

*Proposed*

# Article 12

## Redevelopment Codes

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

*This page intentionally left blank.*

<b>Division 1</b>	<b>Redevelopment Codes</b>
Section 12.1.01	Purpose & Intent
12.1.01.A	Content of Redevelopment Codes
12.1.01.B	Adoption and modification of Redevelopment Codes
12.1.01.C	Function of Redevelopment Code; consistency with other regulations
12.1.01.D	Comprehensive Plan
12.1.01.F	Form-based code
12.1.01.H	Subdistricts
12.1.01.I	How to use Article 12
Section 12.1.02	Regulating Plan
Section 12.1.03	Permitted uses in each use group
Section 12.1.04	Development Standards
Section 12.1.05	Building Types & Building Frontage Standards
Section 12.1.06	Street Standards
Section 12.1.07	Parking Standards
Section 12.1.08	Stormwater Standards
Section 12.1.09	Landscape Standards
Section 12.1.10	Wall & Fence Standards
Section 12.1.11	Sign Standards
Section 12.1.12	Applicability
Section 12.1.13	Review Process
Section 12.1.14	Glossary

*This page intentionally left blank.*



# Table of Contents

12.1.00

I

<b>Division 2</b>	<b>Jensen Beach</b>
Section 12.2.01	General
Section 12.2.02	Regulating Plan
Section 12.2.03	Permitted Uses
Section 12.2.04	Development Standards
Section 12.2.05	Building Types Standards
Section 12.2.06	Street Standards
Section 12.2.07	Parking Standards
Section 12.2.08	Stormwater Standards
Section 12.2.09	Landscape Standards
Section 12.2.10	Wall & Fence Standards
Section 12.2.11	Sign Standards
Section 12.2.12	Architectural Standards

<b>Division 5</b>	<b>Port Salerno</b>
Section 12.5.01	General
Section 12.5.02	Regulating Plan
Section 12.5.03	Permitted Uses
Section 12.5.04	Development Standards
Section 12.5.05	Building Types Standards
Section 12.5.06	Street Standards
Section 12.5.07	Parking Standards
Section 12.5.08	Stormwater Standards
Section 12.5.09	Landscape Standards
Section 12.5.10	Wall & Fence Standards
Section 12.5.11	Sign Standards
Section 12.5.12	Architectural Standards

<b>Division 3</b>	<b>Rio</b>
Section 12.3.01	General
Section 12.3.02	Regulating Plan
Section 12.3.03	Permitted Uses
Section 12.3.04	Development Standards
Section 12.3.05	Building Types Standards
Section 12.3.06	Street Standards
Section 12.3.07	Parking Standards
Section 12.3.08	Stormwater Standards
Section 12.3.09	Landscape Standards
Section 12.3.10	Wall & Fence Standards
Section 12.3.11	Sign Standards
Section 12.3.12	Architectural Standards

<b>Division 6</b>	<b>Hobe Sound</b>
Section 12.6.01	General
Section 12.6.02	Regulating Plan
Section 12.6.03	Permitted Uses
Section 12.6.04	Development Standards
Section 12.6.05	Building Types Standards
Section 12.6.06	Street Standards
Section 12.6.07	Parking standards
Section 12.6.08	Stormwater Standards
Section 12.6.09	Landscape Standards
Section 12.6.10	Wall & Fence Standards
Section 12.6.11	Sign Standards
Section 12.6.12	Architectural Standards

<b>Division 4</b>	<b>Old Palm City</b>
Section 12.4.01	General
Section 12.4.02	Regulating Plan
Section 12.4.03	Permitted Uses
Section 12.4.04	Development Standards
Section 12.4.05	Building Types & Standards
Section 12.4.06	Street Standards
Section 12.4.07	Parking Standards
Section 12.4.08	Stormwater Standards
Section 12.4.09	Landscape Standards
Section 12.4.10	Wall & Fence Standards
Section 12.4.11	Sign Standards
Section 12.4.12	Architectural Standards

<b>Division 7</b>	<b>Golden Gate</b>
Section 12.7.01	General
Section 12.7.02	Regulating Plan
Section 12.7.03	Permitted Uses
Section 12.7.04	Development Standards
Section 12.7.05	Building Types 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

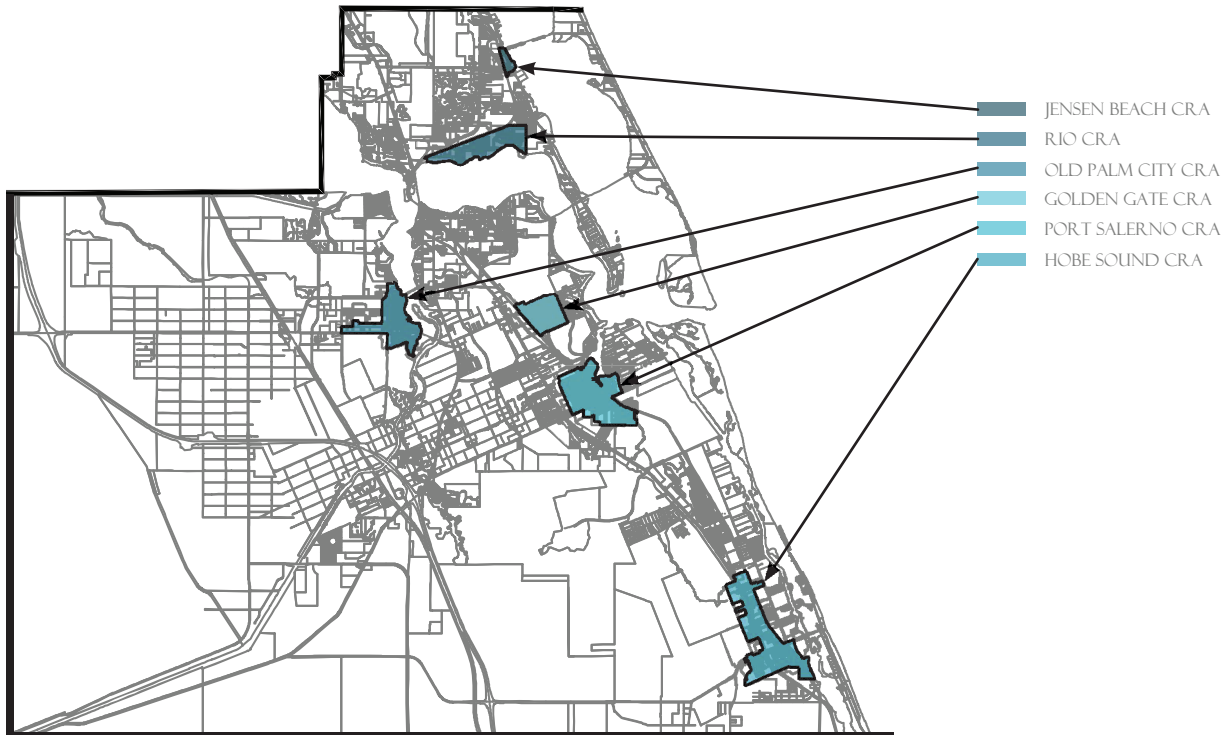
*This page intentionally left blank.*

**12.1.01 Purpose & Intent.** Redevelopment Codes may be established to provide zoning procedure to implement Comprehensive Growth Management Plan policies by providing opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas. Redevelopment Codes may be adopted only for Community Redevelopment Areas that have been formally designated by Martin County in accordance with the Comprehensive Growth Management Plan.

**12.1.01.A. Content of Redevelopment Codes.** Redevelopment Codes are designed to preserve and revitalize older residential neighborhoods and commercial areas by providing a redevelopment zoning districts that replace the prior underlying zoning districts and establishing special standards for development, in accordance with the adopted community redevelopment plans. Each Community Redevelopment Areas may have with its own redevelopment zoning district. Article 12 provides redevelopment codes and zoning districts for each of the following Community Redevelopment Areas, 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. Port Salerno CRA Division 5 (reserved)
5. Hobe Sound CRA Division 6 (reserved)
6. Golden Gate CRA Division 7 (reserved)

**Figure 12-1 - Martin County Community Redevelopment Areas**





## Purpose & Intent

### 12.1.01

**12.1.01.B. Adoption and modification of Redevelopment Codes.** The adoption or modification of redevelopment codes and redevelopment zoning districts and the assignment of land to a redevelopment zoning district and subdistrict shall be by ordinance amending the land development regulations. When such ordinance assigns land to a redevelopment zoning district and subdistrict or modifies the current assignment, 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, except that:

1. The notice of public hearing that is mailed to surrounding property owners must also be mailed to owners of property that is the subject of the application.
2. Instead of posting one or more signs on every parcel that is the subject of the application, signs must be posted on both sides of streets within the affected area, as follows:
  - a. On block faces that are less than 750 feet long, a sign must be posted on at least one parcel.
  - b. On block faces that are longer than 750 feet, signs must be posted on that block face so they are no farther apart than 750 feet.

**12.1.01.C. Function of Redevelopment Codes; consistency with other regulations.** Development under Redevelopment Codes shall comply with all requirements of the Martin County Land Development Regulations and General Ordinances, except where such requirements are in conflict with the requirements of this Article. In the case of a conflict with the requirements of this Article, such conflicting requirements are superseded by the requirements of this Division.

**12.1.01.D. Comprehensive Plan.** The State of Florida requires all cities and counties in the State to adopt comprehensive plans. In general, a comprehensive plan is needed to ensure that land development is conducted pursuant to sound planning principles. As a companion effort to the creation of Article 12, CRA Land Development Regulations, a new Chapter 18, CRA Comprehensive Plan Chapter has been developed specifically for the CRA areas. Chapter 18 and the future land use map must be amended to designate CRA Center and/or CRA Neighborhood areas and eliminate mixed-use overlays before Article 12 redevelopment codes may be applied. All development in a CRA shall comply with the County Growth Management Plan (CGMP). In the event of a conflict between a CGMP policy and a requirement of this Article, the stricter provision shall apply.

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

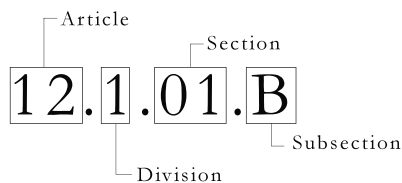
**12.1.01.F. Subdistricts.** The land in each redevelopment zoning district is controlled by a regulating plan which that may identify the following subdistricts:

1. 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.

2. The **Corridor** subdistrict extends 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 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.

## 12.1.01.G. How to use Article 12.

1. Review the standards outlined in Division 1, which apply to all redevelopment codes.
2. Division 2 through Division 7 outline standards specific to each redevelopment code including its redevelopment zoning district. Review the Division applicable to the specific site.
3. Locate the site on the Regulating Plan. The regulating plan will identify the subdistrict, of each site in the redevelopment zoning district and the existing street network, and lot pattern, and will provide 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 allowed Building Types and/or Frontage 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/or specific subdistrict within a redevelopment zoning district.
8. Organization of Article 12 numbering.



## 12.1.02. Regulating Plan

1. **Purpose.** Regulating Plans are adopted for each redevelopment zoning district. These Regulating Plans illustrate 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 with the public realm.
2. **Content.** Regulating Plans contain regulatory information including the following:
  - a. **Perimeter.** Perimeter 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 in the regulations regarding building placement, building frontage, and the location of parking and service uses. Streets not designated as Primary Streets are considered 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. Frontages shall be shopfront and arcades.
  - e. **Future Streets and Alleys 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 connection designations are not precise alignments or specific locations. The appropriateness of 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).
3. **Legal effect.** Regulating plans are an integral part of these Land Development Regulations. They supplement the Martin County Zoning Atlas by providing a greater level of detail for redevelopment zoning districts so that the regulations and standards in this article will apply in the appropriate locations. Changes to regulating plans may be made only by amending these Land Development Regulations.

## 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 the LDR (see definitions in Division 1 of Article 3, standards for specific uses in Division 3 of Article 3 and the Glossary contained in 12.1.14). Each Redevelopment Zoning subdistrict contains a table describing which use groups are permitted in that zoning subdistrict.
2. All uses listed are not permitted. Refer to the Permitted Use Tables for perspective Redevelopment Zoning District for permitted uses within a Redevelopment Zoning District.
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 particular Neighborhood Advisory Committee. 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 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 Zero lot line single-family dwellings Family day care
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
<u>Urban Farming</u>	Urban Agriculture Agrihood Farmer’s Market



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 & services
Convenience store with fuel	Convenience store with fuel
Drive-through facility	Drive-through facility, excluding restaurants with drive-through facilities
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
RV parks. & campgrounds	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 launches Places of worship Post offices Protective & emergency services Public libraries Public parks and recreation areas, passive Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance
Institutional uses, general impact	Educational institutions Public parks & recreation areas, active Residential care facilities Recycling drop-off centers Utilities
Industrial Use Groups	Industrial Uses in this Use Group
Limited impact industries	Limited impact industries
Extensive impact industries	Extensive impact industries



