parking, in accordance with the standards for internal traffic control signs as recommended by the Manual on Uniform Traffic Control Devices (MUTCD) but bearing no advertising matter (example: parking, entrance, exit, service, etc.).
 - e. Temporary real estate signs on properties where an owner is actively attempting to sell such property, either personally or through an agent, provided that such signs are:
 - i. (1) — Non-illuminated;
 - ii. (2) — Not over six square feet in area;
 - iii. (3) — No greater than four feet in overall height; and
 - iv. (4) — No closer than 15 feet to any side or rear property line.
 - f. Holiday displays, during the applicable holiday season except as specifically prohibited.
 - g. Memorial signs or tablets, not to exceed two square feet.
 - h. Names of buildings and dates of erection.
 - i. Window signs.
 - j. Air towed banners.
 - k. Umbrellas containing advertising when used in conjunction with an approved food or beverage establishment or when used to denote products or services not available for sale or consumption on-site.
 - l. Any sign required by any governmental regulation as a public notice.
7. Temporary signs. The following temporary signs are permitted, subject to compliance with the Florida Building Code and the following requirements:
 - a. Subdivision and on-site development signs identifying where an approved active on-site development program is underway, provided that such signs are:
 - i. Non-illuminated;
 - ii. Ground-mounted;
 - iii. Erected no more than 180 days prior to the beginning of actual construction;
 - iv. Removed: if construction is not initiated within 180 days after the sign is erected; within 60 days of cessation of construction if construction is not continuously and actively pursued to completion; or when construction is completed and a final certificate of occupancy has been issued;
 - v. No larger than 100 square feet in area per sign face and no more than 18 feet in overall height;
 - vi. Limited to one sign per street frontage abutting the development;
 - vii. Signs approved in PUD projects are additionally subject to any conditions specified in the PUD

agreement:

- viii. (No closer than 15 feet to any property line:
 - b. Promotional, special event, grand opening and seasonal sales signs, provided that such signs are:
 - i. Limited to commercial and industrial use areas;
 - ii. Ground or wall mounted;
 - iii. Not over 40 square feet in area;
 - iv. No closer than 15 feet to any property line;
 - v. Securely fastened or attached to the ground or wall to assure safety;
 - vi. Erected in such a way that they do not interfere with vehicular or pedestrian traffic;
 - vii. Permitted on the basis of not more than one such permit in any given six-month period;
 - viii. Permitted for a period not to exceed 60 days for seasonal sales (such as Christmas tree sales) or for a period not to exceed 30 days for promotional sales;
 - ix. Removed upon the expiration of the use permit for the use or event for which they are granted; and
 - x. (Limited to one per each 500 feet of street on which the activity has frontage:
 - c. Temporary "For Sale" real estate signs greater than six square feet on properties where an owner is actively attempting to sell such property, either personally or through an agent, provided such signs are:
 - i. Located on industrial, commercial or agricultural property;
 - ii. Limited to ten feet in height;
 - iii. Limited to one sign per site;
 - iv. Non-illuminated;
 - v. No closer than 15 feet to any property line; and
 - vi. A maximum of 32 square feet.
8. Permanent on-site development identification signs. Permanent on-site development identification signs are permitted subject to compliance with the Florida Building Code and the following requirements:
- a. Signs exceeding six feet in height shall meet the height and setback requirements for the zoning district in which they are located:
 - b. Signs are permitted in any zoning district for the exclusive purpose of identifying residential developments:
 - c. Signs shall only identify a county-approved subdivision, development or community:
- 9.
10. Point of purchase signs. The following point of purchase signs are permitted within the Jensen Beach CRA subject to compliance with the Florida Building Code and the following requirements:
- a. Location. Wall signs, projecting signs or freestanding signs are restricted to point of purchase advertising only and are further restricted to the following districts:
 - i. Commercial;
 - ii. Mixed use districts where the land use is commercial; and
 - iii. Planned unit development where permitted in the PUD agreement:
 - b. Wall signs with a maximum square footage of 32 square feet per 25 feet of lineal footage or greater and 124 percent of lineal footage less than 25 feet. For walls other than front walls, one-half of the square footage for the front is permitted:
 - i. The permitted size of wall signs shall be based on a percentage of the wall area computed by the length times the height of the geometric figure which determines the actual area. The wall length shall be the building, or that portion occupied. The height of the wall for computation purposes shall not exceed 15 feet for one-story structures or 25 feet for two or more story structures. One wall shall be deemed the front wall. Other walls shall be figured on the basis of one-half of the percent allowed for the front wall. Individual signs may not be larger than 32 square feet:
 - ii. No wall sign shall be mounted at a distance measured perpendicular to said wall greater than 24 inches:
 - iii. No wall sign shall cover wholly or partially any required wall opening:
 - iv. Murals are permitted after review and approval by the NAC Sign Review Committee:



