

## 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 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.
2. **Organization.** How this Division is organized:
 

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



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 12.1.02 describes the purpose, content, and legal effect of regulating plans

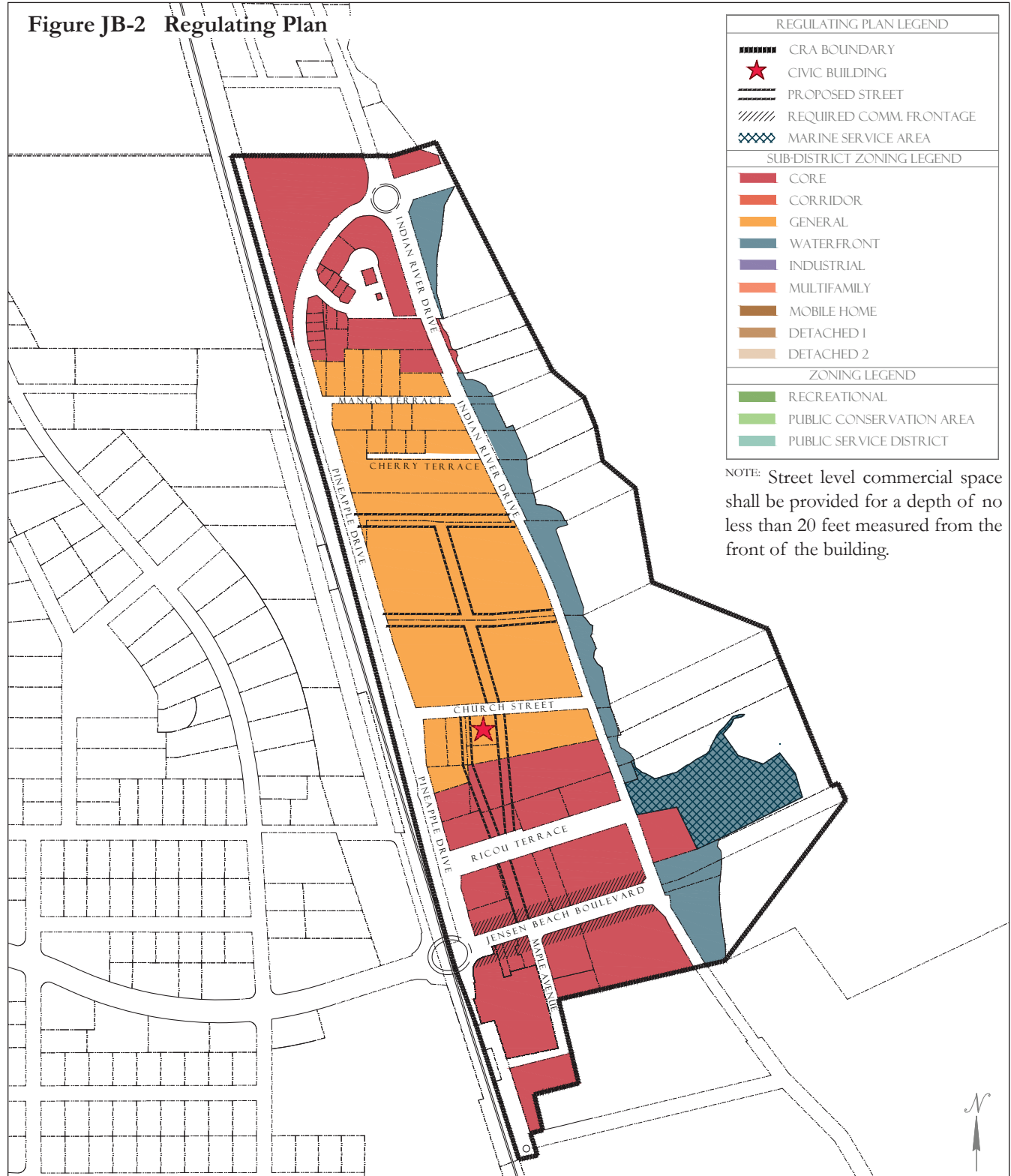
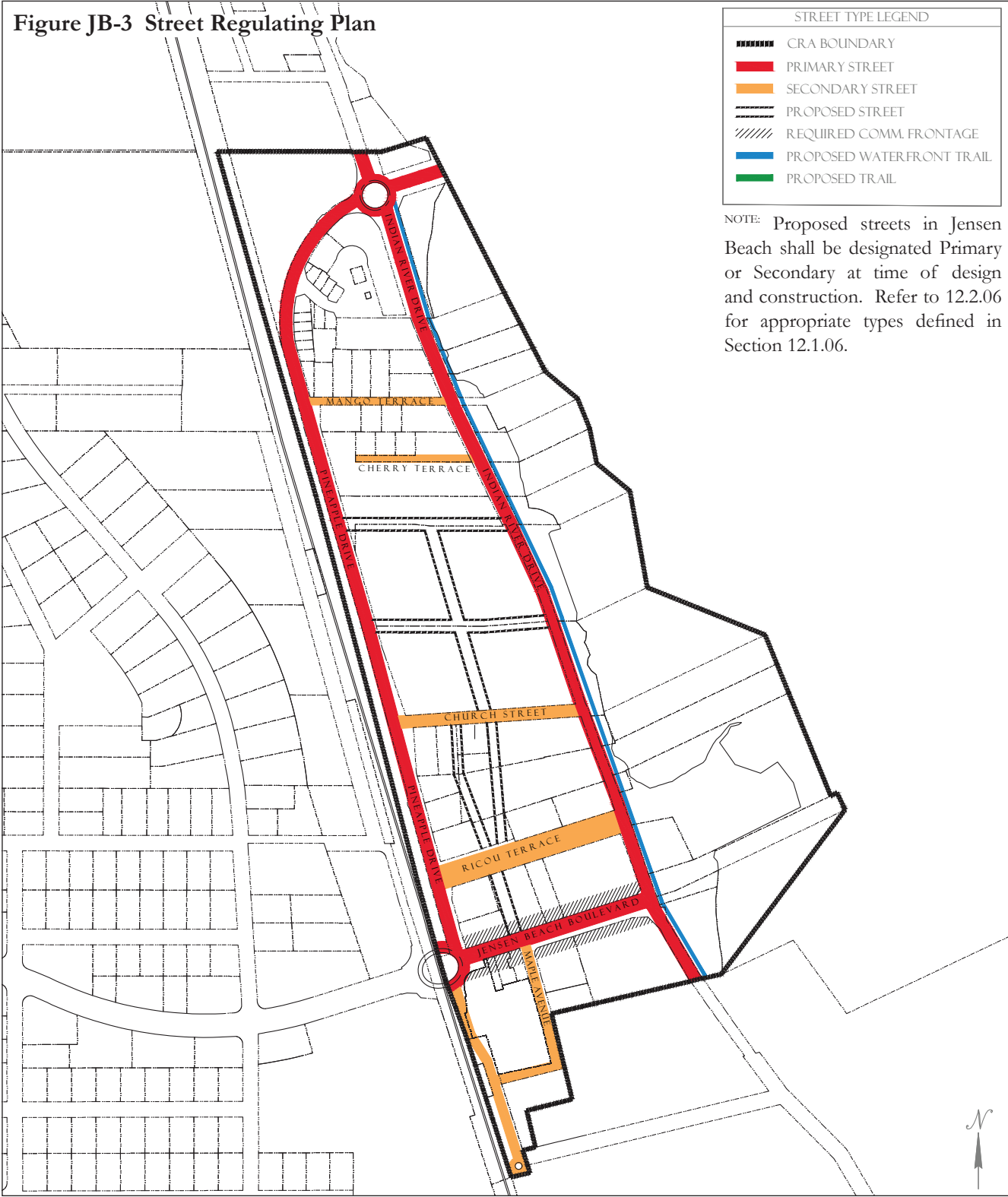


Figure JB-3 Street Regulating Plan





## 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. **Street Markets and Fairs.** A street ~~flex~~ 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.