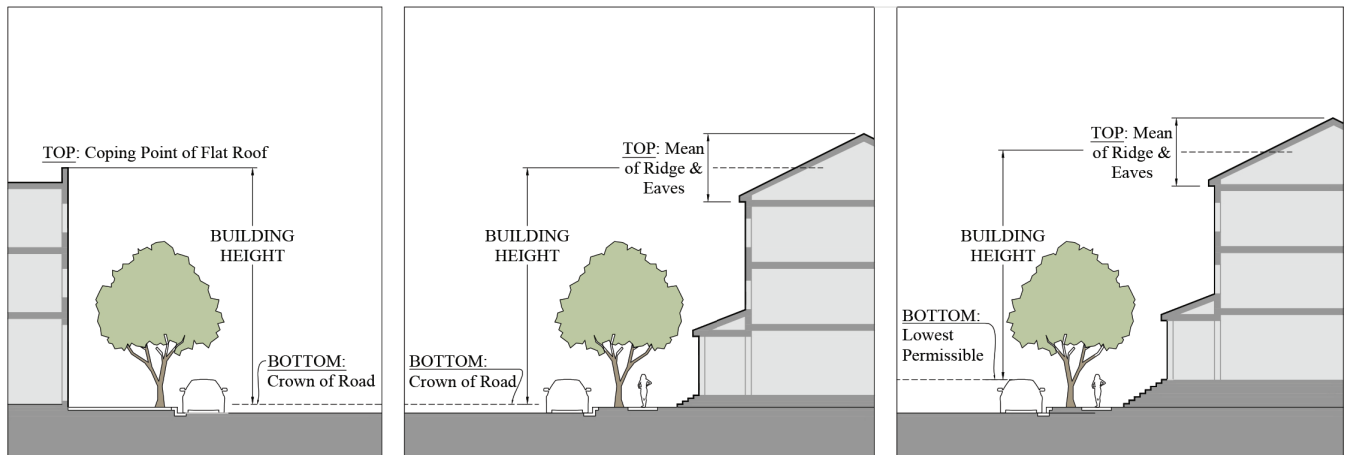
# Development Standards

12.1.04

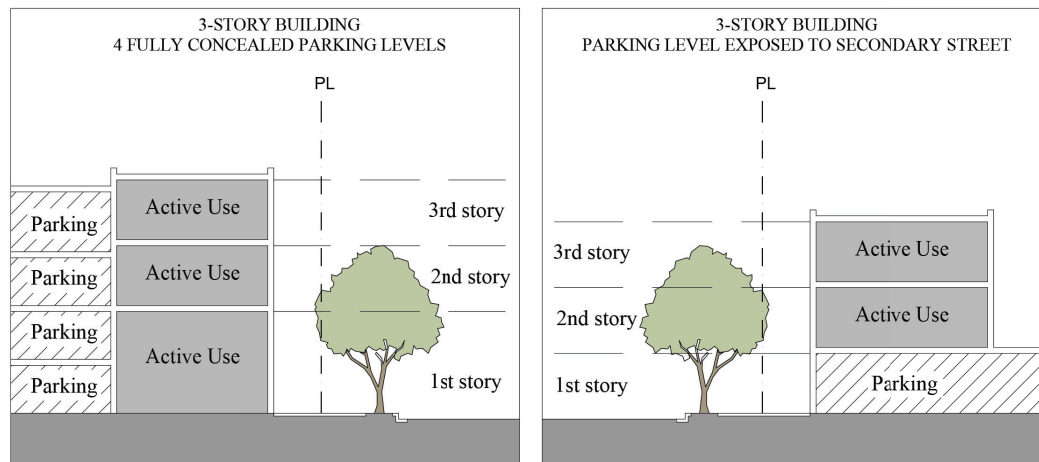
**12.1.04 Development standards.** Development standards are established in all Redevelopment Zoning Districts. The following provisions apply in all Redevelopment Zoning Districts, except as may be modified in a particular district:

1. **Lot Size.** County standards within Section 3.15.B of Article 3 Division 2 describe how lot width are measured in Redevelopment Zoning Districts. Section 3.15.C provides exceptions to minimum lot size requirements.
2. **Height.** Where maximum building heights are established in feet, refer to Section 3.14 for details on how building heights are calculated. Figure 12-3 illustrates provisions below.
  - a. **TOP:** either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip and gambrel roofs.
  - b. **BOTTOM:** Lowest floor elevations for all structures shall be:
    - i. Above the predicted elevation of stormwater that will stage within a development after a 100-year storm having a three-day duration and without any discharge from the development; or
    - ii. In accordance with Division 10, Flood Protection, of the County's Land Development Regulations for properties that are in a Special Flood Hazard Area as designated on the County's adopted Flood Insurance Rate Maps; or
    - iii. A minimum of 18 inches above the crown of the nearest street, unless approved by the County Engineer and the Building Official, for properties that do not have an approved stormwater management system and are not in a Special Flood Hazard Area; or
    - iv. Above minimum elevations that are required by other Federal, State or local regulations.
  - c. The height exceptions for steeples, parapet walls, mechanical equipment, etc. that are described in Section 3.14.B of Article 3 Division 2 apply equally in CRAs.

**Figure 12-3 Building Height Diagrams**



**Figure 12-4 Parking Screened by Uses**

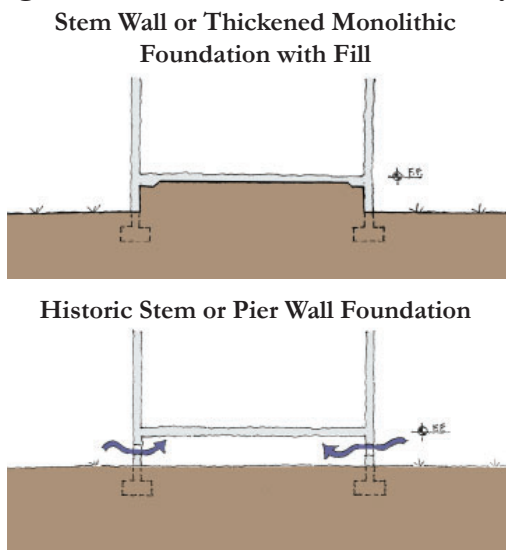


- d. Where maximum building heights are established in stories, enclosed or unenclosed space at ground level counts as the first story provided it is six feet or more in height. All levels devoted to parking are considered as individual stories except when screened by other rooms in the same building or screened by a linear building with rooms at least 20 feet deep. Space within a roofline that is entirely non-habitable is not counted as a separate story, for example overhead space enclosed by a cathedral ceiling, cupola, or similar roof enclosure. Maximum ceiling heights are provided for certain building types in individual Redevelopment Zoning Districts. See Figure 12-4 for illustration.
3. **Density.**
    - a. **Residential Density.** Allowable residential densities shall be calculated based upon the gross area of a proposed project or development site. The area of any permitted non-residential uses proposed within the project or development shall not count against the allowable residential density. Refer to County standards within Section 3.13 of Article 3 Division 2 for addition standards.
      - i. **Small Dwelling Units.** 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.
      - ii. **Small Dwelling Units in Affordable Housing.** 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 defined in the Comprehensive Growth Management Plan (CGMP).
    - b. **Non-Residential Density.** Allowable non-residential densities shall be calculated based upon the gross area of a proposed project or development site. Refer to County standards within Section 3.13 of Article 3 Division 2 for addition standards.
  4. **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.

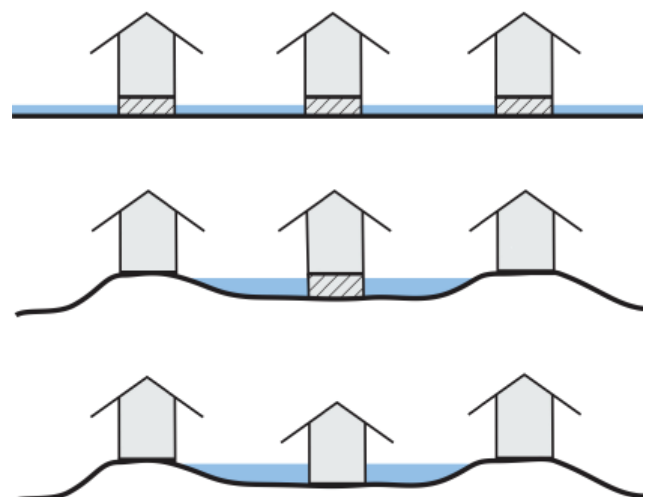
5. **Building and Parking Placement.**
  - a. **Setbacks.** County standards within Section 3.16 of Article 3 Division 2 describe how setbacks are measured in Redevelopment Zoning Districts. Section 3.15.B provides exceptions to minimum lot size requirements.
  - b. **Frontage.** Frontage is the percentage 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 set within 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 setback requirements of the zoning subdistrict.
    - 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 from the corner to ensure that new development or civic open space defines the corner.
6. **Accessory uses and structures.** Accessory uses and structures shall be governed by Section 3.201, LDR, except as provided in this section.
7. **Accessory Dwelling Units**
  - a. Accessory dwelling units are permitted on any property on which a single-family residence 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 units shall not exceed a footprint of 850 square feet.
  - 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. Accessory dwelling or the land either one occupies shall not be sold or conveyed separately from the principal dwelling unit.
8. **Garages, sheds and similar structures** shall not be located between the principal structure and the road right-of-way. Garages shall not extend beyond the primary facade of the primary structure and shall be located no less than five feet behind the principal structure's front wall.
9. **Shielding from Street.** 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.

10. **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.
11. **Building Length.** Buildings may not be longer than 200 feet without a street, alley, or paseo providing through access to another street, alley or paseo. Paseos shall be a minimum of 15 feet wide, open to the public and open to the sky. The building face shall have transparent windows covering at least 50% of the wall area and the incorporation of storefront standards is encouraged.
12. **Foundation Types.** Where buildings are required or desired to be raised above existing grade a foundation type shown in Figure 12-5.1 is preferred to a slab on grade foundation. Figure 12-5.2 illustrates the neighborhood impact of foundation types.

**Figure 12-5.1 Preferred Foundation Types**



**Figure 12-5.2 Impact of Foundation Types on Neighborhood Resiliency**



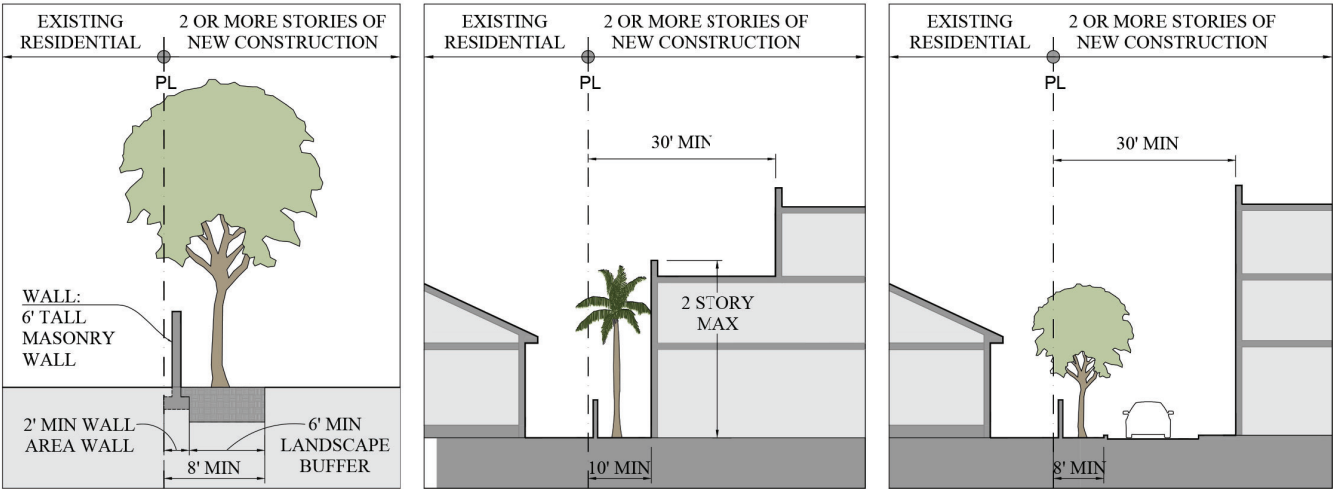
13. **Transitions.** Where the rear or side of a property directly abuts a residential zoning district or an existing single family home without any division or separation between them of 30' feet or more, such as a street, alley, railroad, waterway, park, or other public open space; the following shall apply:
  - a. For buildings or portions of buildings three stories or less in height, a minimum side set back of 10 feet from the property line shall be provided.
  - b. A minimum side and rear building setbacks of 30 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 shall be placed through the wall if they provide links CGMP determines would promote desirable connectivity between properties.



# Development Standards

12.1.04

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

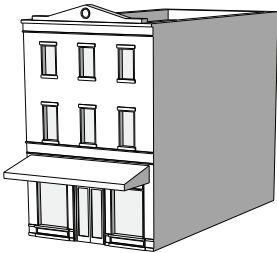


## 12.1.05 Building Types

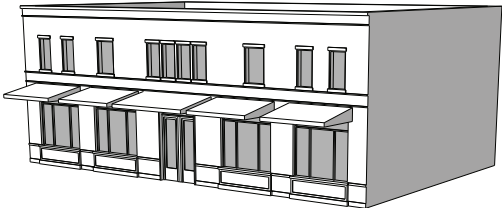
1. **Building types** are applied in certain redevelopment zoning districts. The following building types may be incorporated or modified for use in Redevelopment Zoning Districts:
  - a. A **shopfront building** has ground-floor space immediately adjoining the sidewalk that can accommodate business 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 allowed in the subdistrict. Mixed-use buildings may have a shop frontage on the ground floor, but may not be required.
  - c. An **office building** has a one or more commercial tenants, occupancies, or businesses. Office buildings may have a shop frontage on the ground floor, but may not be required.
  - d. 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.
  - e. A **townhouse** is a building with common walls on one or both sides and a private garden to the rear. Service and parking access are from the rear.
  - f. A **live/work building** consists of commercial and residential functions. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.
  - g. A **side yard house** is a detached building that occupies one side of the lot adjacent an open space which runs from the front yard to the rear yard. This building type is often seen in a series of similar building types.
  - h. 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.
  - i. A **cottage court** or a pocket neighborhood 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 parking lot to the rear.
  - j. 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.
  - k. A **all yard house** has yards on all sides and may contain accessory structures toward rear.
  - l. An **outbuilding** is an accessory building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building.
  - m. 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.