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- c. Projecting signs. No projecting sign shall have a sign area exceeding 50 percent of the permitted freestanding sign area and in no case shall it exceed 50 percent of the wall-mounted sign area.
 - d. Freestanding signs:
 - i. Not more than one freestanding sign shall be permitted per 200 feet of linear frontage.
 - ii. The total sign area of all freestanding signs permitted on any property line adjacent to a public street shall be limited to one square foot of sign area for each lineal foot of property line adjacent to that public street.
 - iii. No freestanding sign shall exceed 50 square feet in sign area per face.
 - iv. No freestanding sign shall exceed a height of ten feet from existing grade.
 - v. All freestanding signs shall be located at least five feet from all buildings.
 - vi. Freestanding signs shall include street numbers.
 - e. Off-premises signs shall be limited to directional signs or signs used for directory purposes with a maximum allowable size of 16 square feet.
 - f. Auxiliary signs. Time-and-temperature devices are permitted in association with public service activities only. These signs may be freestanding, projecting or wall signs. Those devices with alternating messages shall display each such message for not less than ten seconds.
11. Compliance requirements:
- a. Signs prohibited by this section 3.261 shall be removed immediately upon the effective date.
 - b. Any sign located within a public right-of-way shall be removed immediately unless otherwise permitted. The enforcing official is authorized to remove any sign not permitted in the right-of-way at such time as the sign is determined to be in noncompliance.
12. **Maintenance.** Signs shall be kept clean, painted and free from all hazards such as, but not limited to, faulty wiring and loose fastenings. Weeds shall be cut underneath and around the base of ground signs and no rubbish or debris shall be permitted that would constitute a fire hazard or be detrimental to the public health and safety. All signs shall be maintained in a manner which will withstand hurricane wind load requirements. *(Moved to Div1)*
13. **Nonconformities.** *(Moved to Div1)*
- a. All billboards or off-premises signs which were legally erected prior to the enactment of this section 3.261, but which do not comply with the requirements of this section must be removed or altered to comply with the requirements of this section within five years of adoption of this section or upon a change in property ownership, whichever comes first.
 - b. Nonconforming signs may not be structurally modified. Any nonconforming sign damaged in excess of 50 percent of the integrity of the structure as determined by the Building Official shall only be repaired in full compliance with the requirements of this section.
14. **Enforcement.** The Growth Management Department Director shall work with the NAC Sign Review Committee to enforce the requirements of this subsection 3.261.K..F. The sign review committee shall have five members consisting of a current sign professional with five years active experience, one current member of the Jensen Beach Chamber of Commerce, one current member of the Jensen Beach Main Street Association, and two members of currently operating businesses in the Jensen Beach CRA.
15. Permits required. Signs shall not be erected, constructed or altered until a permit has been issued and the applicable fee paid. A sign permit shall become null and void and any fee forfeited unless work on the permitted sign is substantially under way within six months after the effective date of the permit. All permit applications shall be approved by the NAC Sign Review Committee prior to review and approval by the Building Department.
16. Directory signage. Directory signs are permitted upon approval by the NAC, and may be sited on public or private property. Directories may include up to five sign panels per face. Each panel is leasable on a yearly basis, for a fee to be determined by the CRA, after recommendation from the NAC. All panel applications must be reviewed and approved by the Sign Review Committee. All fees collected shall be remitted to the county for maintenance and construction of existing/additional directory signs.
17. **Sign lettering, logos and graphic designs.**
- a. Lettering. No lettering on any sign, including cut-out letter signs, shall exceed 18 inches in height.
 - b. Logos. No logo on any sign, including cut-out letter signs, shall exceed 18 inches in height.)
 - c. Graphic designs:
 - i. Any proposed graphic design must comply with all provisions of subsection 3.261.F.14 except for the limitations on the size of lettering set forth in subsection a., above.



- ii. Any graphic design shall be reviewed by the Sign Review Committee and approved if it:
- Harmonize with the structure or structures on the parcel on which it is to be painted;
 - Compatible with the other signs or graphic designs on the premises;
 - Suitable and appropriate to the neighborhood;
 - Contribute to any special characteristics of the particular area in which it is to be located;
 - Is well designed and pleasing in appearance;
 - Is desirable as an urban design characteristic;
 - Does not constitute a nuisance to the occupants of adjacent or contiguous property;
 - Is not detrimental to the redevelopment goals;
 - Does not constitute a traffic and safety hazard because it is distracting;
 - Is not considered obscene, lewd, indecent or otherwise offensive to public morals.