Footnotes to Table JB-4:

<sup>1</sup> The outdoor storage of goods or materials is prohibited unless it is completely screened from the street and adjacent property.

<sup>2</sup> 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.

<sup>3</sup> Development in the Waterfront subdistrict shall be water-dependent or water-related. Development on land in the waterfront subdistrict may contain residential uses and retail shops when other uses in a mixed-use development are water-dependent or water-related and not located within the Marine Service Area. Water-related development includes marine resort-type uses including transient accommodations, restaurants and retail shops.

<sup>4</sup> 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.

<sup>5</sup> Use permitted only when fronting a Primary street.



**Table JB-4 Use Groups Permitted in Jensen Beach Subdistricts**

	Core	General	Water-front
<b>Residential Use Groups</b>			
Accessory dwelling units	P	P	P
Mobile homes			
Other dwelling types	P	P	P
Single-family dwellings		P	
Bed and breakfast inns	P	P	P
<b>Agricultural Use Groups</b>			
Urban farming <sup>1</sup>		P	
<b>Commercial &amp; Business Use Groups</b>			
Business & professional offices	P	P	P
Construction services, limited <sup>1</sup>	P	P	P
Construction services, extensive <sup>1</sup>			
Convenience store with fuel			
Drive-through, for any use			
Hotels, motels, resorts spas	P	P	P
Marinas <sup>3</sup>			P
Medical offices	P	P	
Parking lots and garages	P		
Restaurants	P	P	P
Retail & services, limited impact <sup>1,4</sup>	P	P	P
Retail & services, general impact <sup>1,4</sup>	P		
Retail & services, extensive impact			
RV parks and campgrounds			
Vehicular service and maintenance			
Wholesale trades and services <sup>1</sup>	P	P <sup>5</sup>	P
Working waterfront <sup>3</sup>		P <sup>5</sup>	P
<b>Public &amp; Institutional Use Groups</b>			
Institutional uses, limited impact	P	P	
Institutional uses, general impact	P	P	
<b>Industrial Use Groups</b>			
Limited impact industries <sup>1,2</sup>			P <sup>3</sup>
Extensive industrial industries			





# Development Standards

12.2.04

## 12.2.04 Development Standards.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior, shall comply with the development standards in Table JB-5.
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 inches above the finished grade as measured along the front building line.
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. **Maximum Lot Area and Lot Width.** Maximum lot area and lot width apply to parcels assembled or subdivided after the date of adaption of the Redevelopment Codes. Maximum lot area and lot width are intended to preserve existing character and landmarks.

**Table JB-5 - Development Standards in Jensen Beach Subdistricts**

	Core	General	Waterfront
Lot Size, see 12.1.04			
Lot area - sf in maximum	43,560 (1 acre)	21,780 (1/2 acre)	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 <sup>2</sup>	24 <sup>1</sup>	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 <sup>3</sup>
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 <sup>4</sup>	P
Mixed-use Building	P	p <sup>4</sup>	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		