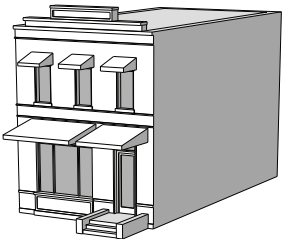
Table 12-7 Building Types Matrix



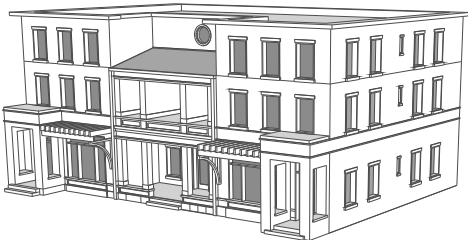
Shopfront Building



Mixed-Use Building



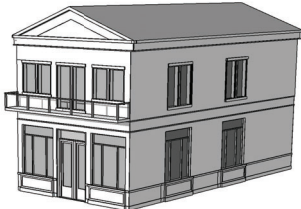
Office Building



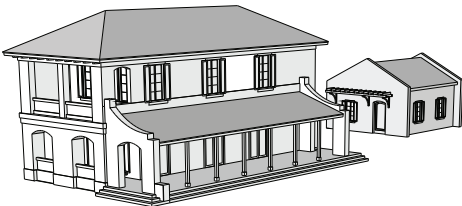
Apartment Building



Townhouse Building



Live/Work Building



Side Yard House



Duplex



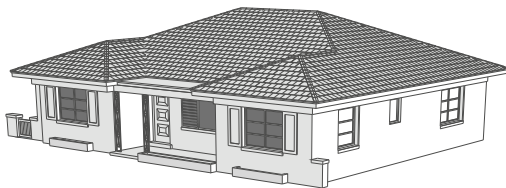


Table 12-7 Continued Building Types Matrix



Cottage

Cottage Court *[Added as part of this draft]*



All Yard House



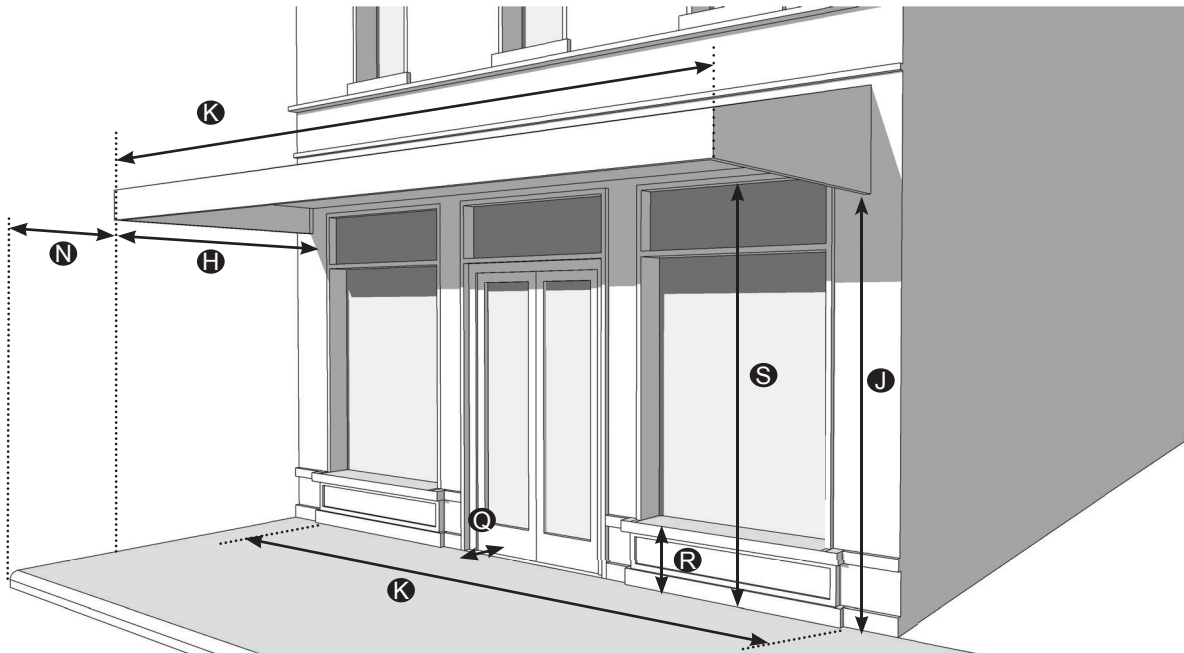
Outbuilding



Industrial Building

2. **Building Frontage Types.** Building Frontage Types are applied in certain redevelopment zoning districts. The following frontage types 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

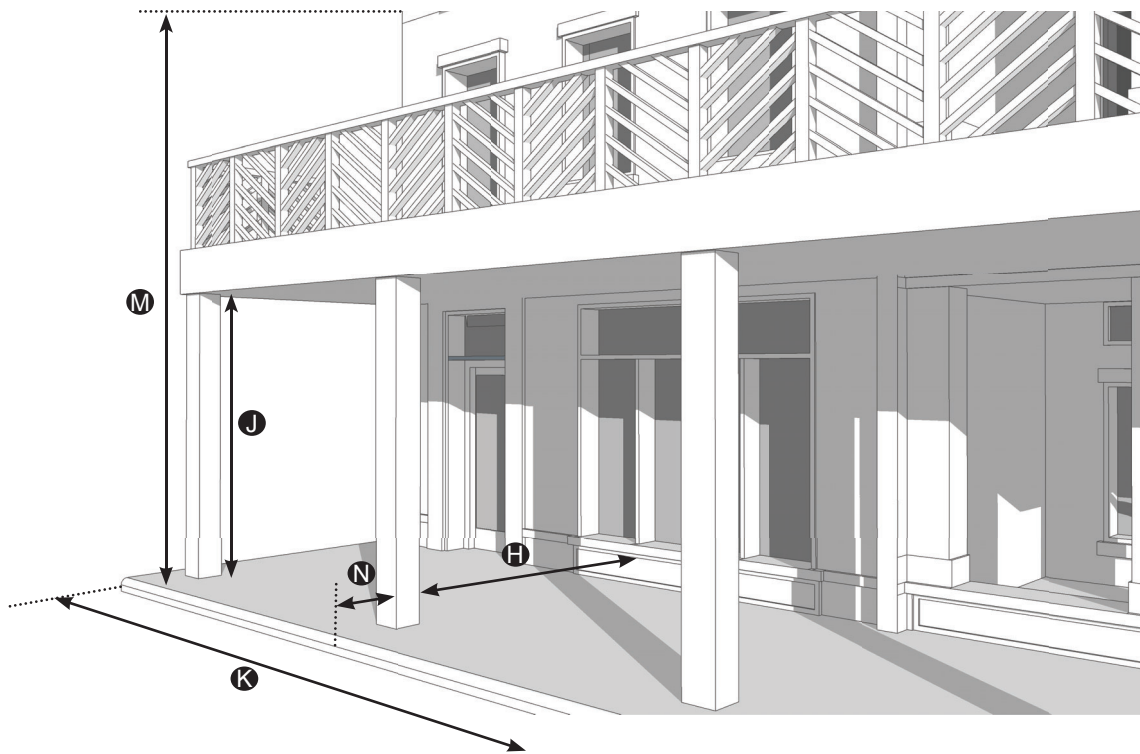
The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or arcades.

### Dimensions

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

## Dimensions

Depth, clear	8 feet minimum	(H)
Height, ground level clear	10 feet minimum	(J)
Width, length of facade	70% minimum	(K)
Finish level above sidewalk	n/a	
Height, stories	2 stories maximum	(M)
Set back from curb	2 feet min. / 4' max.	(N)



**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.

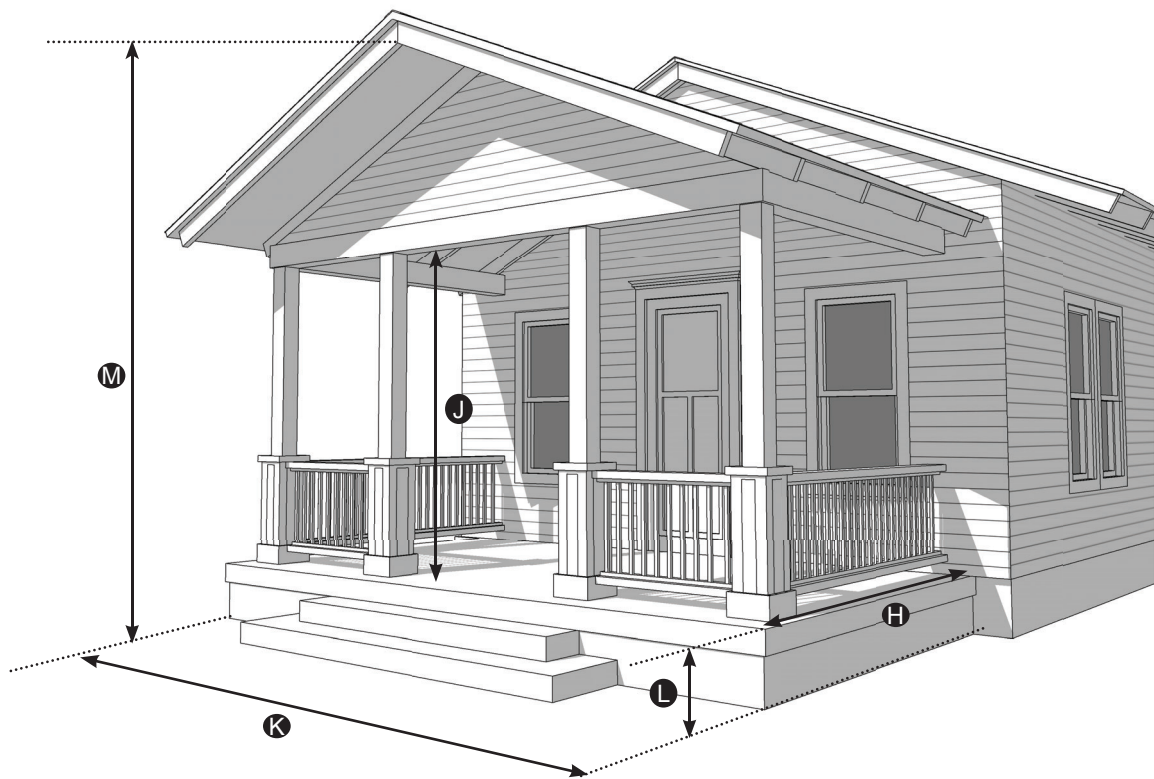
**Dimensions**

Depth	5 feet maximum	<b>H</b>
Height, ground level clear	10 feet minimum	<b>J</b>
Width	4 feet minimum	<b>K</b>
Finish level above sidewalk	n/a	
Height, stories	n/a	
Set back from curb	n/a	





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. A porch may be allowed to encroach into a site's setback, but it is not permitted to encroach into the right-of-way, or pedestrian clear zone

Dimensions

Depth	8 foot minimum	H
Height, ground level clear	8 foot minimum	J
Width, length of facade	40% minimum	K
Finish level above sidewalk	24" minimum	L
Height, stories	2 stories maximum	M
Set back from curb	n/a	



**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. A stoop may be allowed to encroach into a site's setback, but is not permitted to encroach into the right-of-way, or or pedestrian clear zone.

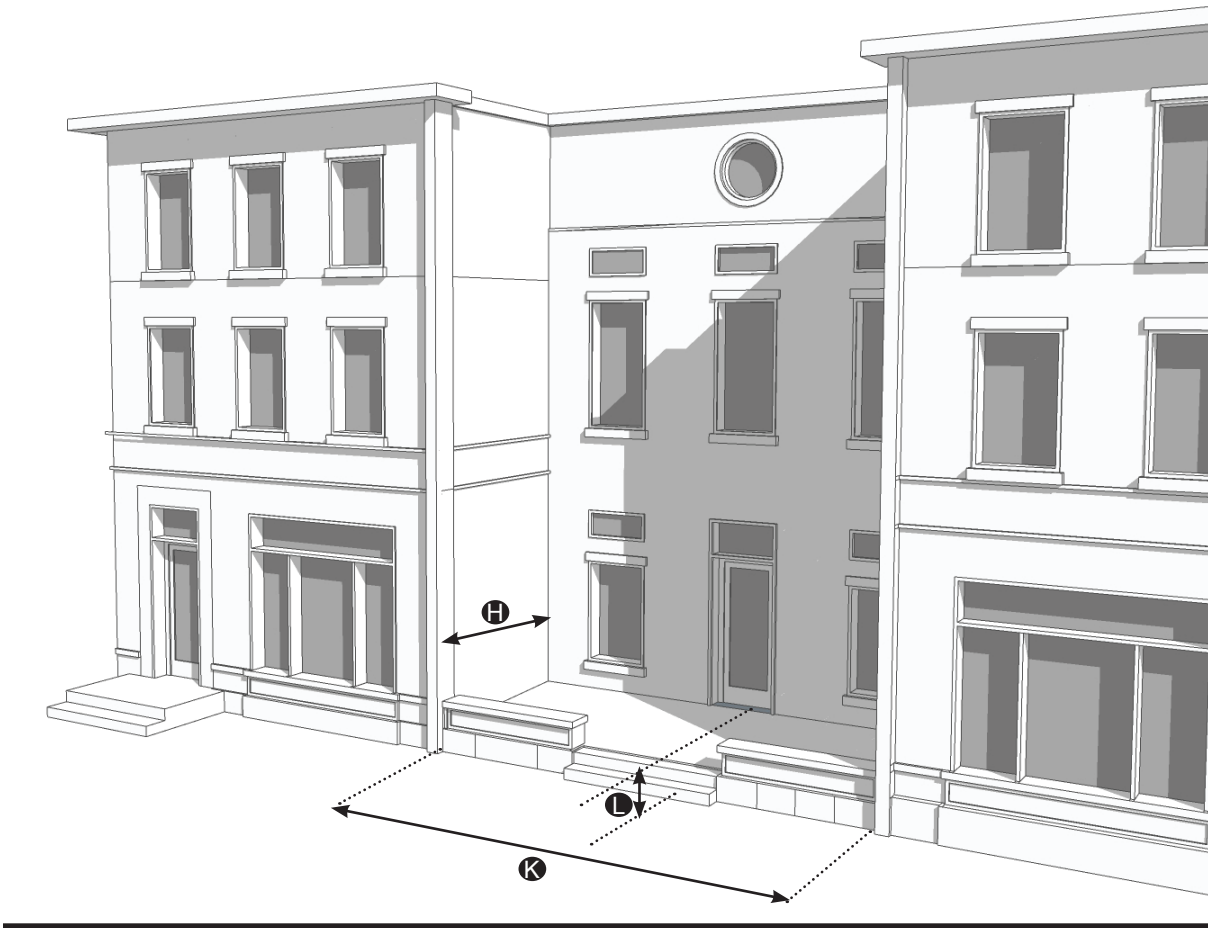
**Dimensions**

Depth	5 feet minimum	(H)
Height, ground level clear	8 foot minimum	(J)
Width, clear	4 feet minimum	(K)
Finish level above sidewalk	24" minimum	(L)
Height, stories	1 story maximum	(M)
Set back from curb	n/a	





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 maximum	H
Height, ground level clear	n/a	
Width, length of facade	12 feet min. / 50% of facade max.	K
Finish level above sidewalk	36" maximum	L



## 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 expands 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 should 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 should be avoided so that neighborhoods can be traversed easily.
  - d. Shade trees should be planted between the sidewalk and vehicles.
  - e. Wherever possible, provisions should be made for on-street parking.
3. **Description of street types.** Table 12-8 describes a series of street types that are appropriate for redevelopment zoning districts.
4. **New streets.** Private development in a redevelopment zoning district that includes a new street or alley or the extension of an existing street or alley must select one of the street types in Table 12-8 and must construct the street or alley to the street design standards in Figures 12.1.08.01 through 12.1.08.17.
5. **Existing streets.** Public agencies that construct or reconstruct streets in a redevelopment zoning district should adapt the street design standards in Article 12 to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards.
6. **Specific standards.**
  - a. **Street design standards.** The minimum and maximum standards for TND street designs are provided in Figures 12.1.08.01 through 12.1.08.17. These standards address the following subjects:
    - i. **Travel lanes** – primarily for vehicular circulation
    - ii. **Parking lanes** – on-street parallel 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 2012 *Martin County Bicycle and Pedestrian Action Plan* or identified as a project recommendation in the latest MPO bicycle, pedestrian and trails master plan.
    - iv. **Pavement width** – cumulative width of pavement from center to each edge. Where appropriate, pavement may included pervious areas to manage stormwater.
    - v. **Sidewalk** – concrete sidewalk



- vi. **Pedestrian Clear Zone** – A pedestrian clear zone at least six feet (6') wide shall be provided on all streetscapes. Any portion of the pedestrian clear 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 between a sidewalk and vehicles for street furniture, tree wells, and extra sidewalk width
- viii. **Median** – vegetated area between travel lanes (required only where indicated) Medians when preset are encouraged to integrate stormwater water management.
- ix. **Edge of pavement** – curbs may be required
- x. **Planting strip** – vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate stormwater water management.
- xi. **Street trees** – required type and placement of street trees
- xii. **Not required** – this phrase means a particular element is not required; however it is not prohibited if its design is appropriate to the context and is approved by the County Engineer
- b. **Deviation from street design standards.**
  - i. The decision-maker may allow deviations from the standards contained in Figures 12.1.08.01 through 12.1.08.17 when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for of the particular street segment. Such deviations may include, but are not limited to, the a width of a furnishings zone, sidewalk, median, or bike facility that is greater or less than that provided in Figures 12.1.08.01 through 12.1.08.17.
  - ii. These street design standards may also be modified by provisions of a particular Redevelopment Zoning District.
- c. **Block standards.** Blocks created by new streets may not exceed 660 feet on any side of the block. Block perimeters may not exceed 2,000 feet.
- d. **Gates and guardhouses.** 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) should 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 while providing additional community benefits.