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following:

Architectural Standards. All structures within the Jensen Beach CRA shall comply with the

1. Exterior building finish.

- a. The following materials and techniques shall be permitted:
 - i. ~~Wood clapboard.~~
 - ii. Wood Board and batten. ~~However, no reverse board and batten shall be allowed.~~
 - iii. Wood shingles.
 - iv. Wood Lap siding.
 - v. Smooth or Textured Stucco. Stucco is not an appropriate substitute for wood siding, shingles, board and batten, or clapboard.
 - vi. Brick.
 - vii. ~~Thatch.~~
 - viii. ~~Hardiplank.~~ Fiber-cement siding is an allowable substitute for wood siding, shingles, and board and batten.
 - ix. Glass block shall only be permitted on side and rear walls.
- b. No exposed exterior concrete block shall be permitted. Concrete block structure (CBS) construction shall be covered over with one of the materials as specified in subsection, above.
- c. Materials used shall be used over the entire exterior of the building except for the openings.

2. Arcades and porches.

- a. The following materials shall be permitted:
 - i. Metal columns.
 - ii. Brick.
 - iii. Wood posts.
 - iv. Poured concrete columns.
 - v. Fabric material for porch enclosures.
- b. ~~Size and height restrictions:~~
 - i. ~~Posts shall be no less the four inches by four inches or the circular equivalent. Rails and balusters shall be no more than four feet high with maximum space between baluster of five inches. Partial walls shall not exceed a height of three feet on-center. Roof pitch shall be a minimum ratio of 3:12.~~
 - ii. ~~Front porches are required on all commercial and residential buildings except when the building is connected to an arcade system. Porches must span a minimum of two-thirds of the front elevation of the building. If enclosed, front porches may only be enclosed by screening.~~

3. Roofs and gutters.

- a. The following materials shall be permitted for roofs:
 - i. Thatch.



- ii. Wood/imitation wood dimensional asphalt shingles.
 - iii. Galvanized metal, finished or unfinished, Galvalume Steel, or Copper
 - iv. Clay tile.
 - b. The following materials shall be permitted for gutters:
 - i. Galvanized metal, finished or unfinished, Galvalume Steel, or Copper
 - ii. Extruded Aluminum Gutters.
 - c. Restrictions. Only gable and hip roofs shall be permitted except on multistory buildings when there is a decorative cornice on top of all sides visible from the street. Multistory buildings with cornice built-up types of roof construction must have a minimum pitch of 1:12. Principle roof pitch shall be no less than 5:12 and no greater than 12:12. Rafters at overhangs shall be exposed. Dormers are permitted only on pitched roofs with a 45-degree angle and the angle of the dormer roof shall also be 45 degrees.
4. **Windows.** The following additions to windows shall be permitted:
- i. Operable shutters matching the dimensions of the windows, including impact operable shutters.
 - ii. Fabric awnings.
 - iii. Bahama shutters, including impact Bahama shutters.
 - iv. Screened windows.
 - v. Required attachment hardware for removable storm or hurricane shutters, including Hurricane Fabric, Corrugated Metal or Polycarbonate Storm Panels.
5. **Accessory Structures.** Materials shall be or have the appearance of that of the primary structure.
6. Elevation of residential floors. In all overlay districts, wherever residential use is proposed on the first floor of a building, the first floor shall be elevated at least thirty inches above the finished grade as measured along the front building line. This provision shall be voluntary for any residential building that is developed pursuant to an affordable housing program, such as, but not limited to, projects funded by the State Housing Initiative Partnership Program (SHIP) or by nonprofit housing providers such as Habitat for Humanity. *(Regulated in Building Type and in Development Standards)*
7. **Architectural guidelines.** The Jensen Beach Architectural Guidelines, illustrate the architectural styles that are preferred within the Jensen Beach Redevelopment Zoning Overlay Districts. The Architectural Guidelines are available by searching on the County website: www.martin.fl.us. ~~Regardless of whether or not the applicant intends to conform to the Architectural Guidelines,~~ All applications for new development and redevelopment shall include architectural drawings.
8. **Historic Structures.** Structures identified as Contributing Architecturally shall be candidates for Historic Protection. County's preservation criteria can be found in Division 13 of Article 4.
9. **Building façades** facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 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 twenty percent (20%).
10. **Cornices and moldings** shall extend a minimum of two inches from the surface plane of the



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building wall. Cornices and moldings are continuous façade elements and may not be covered by awnings or signs. Significant architectural elements such as columns, pilasters, and towers may interrupt moldings.

11. **Awnings.** Awnings shall be consistent with the building’s architecture and façade opening shape. Any names or logos printed on awnings shall be counted as square footage against the overall permitted signage.
12. **Heat Island Effect.** In order to reduce urban heat islands for both roofed and non-roofed areas, the following recommendations apply to 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.