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

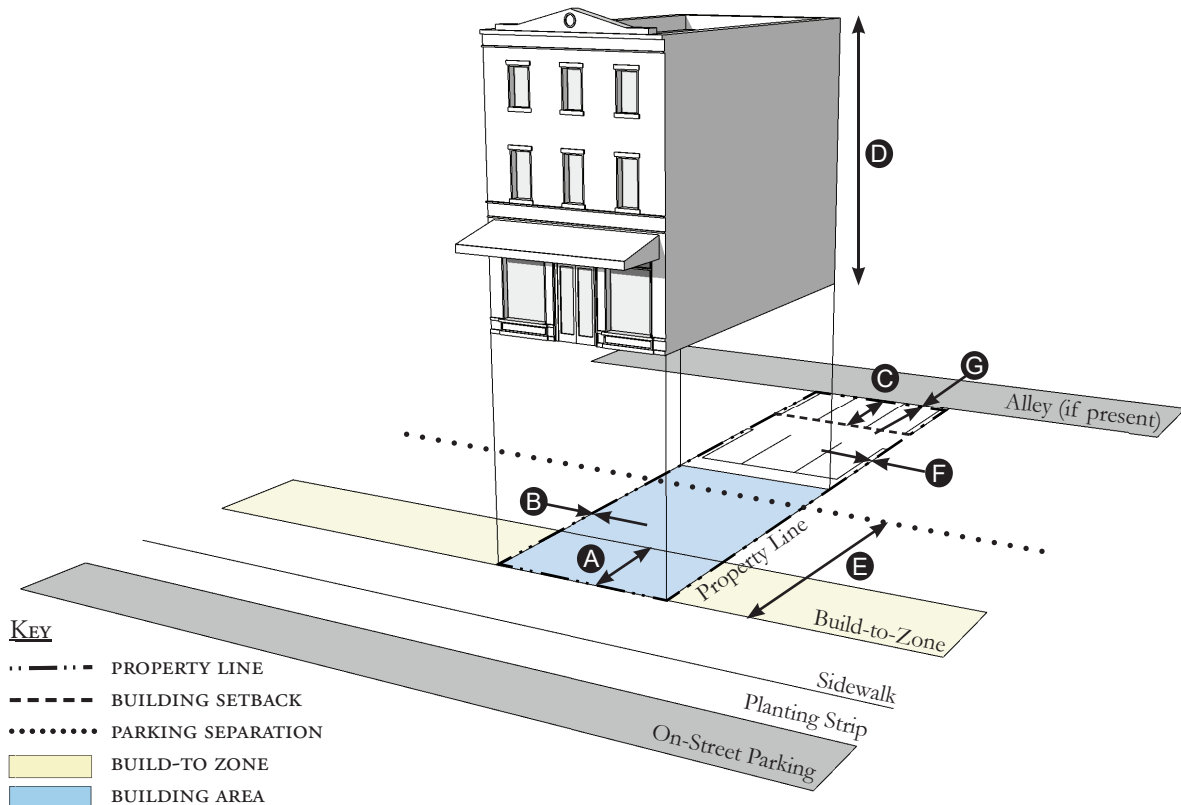
<sup>2</sup> Buildings east of Indian River Drive limited to allowed height of 24' feet.

<sup>3</sup> See Marine Service Areas within 12.102. Marine Service Areas are indicated on the Regulating Plan.

<sup>4</sup> Only permitted when facing Pineapple Drive and Indian River Drive.

**12.2.05 Building types.** The following standards area incorporated for use in Jensen Beach Subdistricts districts. Refer to Table JB-5 for additional Development Standards.

**Figure 12-5.01 - Shopfront Building**



## Building Placement

Frontage	80% min.
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## Setbacks

Front Build-to-Zone	0' min., 15' max.	<b>A</b>
Side at Street Build-to-Zone	0' min., 15' max.	<b>B</b>
Side at Property Line <sup>2</sup>	0' or 5'	
Rear Yard <sup>2</sup>	10' min / 5' min with alley	<b>C</b>

## Building Form

Ceiling at ground level	12' minimum
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## Height, see 12.1.04

Building Height	Refer to Development Standards 12.2.04	<b>D</b>
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<sup>1</sup> Only permitted when facing Pineapple Drive and Indian River Drive.

<sup>2</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Transitions described in 12.1.04 apply.