# I

## Street Standards

12.1.06

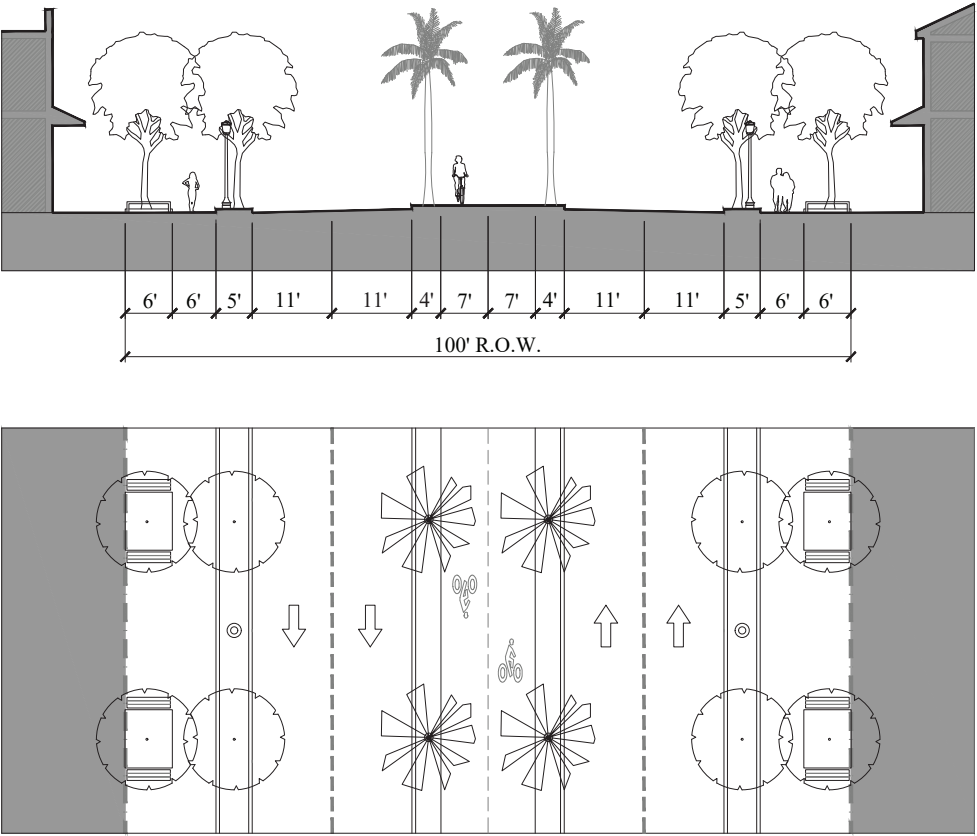
### 7. Conflicting standards.

- a. The standards contained in the following sub-sections of section 4.834 do not apply to streets designed in conformity with Article 12:
  - i. Sub-section 4.843.B (Right-of-way requirements),
  - ii. Sub-section 4.843.C. (Lane and buffer widths), and
  - iii. Sub-section 4.843.E. (Radius at street intersections).
- b. The standards contained in sub-section 4.627 of Article 4, Division 14, Parking and Loading, do not apply to streets designed in conformity with Article 12.

**Table 12-8 - Description of Street Types**

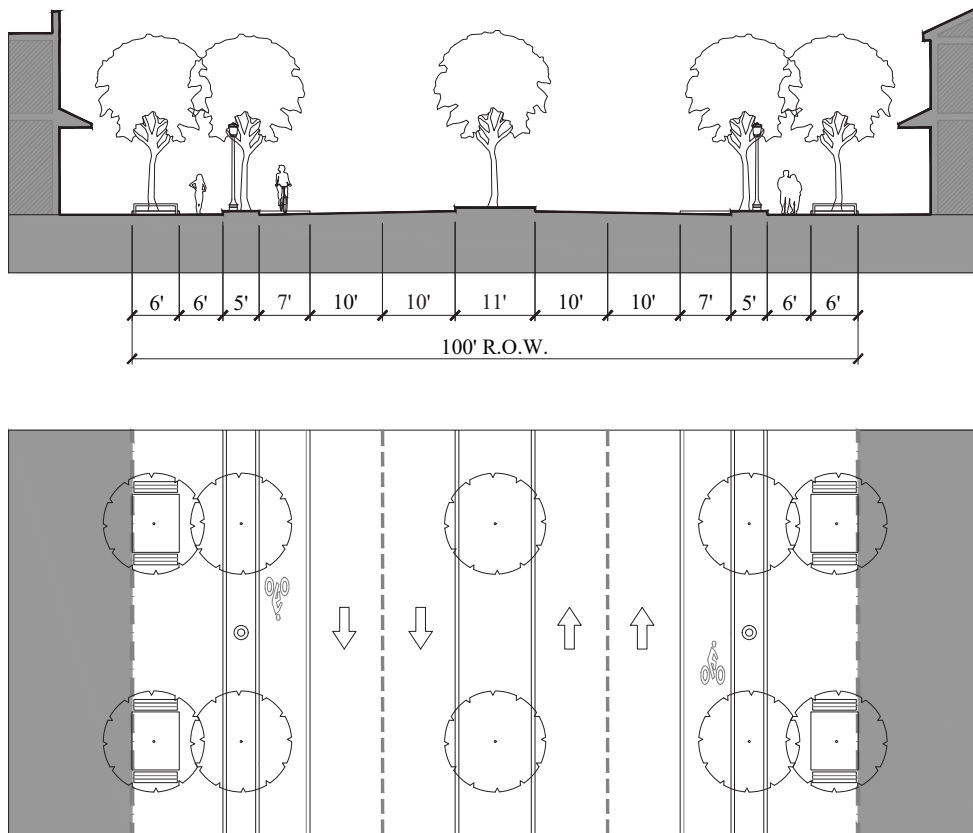
Street Type	Description	ROW minimum	Design Speed
Boulevard 1	A roadway with four travel lanes and a center median with a two way cycle track.	100	30-35 mph
Boulevard 2	A street with four travel lane a center median which allows for a turning lane where need and a raised bike lane on each side of the roadway. A wide sidewalk accommodates a large pedestrian zone and furnishing zone.	100	30-35 mph
Avenue 1	A street four travel lanes, center median, buffered bike lanes and on-street parking.	90	30-35 mph
Avenue 2	A street two travel lanes, center median, buffered bike lanes and on-street parking.	90	30-35 mph
Avenue 3	A street two travel lanes, center median, raised bike lanes or multi-use path and on-street parking.	90	30-35 mph
Main Street 1	A street with two travel lane a center median. A wide sidewalk accommodates a large pedestrian zone and furnishing zone or a multi-use path.	80	20-25 mph
Main Street 2	A street two travel lanes, buffered bike lanes and on-street parking.	80	20-25 mph
Main Street 3	A street two travel lanes, center median, buffered bike lanes and on-street parking. Roadway assumes buildings are setback from the right-of-way.	80	20-25 mph
Main Street 4	A street two travel lanes, center median, and raised bike lanes.	80	20-25 mph
Local Street 1	A local street two travel lanes, center turn lane, and buffered bike lane.	70	20 mph
Local Street 2	A local street with two travel lanes, on-street parking, and wide pedestrian and furnishing zone.	70	20 mph
Local Street 3	A local street with parallel parking, street trees, and sidewalks on both sides.	60	20 mph
Local Street with Shared Use Path	A local street with two travel lanes, and wide pedestrian and furnishing zone at one side and a shared use path at the other side of the roadway.	50	20 mph
Neighborhood 1	A local street with parallel parking, street trees, and sidewalks on both sides.	50	20 mph
Neighborhood 2	A local street with parallel parking on one side of the roadway, street trees, and sidewalks on both sides.	50	20 mph
Yield Street	A narrow local street that slows vehicular travel with parallel parking, street trees, and sidewalks on both sides.	44'	<u>≤20 mph</u>
Alley	A one-way service lane that provides access to properties abutting another street.	15	10 mph

Figure 12-8.01 - Boulevard 1



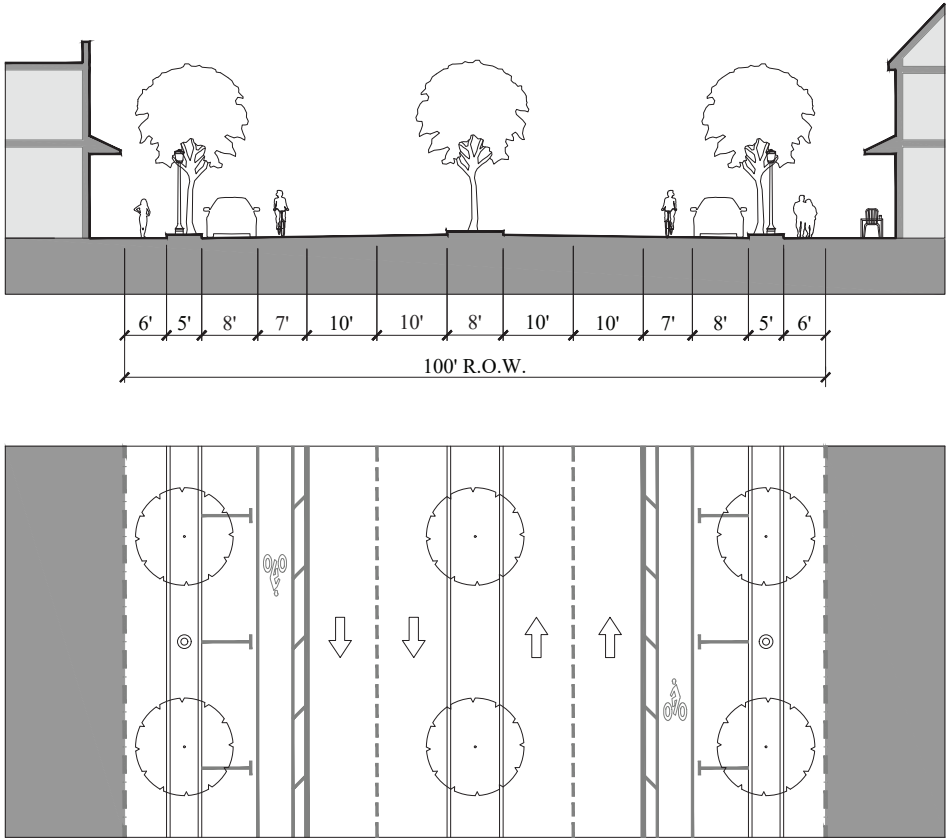
Type	Boulevard 1
Traffic Lanes	11 feet wide
Parking Lanes	Not required
Bike Facility	2-way cycle track 7 feet both lanes
R.O.W. Width	100 feet
Pavement Width	22 feet and 22 feet
Vehicular Design Speed	30-35 mph
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	22' median with cycle track
Road Edge Treatment	Curb
Planter Width	5 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.02 - Boulevard 2



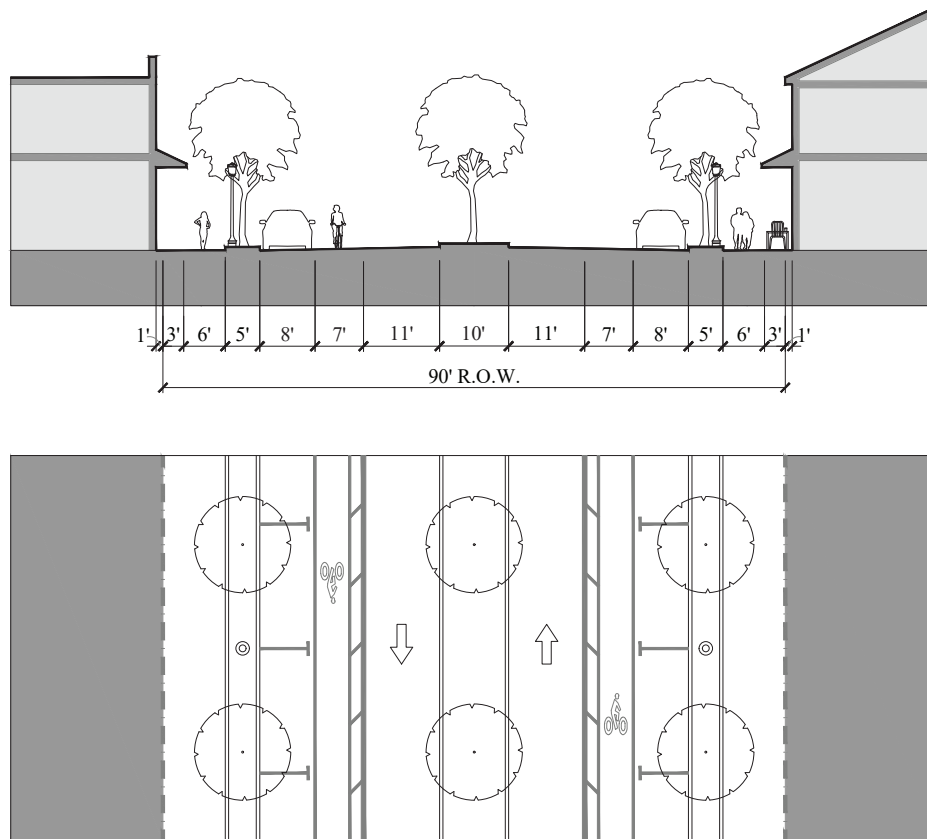
Type	Boulevard 2
Traffic Lanes	10 feet wide
Parking Lanes	Not required
Bike Facility	7 feet raised bike lane
R.O.W. Width	100 feet
Pavement Width	20 feet and 20 feet
Vehicular Design Speed	30-35 mph
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	11 feet
Road Edge Treatment	Curb
Planter Width	5 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.03 - Avenue Street 1



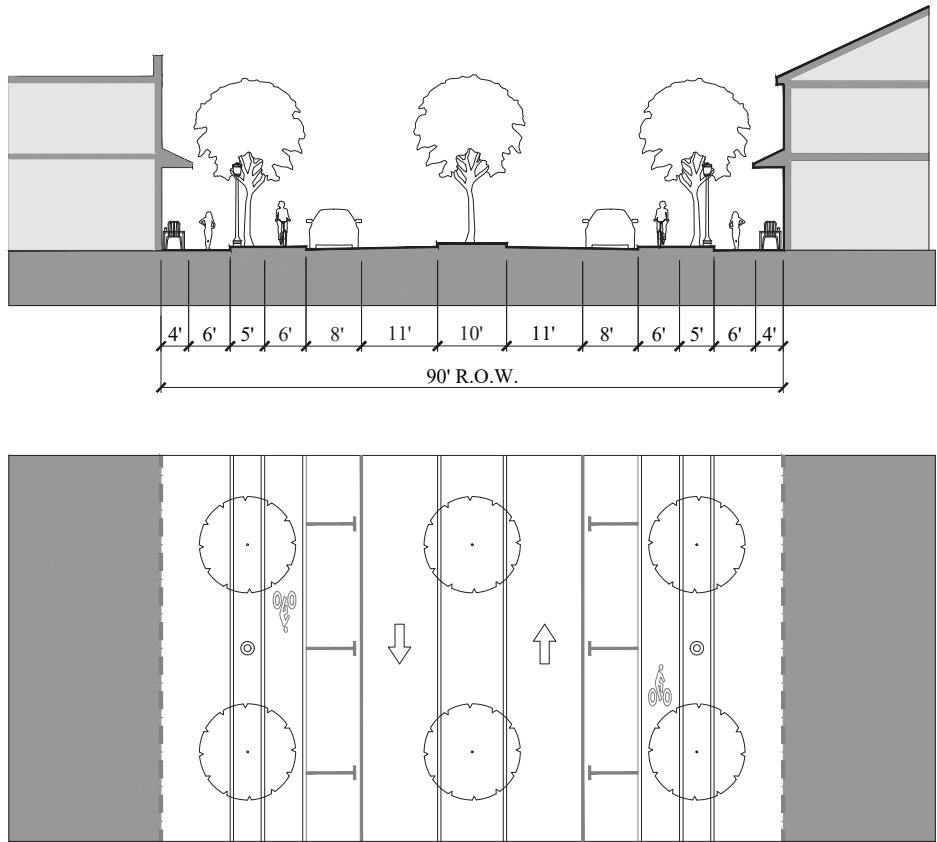
Type	Avenue 1
Traffic Lanes	10 feet wide
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
R.O.W. Width	100 feet
Pavement Width	35 feet and 35 feet
Vehicular Design Speed	30-35 mph
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb
Planter Width	5 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.04 - Avenue Street 2



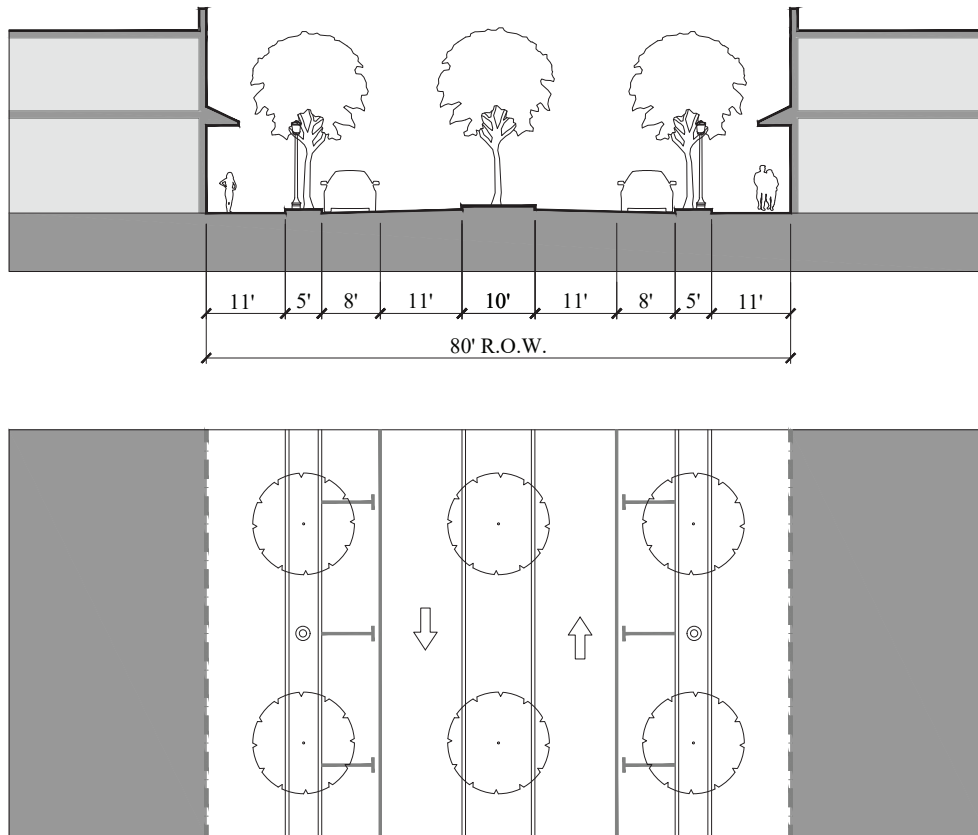
Type	Avenue 2
Traffic Lanes	11 feet wide
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
R.O.W. Width	90 feet
Pavement Width	26 feet and 26 feet
Vehicular Design Speed	30-35 mph
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb
Planter Width	5 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.05 - Avenue Street 3



Type	Avenue 3
Traffic Lanes	11 feet wide
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet raised bike lane
R.O.W. Width	90 feet
Pavement Width	19 feet and 19 feet
Vehicular Design Speed	30-35 mph
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb
Planter Width	5 foot planting strip
Planting	Shade trees 30 feet on center

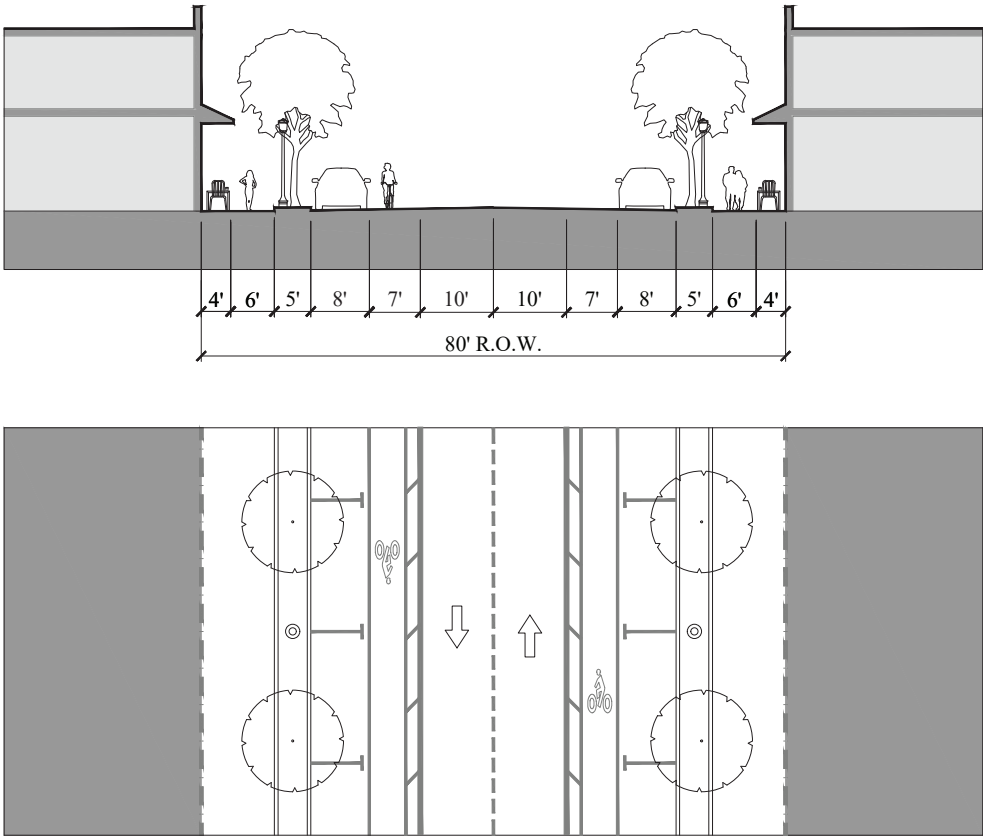
Figure 12-8.06 - Main Street 1



Type	Main Street 1
Traffic Lanes	11 feet wide
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
R.O.W. Width	80 feet
Pavement Width	19 feet and 19 feet
Vehicular Design Speed	20-25 mph
Pedestrian Zone	11 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb
Planter width	5 foot planting strip
Planting	Shade trees 30 feet on center

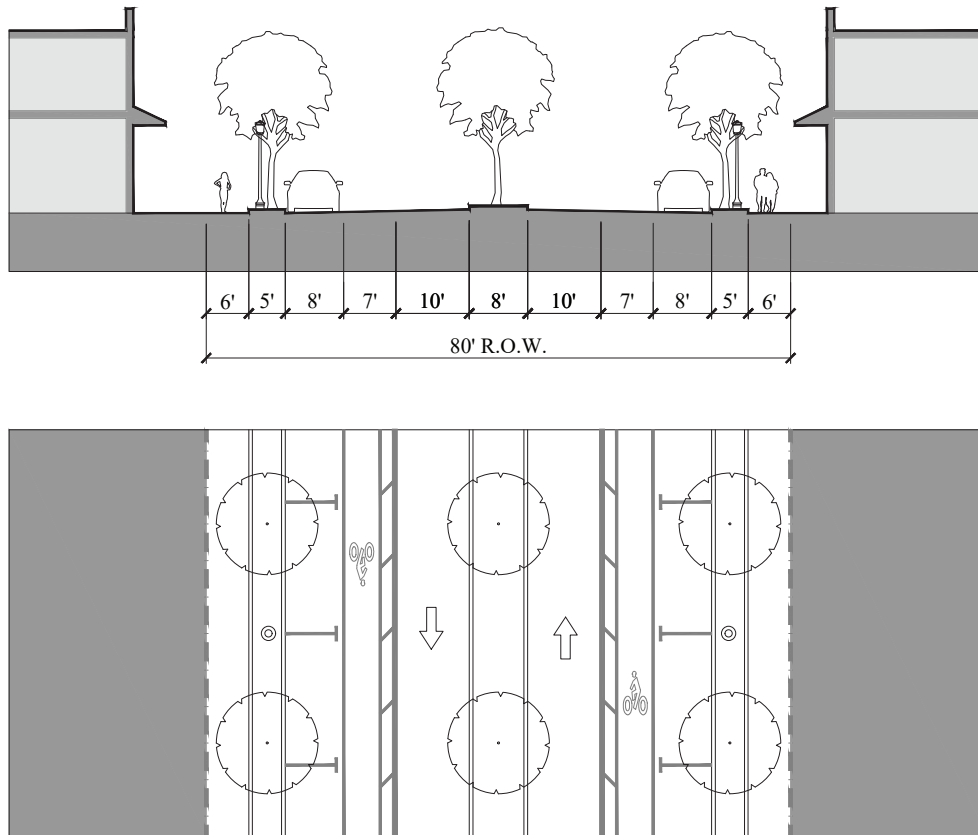


Figure 12-8.07 - Main Street 2



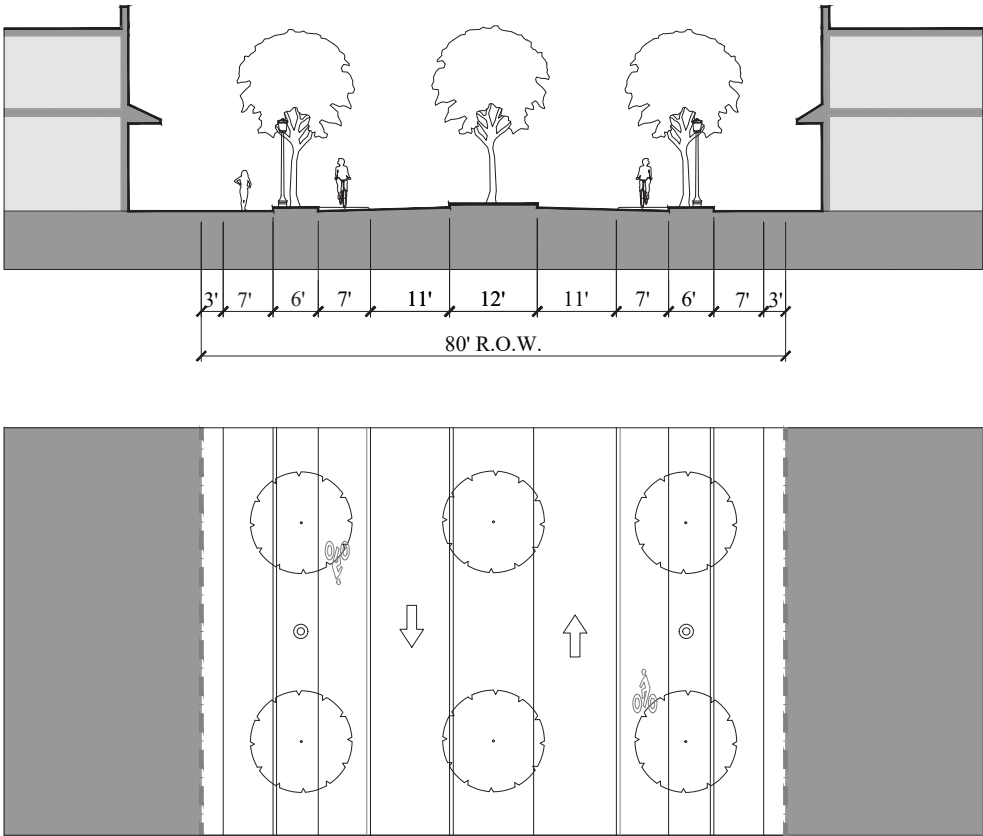
Type	Main Street 2
Traffic Lanes	10 feet wide
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 foot buffered lane
R.O.W. Width	80 feet
Pavement Width	50 feet
Vehicular Design Speed	20-25 mph
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	Not required
Road Edge Treatment	Curb
Planter width	5 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.08 - Main Street 3



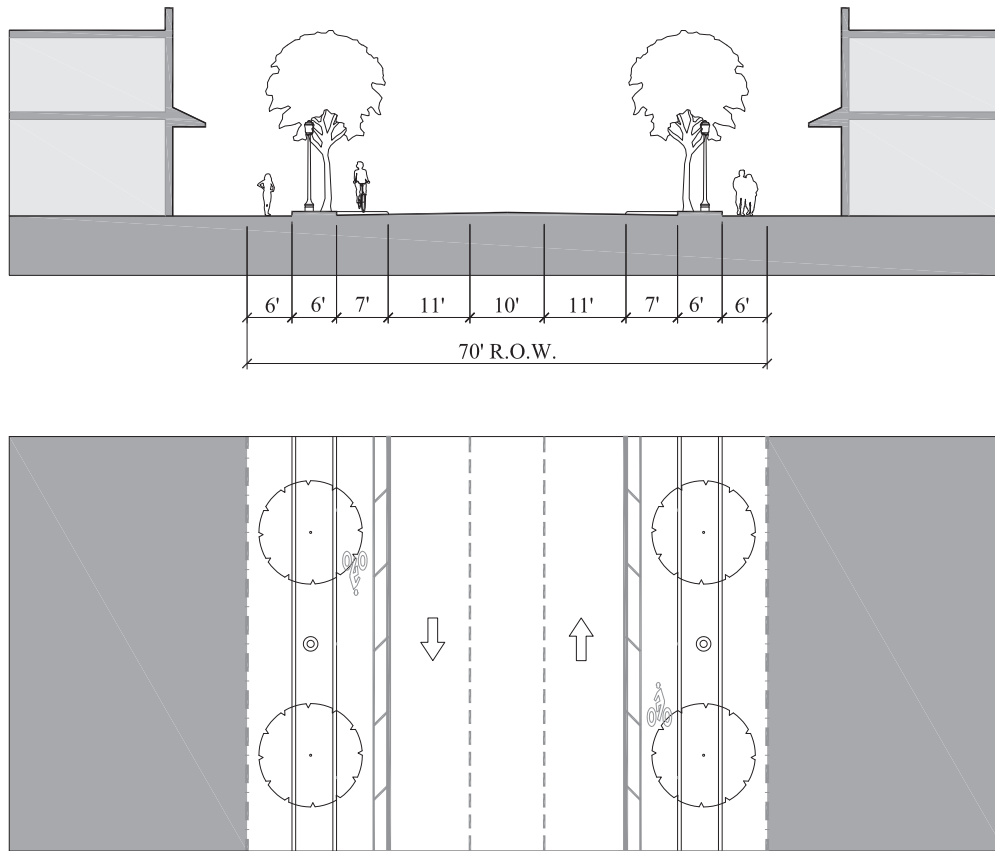
Type	Main Street 3
Traffic Lanes	10 feet wide
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 foot buffered lane
R.O.W. Width	80 feet
Pavement Width	25 feet and 25 feet
Vehicular Design Speed	20-25 mph
Pedestrian Zone	8 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb
Planter width	5 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.09 - Main Street 4



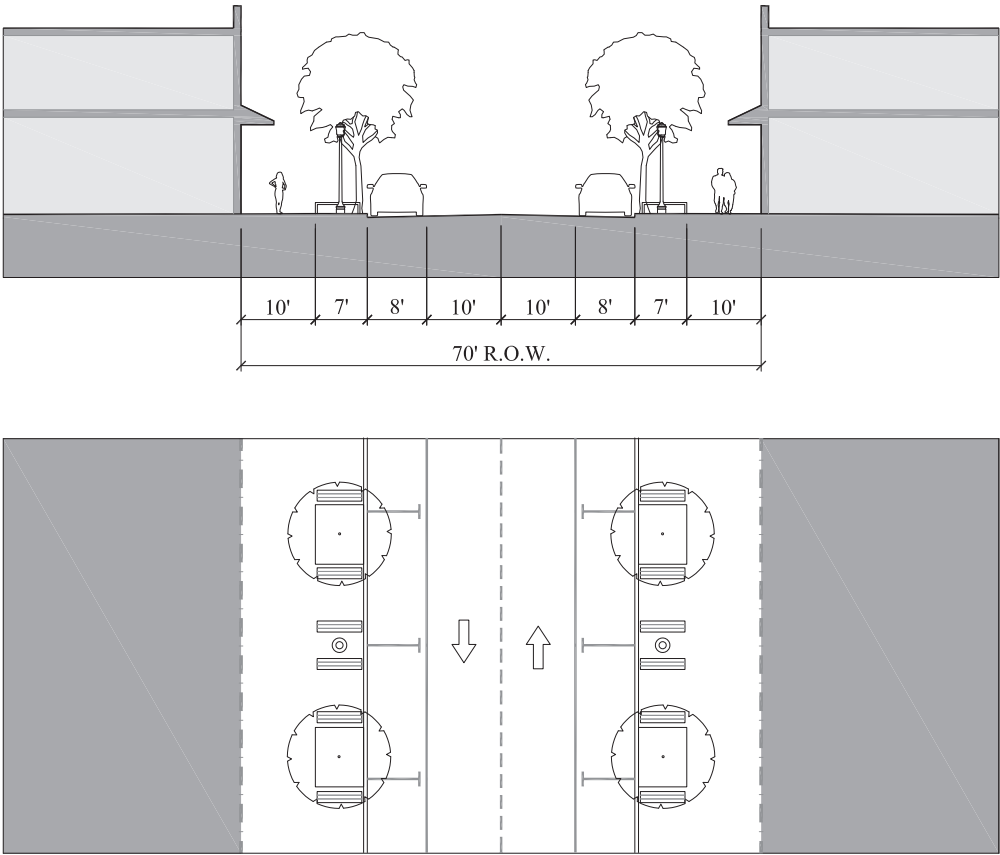
Type	Main Street 4
Traffic Lanes	11 feet wide
Parking Lanes	Not required
Bike Facility	7 foot raised bike lane
R.O.W. Width	80 feet
Pavement Width	23 feet and 23 feet
Vehicular Design Speed	20-25 mph
Pedestrian Zone	7 feet
Furnishing Zone	6 feet
Median	12 feet
Road Edge Treatment	Curb
Planter width	6 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.10 - Local Street 1



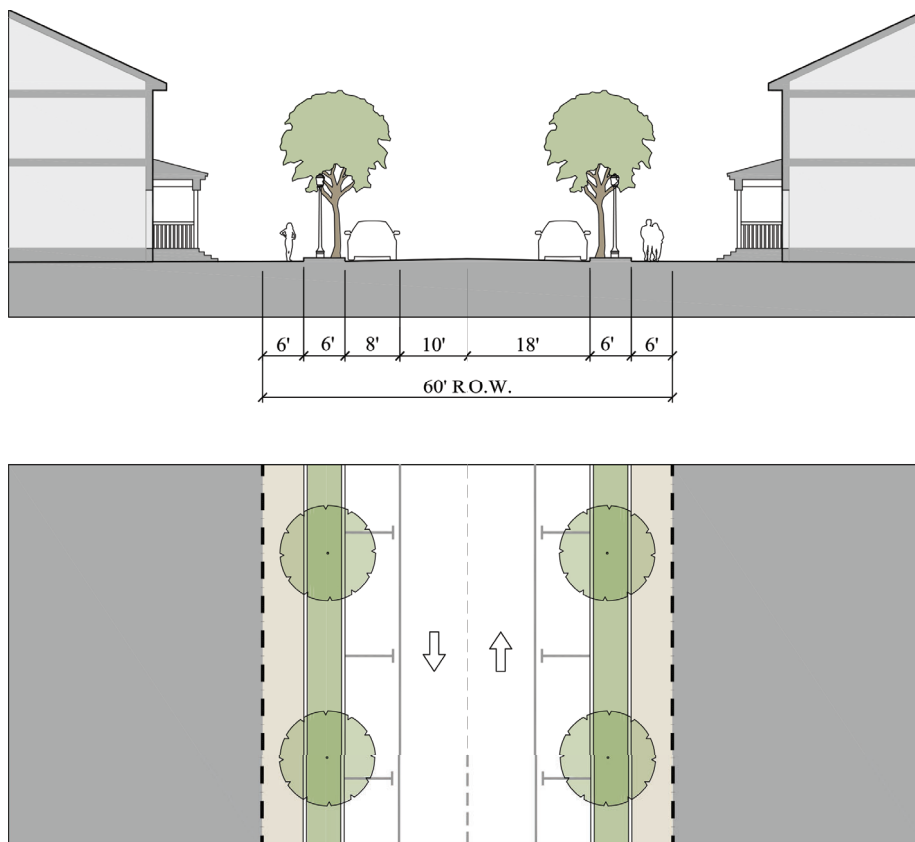
Type	Local Street 1
Traffic Lanes	11 feet wide
Parking Lanes	Not required
Bike Facility	7 foot buffered lane
R.O.W. Width	70 feet
Pavement Width	44 feet
Vehicular Design Speed	20 mph
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb
Planter width	6 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.11 - Local Street 2



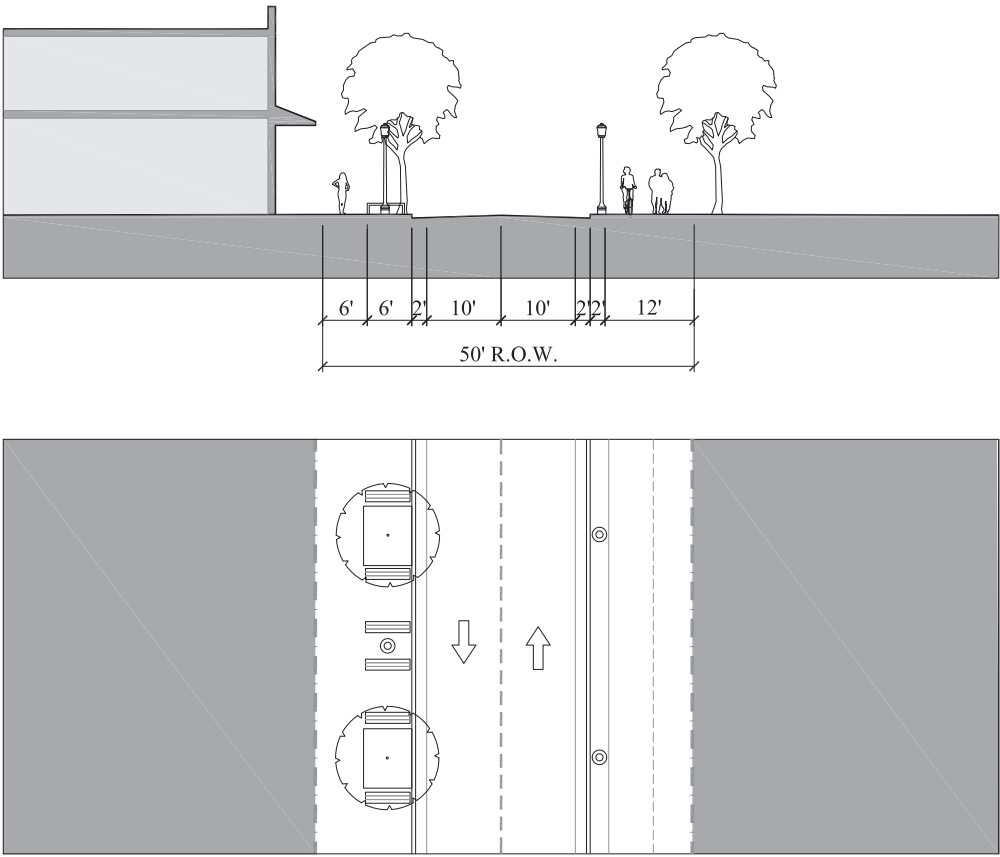
Type	Local Street 2
Traffic Lanes	10 feet wide
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Not required
R.O.W. Width	70 feet
Pavement Width	36 feet
Vehicular Design Speed	20 mph
Pedestrian Zone	10 feet
Furnishing Zone	7 feet
Median	Not required
Road Edge Treatment	Curb
Planter width	7 foot planting box or tree well
Planting	Shade trees 30 feet on center

Figure 12-8.12 - Local Street 3



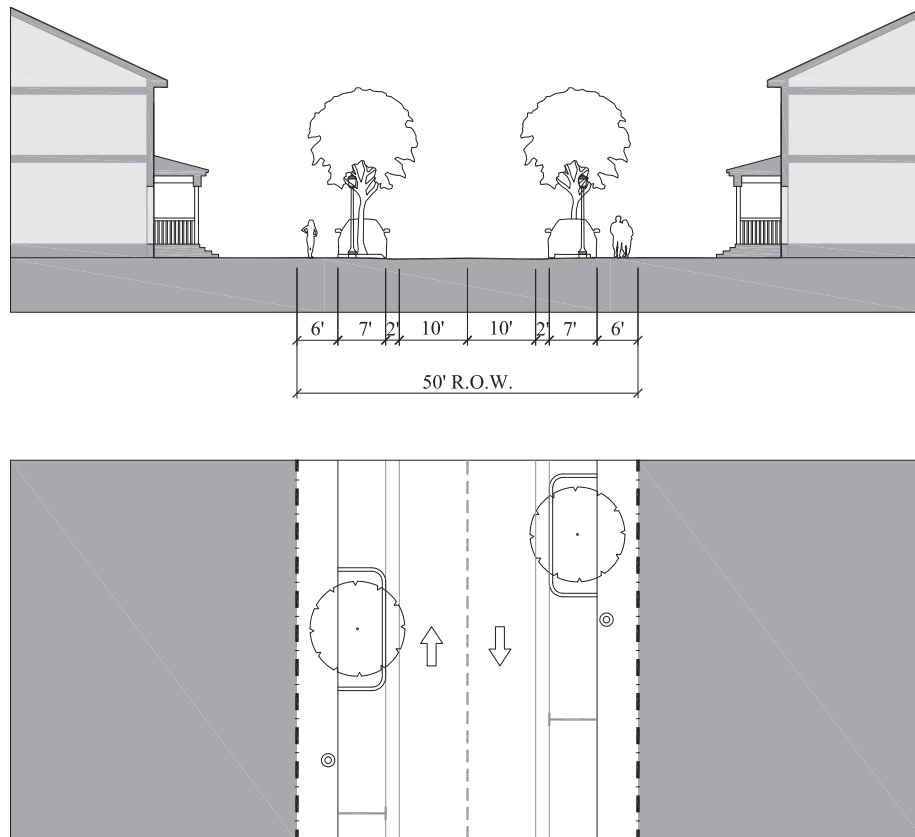
Type	Local Street 3
Traffic Lanes	10 feet wide
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
R.O.W. Width	60 feet
Pavement Width	36 feet
Vehicular Design Speed	20 mph
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb
Planter width	6 foot planting strip
Planting	Shade trees 30 feet on center

Figure 12-8.13 - Local Street with Shared Use Path



Type	Local Street with Shared Use Path
Traffic Lanes	10 feet wide
Parking Lanes	Not required
Bike Facility	Not required
R.O.W. Width	50 feet
Pavement Width	24 feet with curb
Vehicular Design Speed	20 mph
Pedestrian Zone	6 feet
Furnishing Zone	7 feet one side 2 feet other side
Median	Not required
Road Edge Treatment	Curb
Planter width	6 foot planting box or tree well
Planting	Shade trees 30 feet on center

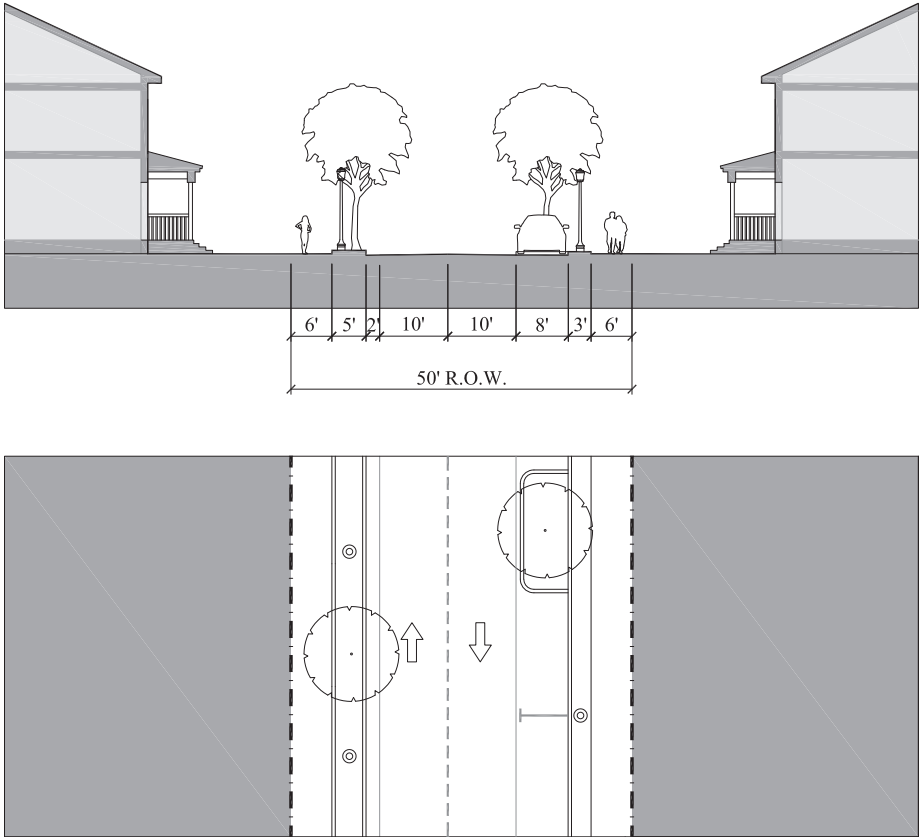
Figure 12-8.14 - Neighborhood Street 1



Type	Neighborhood 1
Traffic Lanes	10 feet wide
Parking Lanes	7 feet parallel on either or both sides
Bike Facility	Shared lane
R.O.W. Width	50 feet
Pavement Width	38 feet with valley gutters
Vehicular Design Speed	20 mph
Pedestrian Zone	4 feet (6 foot sidewalk with furnishing zone)
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planter width	7 foot bulb-outs
Planting	Shade trees 30 feet on center

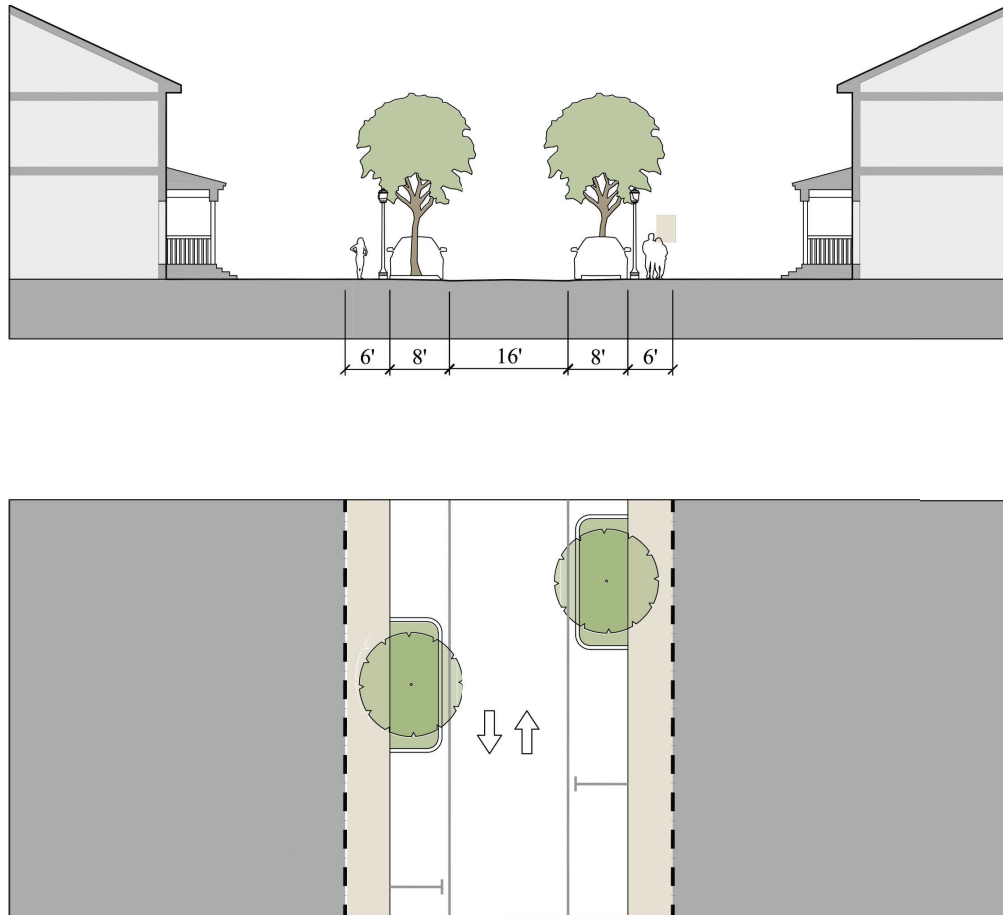


Figure 12-8.15 - Neighborhood Street 2



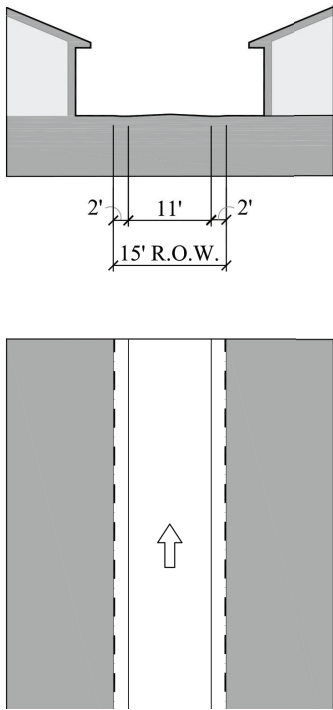
Type	Neighborhood 2
Traffic Lanes	10 feet wide
Parking Lanes	8 feet parallel at one sides
Bike Facility	Shared lane
R.O.W. Width	50 feet
Pavement Width	30 feet
Vehicular Design Speed	20 mph
Pedestrian Zone	6 feet
Furnishing Zone	5 feet and 3 feet
Median	Not required
Road Edge Treatment	Curb
Planter Width	5 foot planting strip and 7 foot bulb-outs
Planting	Shade trees 30 feet on center

Figure 12-8.16 - Yield Street



Type	Yield Street
Traffic Lanes	Shared 16 foot paved thoroughfare 2-way traffic with valley gutters
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
R.O.W. Width	44 feet
Pavement Width	32 feet
Vehicular Design Speed	< 20 mph
Pedestrian Zone	4 feet (6 foot sidewalk with furnishing zone)
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planter Width	7 foot bulb-outs
Planting	Shade Trees at bulb-outs

Figure 12-8.17 - Alley



Type	Alley
Traffic Lanes	11 foot paved 1-way traffic
Parking Lanes	Not required
Bike Facility	Shared lane
R.O.W. Width	15 feet
Pavement Width	15 feet with valley gutter
Vehicular Design Speed	10 mph
Sidewalk Width	Not required
Road Edge Treatment	Valley gutter
Planter Width	Not required
Planting	Not required

# I

## Parking Standards

12.1.07

### 12.1.07. Parking Standards.

1. **Parking rates.** Table 12-9 below provides minimum parking rates for the number of off-street parking spaces required in redevelopment zoning districts, unless specifically modified further in a redevelopment zoning district. These rates apply in place of the general county-wide parking rates in Table 4.14.1 in Section 4.624 of Division 14 of Article 4

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

Residential Use Groups	Parking Rate
Accessory dwelling units	1 space per unit
Mobile homes	1 space per unit
Other dwelling types	1 space per unit
Single-family dwellings	2 spaces per unit
Bed and breakfast inns	0.5 spaces per guest room
Commercial & Business Use Groups	
Business & professional offices	1 space per 500 sf
Construction services, limited & extensive impacts	1 space/300 sf gross floor area plus 1 space/company vehicle (see 4.624)
Convenience store with fuel	1 space per 300 sf
Drive-through, for any use	-
Hotels, motels, resorts & spas	1 space per unit
Marinas	1 space/5 wet or dry slips plus 1 space/employee (see 4.624)
Medical offices	1 space per 250 sf
Parking lots & garages	-
Restaurants	1 space per 200 sf
Retail & services, limited impact	1 spaces per 350-sf
Retail & services, general impact	1 spaces per 350-sf
Retail & services, extensive impact	1 spaces per 250-sf
RV parks.	(see parking rates in section 4.624)
Vehicular service & maintenance	2 spaces/3 employees plus 1 space/150 sf repair/service area (see 4.624)
Wholesale trades & services	1 space per 2,000 sf
Working waterfront	(see parking rates in section 4.624)
All Agricultural Use Groups	(see parking rates in section 4.624)
All Public & Institutional Use Groups	(see parking rates in section 4.624)
Industrial Use Groups	(see parking rates in section 4.624)

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

2. **Loading standards.** The county-wide loading standards in Section 4.626 do not apply in all Redevelopment Zoning Districts, unless specifically included or modified further in a particular Redevelopment Zoning District.
3. **Parking design standards.** The county-wide parking design standards in Section 4.627 include certain modifications that apply in all Redevelopment Zoning Districts, unless specifically modified further in a particular Redevelopment Zoning District.
4. **On-street parking.** On-street within a public right-of-way, along the lot frontage can be counted towards on-site parking requirements.
5. **Combined parking lot.** Where feasible combined parking lots or continuous parking lots are encouraged.
6. **Bicycle parking.** Commercial and mixed-use development shall provide bicycle parking in accordance with Art. 4, Division 20, Section 4.873, LDR. Redevelopment Zoning Districts may require additional bicycle parking as described in a particular Redevelopment Zoning District.
7. **Pedestrian Access.** Parking lots and structures shall provide pedestrian and bicycle access directly from a street. In addition, pedestrian access shall also be provided directly from a building. Pedestrian access shall be separated from the vehicular travel path.
8. **Special Parking Alternative for Redevelopment Centers (SPARC) program.** This program provides a mechanism for landowners to satisfy all or part of their on-site parking requirement by paying for a proportionate share of the cost of providing public or other off-site parking.
  - a. **Establishment** of SPARC fund accounts. Martin County shall establish a SPARC fund accounts, one for each Community Redevelopment Area participating in the program, into which shall be deposited all payments made pursuant to this program. Monies deposited into said accounts shall be used by the Martin County Board of County Commissioners, or their assigns, for the exclusive purpose of developing public parking within the particular Community Redevelopment Area. Appropriate uses of SPARC funds includes, but is not limited to, the cost associated with land acquisition, lease payments, construction, reconstruction, and signage. Said cost shall include the cost of all labor and materials, the cost to acquire all lands, property, rights, easements, and franchises acquired, the cost of financing, the cost of interest prior to and during construction and, for one year after completion of construction, discount on the sale of municipal bonds, the cost of plans and specifications, surveys of estimates of costs and of revenues, the costs of engineering and legal services, and such other costs and expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, administrative expenses, and such other expenses as may be necessary or incident, to the construction or reconstruction of its financing.
  - b. **Provision of public or other common parking facilities.** The master plan for each Community Redevelopment Area that authorizes the use of the SPARC program shall include provisions for the development of the public or other common parking facilities to be developed with SPARC funds, such as, but not limited to, potential locations for common parking, the preferred form of parking (e.g., elevated parking

## Parking Standards

12.1.07

structures or on-street parking) and the maximum number of spaces likely to be developed at each location.

- c. **Tracking and management of parking spaces.** Prior to the acceptance of contributions for a given SPARC fund, the County shall develop a system for documenting the number of off-site parking spaces for which each development has contributed funds and for ensuring that the public or other common parking facilities will be sufficient to provide all committed spaces.
- d. The County shall use professionally accepted methods to determine the proportionate share of the cost of providing public or other off-site parking within each of the participating Community Redevelopment Areas and shall adopt such fees by resolution.

## 12.1.08. 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 this section for **Small Sites**, 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.
2. Development on **Small Sites** must make a meaningful contribution to limiting surplus stormwater, retaining or detaining stormwater, or cleansing stormwater by using one or more of the following strategies recommended in the *Stormwater Design Toolkit* (Martin County CRA, January 2012):

**Table 12-10 Stormwater Strategies for Small Sites**

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

3. Section 4.383 identifies technical standards and design guidelines and criteria that are contained in a separate document entitled “Martin County Stormwater Management and Flood Protection Standards for Design and Review,” which is modified for Small Sites in redevelopment zoning districts as follows:
  - a. The application requirements in Section 1.4.C for single-family residential applications shall also apply to all Small Sites.
4. Section 4.384 identifies stormwater management submittal requirements, which are modified for Small Sites in redevelopment zoning districts as follows:
  - a. The supplemental submissions required by subsection 4.384.A.3 are not required for a Small Site.
5. Section 4.385 provides standards for review to be met by all development, which are modified for Small Sites in redevelopment zoning districts as follows:
  - a. The complete stormwater management system described in subsection 4.385.B is not required for a Small Site.
  - b. The hydraulic and hydrologic design criteria in subsections 4.385.C and 4.385.D do not apply to a Small Site.
  - c. The water quality criteria for new projects in subsection 4.385.F.4 do not apply to a Small Site.

## Stormwater Standards

12.1.08

6. Section 4.389.B provides standards for infill residential development in existing subdivisions without approved stormwater management plans. These standards are modified for Small Sites in redevelopment zoning districts as follows:
  - a. Perimeter berms would be the last resort to ensure minimal impact on adjacent property. Preferred approaches on Small Sites are to use stem walls, extended footers, concrete piers, or treated wood pilings to achieve required finished floor elevations while avoiding the need for excessive fill and perimeter berms. See subsection 12.1.04.13.
  - b. A perimeter swale is not required to retain runoff on a Small Site.
7. A Stormwater Management System may be developed to manage stormwater runoff in each CRA as a whole.



## **12.1.09 Landscape Standards.**

1. County-wide landscape, buffering, and tree protection standards are provided in Division 15 or Article 4 (Sections 4.661 through 4.668). Each redevelopment zoning district describes which county-wide standards apply as written and which are modified, replaced or do not apply in that zoning district.

# Wall & Fence Standards

12.1.10

12.1.10.

## Wall & Fence Standards.

1. County-wide fence, wall, and hedge standards are provided in Division 4 of Article 3. Those county-wide standards do not apply in Redevelopment Zoning Districts; fences and walls in Redevelopment Zoning Districts must comply with the following standards, except as may be modified in a particular Redevelopment Zoning District.
2. **Location.**
  - a. Figure 12-11 illustrates how these fence and wall standards are applied on different portions of a lot.
  - b. Fences and walls adjoining a sidewalk on public property must allow no less than 12" of open space from the sidewalk.
3. **Materials.** Fences and walls shall be constructed with one or more of the materials listed in Table 12-12.

Table 12-11 - Wall & Fence Locations

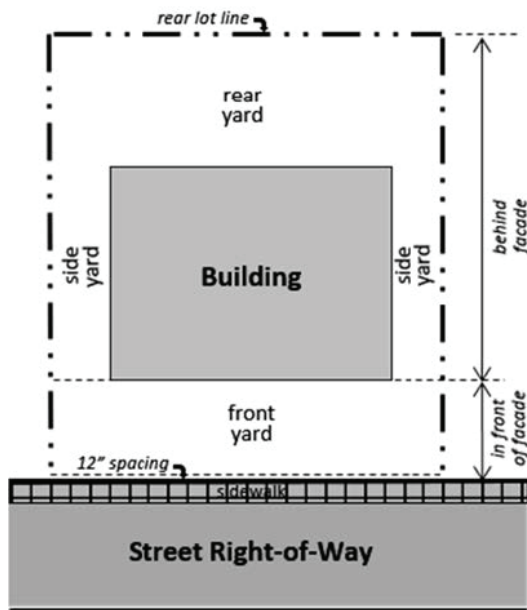


Table 12-12 - Wall & Fence Materials

### Fence Materials

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

4. **Height.** Fences and walls cannot exceed these heights, as measured from the adjacent natural grade:
  - a. 42 inches tall in front yards and in portions of side yards that are in front of the building's front façade. This wall type is referred to as a garden wall within some building types.
  - b. 48 inches tall only where screening is required between an allowable vehicular use area and a street.
  - c. 72 inches tall in rear yards and in portions of side yards that are behind the building's front façade.
  - d. Fences and walls on corner lots may be further restricted in height to maintain required site distance standards.

5. **Types.** Fences and walls must comply with these additional restrictions:
- a. Chain link fences are permitted only in rear yards, and in side yards behind the façade of a building. Chain link fences must have vegetative screening where visible from a street or public park.
  - b. Dangerous fences, such as electrically charged fences or fences topped with barbed wire or other sharp objects, are not permitted unless approved as necessary to protect the public from hazardous conditions.
  - c. When one side of a fence or wall is finished to a higher standard than the other, the finished side must face outwards, except when abutting an existing fence or wall on the adjoining property.
  - d. Fences and walls must be properly maintained after construction.

## 12.1.11. Sign Standards

1. County-wide sign standards are provided in Division 16 of Article 4 (Sections 4.691 through 4.709). Most county-wide sign standards apply in Redevelopment Zoning Districts; however, as stated in Section 4.709: “To the extent any sign regulations in any ordinances governing Community Redevelopment Areas in the County conflict with this ordinance, the regulations in the ordinances governing the Community Redevelopment Areas shall control unless otherwise provided by law.”
2. **Prohibited signs.** The list of prohibited signs in Section 4.695 is adjusted for the Redevelopment Zoning District by adding the following signs as prohibited:
  - a. **Back-lit awning signs** (signs affixed to awnings that have a translucent covering material that is illuminated from behind)
  - b. **Billboards and off premises signs** of any kind.
3. **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.
4. **Nonconformities.** 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.
5. Certain sign standards are modified in individual Redevelopment Zoning Districts to reflect the local character of an individual Community Redevelopment Area. This character is a reflection of historic platting patterns, the greater mix of uses and stronger pedestrian orientation in older communities, and the evidence of blight that is being overcome through efforts of the Community Redevelopment Agency.

## 12.1.12. Applicability

1. **Nonconforming uses, structures, and lots.** All legally permitted uses, structures, and lots that are regulated by Article 12 and were existing on the effective date of Article 12 (or are legally existing on the effective date of future amendments to Article 12) shall be considered fully conforming and are not subject to the following restrictions:
  - a. The restrictions on nonconforming uses in section 8.2.
  - b. The restrictions on nonconforming structures in section 8.3.
  - c. The restrictions on nonconforming lots in subsection 8.4.C.

However, an existing structure in a special flood hazard area that does not comply with the base flood elevation requirements in Division 10 of Article 4 may be subject to Division 10 restrictions on substantial improvements to the structure.
2. **Modified standards.** Article 12 modifies certain standards for land in Community Redevelopment Areas that is zoned into a redevelopment zoning district described in this article. These modified standards include:
  - a. Permitted uses, as described in section 12.1.03.
  - b. Development standards, as described in section 12.1.04.
  - c. Street standards, as described in section 12.1.06.
  - d. Parking standards, as described in section 12.1.07.
  - e. Stormwater standards, as described in section 12.1.08.
  - f. Landscape standards, as described in section 12.1.09.
  - g. Wall & fence standards, as described in section 12.1.10.
  - h. Sign standards, as described in section 12.1.11.
  - i. Applicability of all standards, as described in section 12.1.12.
  - j. Further modifications to standards on any of these subjects, or other LDR standards, that are described in individual redevelopment zoning districts in article 12.
3. **Alternative compliance.** An applicant for development approval may submit a site, landscape, or architectural plan which varies from a precise ~~the~~ requirements of Article 12 in order to accommodate unique circumstances of the proposed development site or to propose a different but comparable design solution. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after having been reviewed by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of Article 12 as well as, or more effectively than, adherence to the strict requirements of Article 12 and/or would help carry out specific goals or objectives outlined in the particular CRA plan. The alternative compliance process shall not be used to increase the height of buildings beyond the limits provided in Article 12. Appropriate justifications for approving alternative plans include, but are not limited to:

# I

## Applicability

12.1.12

- a. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Article 12 or the expansion of existing buildings and structures.
- b. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
- c. Improve or provide integration of proposed development with the surrounding off-site development.
- d. The preservation of the historical or archaeological features of the area.
- e. Accepting a design solution that is comparable to but different from a standard in Article 12.

## 12.1.13. Review Process.

1. Article 10, Development Review Procedures, LDR, Martin County Code have special provisions that apply to development applications within a Community Redevelopment Areas:
  - a. Development application within CRA means a request for development approval for land within one of the designated Community Redevelopment Areas within unincorporated Martin County as defined in Section 10.1.B.
  - b. Within CRA areas, the construction or expansion of a principal building and any accessory structures on a lawfully established lot, provided the lot is less than one-half acre. Shall be exempt from Sections 10.2 through 10.11 (site plan review) as specified in Section 10.1.D.2.s.
  - c. A pre-application meeting shall be mandatory where the site proposed for development is located within a CRA as specified in Section 10.5.C.2.m.
  - d. Development applications for projects within a CRA area are eligible for expedited staff review as specified in Section 10.5.E.3.1.
  - e. Development applications shall be presented to the Neighborhood Advisory Committee (NAC). The initial presentation to the NAC shall occur prior to the issuance of the first staff report and shall be independent of any presentation required with regard to a request for alternative compliance, as specified in Section 10.5.F.10.



# I

## Glossary

12.1.14

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

### A

**Accessory Dwelling Unit.** A dwelling unit of any physical type (e.g., a single-family detached dwelling, a duplex dwelling, or a townhouse dwelling) except a mobile home, located on a lot developed for nonresidential purposes, Designated CRAs may also allow an accessory dwelling unit to be constructed on a residential lot and/or not be restricted to use only by the landowner or employee.

**Agrihood.** Agrihoods are neighborhoods organized with residential and agriculture food cultivation. *[Added text and clarification as part of this draft]*

**Artisan, art studio, galleries.** Artisan, art studios and galleries are the location of art production or art display. They may be private or open the public. *[Added text and clarification as part of this draft]*

**Appurtenances.** Porches, balconies, patios, seating areas, canopies, awnings, etc., which extend outward from the façade of a building which do not count as an extension of the façade itself for the purposes of measuring setbacks and build-to locations.

### B

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

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

*text and clarification as part of this draft]*

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

**Building Coverage.** The horizontal area measured from the exterior surface of the exterior walls of the ground floor of the principal and accessory structures on a lot. *[Added text and clarification as part of this draft]*

### C

**Civic Open Space.** A natural, landscaped, or hardscaped outdoor area provided for the purpose of active or passive public recreation. May include publicly accessible outdoor amenities such as a playground, seating area, picnic area, multi-use path and temporary or permanent small outdoor performance space.

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

### D

**Day care, family.** A residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit, as licensed by the State of Florida, pursuant to F.S. § 402.302.(8 7); and complying with the statutory limits on the number of children receiving care. *[modified from Sec 3.3]*

**Drive-through facility.** An establishment that provides physical facilities which allow its customers or patrons to obtain food or goods, receive services,

or be entertained while remaining in their motor vehicles. This definition applies in redevelopment zoning districts.

**Dwelling unit, accessory.** A dwelling unit of any physical type (e.g., a single-family detached dwelling, a duplex dwelling, or a townhouse dwelling) except a mobile home, located on a lot developed for nonresidential purposes, and which is designed and used exclusively by the landowner as either a personal residence (for the landowner and his family) or for the use of any employee (along with the family of the employee) of any nonresidential establishment on the lot. The LDR for a designated CRA may also allow an accessory dwelling unit to be constructed on a residential lot and/or not be restricted to use only by the landowner or employee. *[modified from Sec 3.3]*

**Dwelling, single-family detached.** A dwelling unit that is not physically attached to any other dwelling by any means, which is surrounded by open space on all sides and which is the only dwelling unit on a lot (except in designated CRAs if an accessory dwelling unit is explicitly permitted on a lot). This definition specifically excludes mobile homes as defined in this section (3.3). Two or more single-family detached dwelling units placed on a single lot shall be considered a duplex or multifamily dwelling use, depending on the number of dwelling units involved. *[modified from Sec 3.3]*

## E

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

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

## F

**Façade.** The exterior wall of a building.

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

**Farmer's market.** An establishment providing for the retail sale of agricultural products, primarily involving the sale of fresh produce, such as fruits and vegetables, but also including such products and services that are customarily provided in rural or agricultural areas. Farmers markets are limited to open air markets and quarter acre fixed sites. *[Added text and clarification as part of this draft]*

**Form based code.** **Form based code** is a 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. *[Added text and clarification as part of this draft]*

**Frontage Line.** The property line at the street Right-of-Way dividing the right-of-way from the private frontage area.

**Frontage Buildout.** The minimum percentage of the lot width which must be occupied by building façade along the Build-To Location. For example, a property which is 100 feet wide with a frontage width percentage of 60% would require that at least 60 feet of façade length be maintained in the Build-to-Location. Any additional length of front façade would be allowed to step back further from the Frontage Line, if desired. The intent of this requirement is to encourage development to maximize their front façade exposure along the street or public space.

## G

**Garden Wall.** A wall no greater than 48" in height that defines the Frontage Line and/or the perimeter of a property, dividing private areas from streets, rear



## Glossary

12.1.14

lanes, or adjacent lots.

### L

**Lot Width.** Lot width shall be measured along the straight line which connects the two points located on the side lot lines at a distance equal to the minimum front setback required for the proposed use from the street. See Figure 3.15.1 which is included for illustrative purposes.

### O

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

### M

**Mixed-use development pattern.** A development pattern where a complementary mix of uses are located within walking distances. This pattern is allowed by the LDR in certain zoning districts that specify allowable uses and development standards that are appropriate for a mixed-use development pattern. These complementary uses may be, but are not required to be, within a single building or development project; however, separate standards are provided for mixed-use development projects in the CGMP and in the LDR.

**Mixed-use development project.** A development project with one or more buildings that contain a mix of uses within the project that are in close proximity to each other and that are planned as a unified, complementary whole.

### P

**Paseo.** A public walk, plaza or pedestrian streetscape.  
*[Added text and clarification as part of this draft]*

**Primary Building.** The building or buildings on a

lot that contain the principal use or uses.

**Primary Entrance.** (Syn: Principal Entrance)

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

**Principal Building.** the main building on a Lot, usually located toward the Frontage.

### R

**Regulating Plan.** A map or set of maps in a Redevelopment Zoning District that provide details about the existing and desired character or the district, including its streets, blocks, and civic spaces, and also provides other regulatory details. See Section 12.1.02.  
*[Added text and clarification as part of this draft]*

### S

**Streetwall.** A low wall or hedge used to screen surface parking lots from view.

### U

**Urban Agriculture.** Are urban farming or community gardens which promote local food production and does not apply to private residential gardens. Livestock is prohibited. Urban agriculture is limited in size to a half acre and at least 50% of the land shall be used for cultivation. Urban Agriculture or farming requires administrative site plan approval by Growth Management, as well as a Phase 1 Environmental Site Assessment to determine if soil contamination exists. *[Added text and clarification as part of this draft]*

**Use groups.** Use groups combine individual uses described in the LDR into groups of uses with similar impacts. Use groups are used in redevelopment zoning districts. Individual uses are defined in the glossary in Section 3.3

## W

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

1. Note, additional definitions are found in the following sections of the LDR:
  - a. Sec. 3.3 Zoning District General Provisions
  - b. Sec. 3.403 Categorical 'C' Zoning District Standards
  - c. Sec. 4.141 Wellfield Protection
  - d. Sec. 4.31 Upland Protection
  - e. Sec. 4.382 Stormwater Management
  - f. Sec. 4.661 Landscaping, Buffering and Tree Protection
  - g. Sec. 4.73 Mangrove Protection
  - h. Sec. 4.842 Roadways
  - i. Sec. 7.3 Development Agreements