## Permitted Subdistricts, see 12.2.02

Core	General <sup>1</sup>	Waterfront
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## Allowed Frontage Types, see 12.1.05 & 12.2.04

Storefront	Arcade	Bracketed Balcony
Porch	Stoop	Forecourt

## Parking Placement

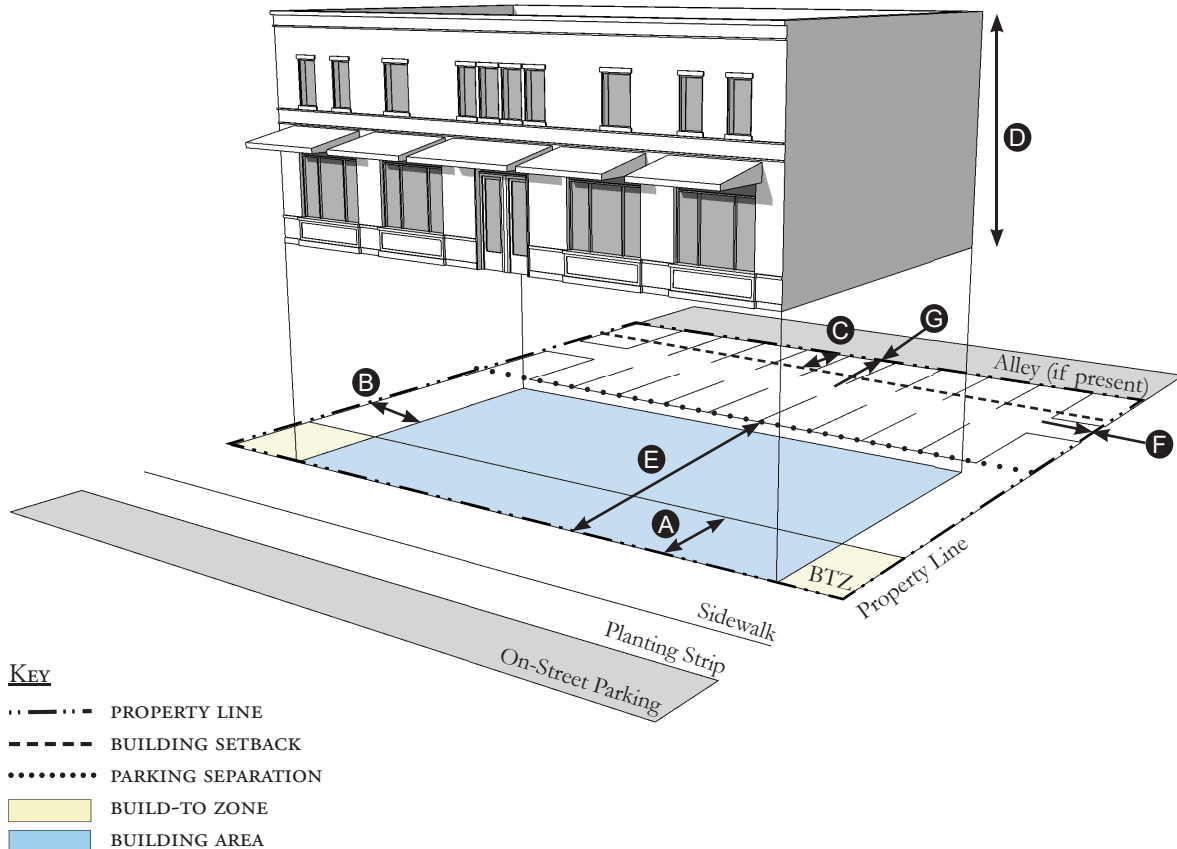
Front Setback	30' min.	<b>E</b>
Side at Street Setback	10' min.	
Side at Property Line	0' min.	<b>F</b>
Rear Setback	5' min / 0' min with alley	<b>G</b>

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

NOTE: For allowed *Lot Size*, *Building Coverage*, *Open Space*, and *Encroachment Standards* see 12.2.04.



Figure 12-5.02 - Mixed-Use Building



**KEY**

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

**Building Placement**

Frontage	80% min.
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**Setbacks**

Front Build-to-Zone	0' min., 15' max.	<b>A</b>
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line <sup>2</sup>	5' min., 10' max.	<b>B</b>
Rear Yard <sup>2</sup>	10' min./5' min. with alley	<b>C</b>

**Building Form**

Ceiling at ground level	12' minimum
-------------------------	-------------

**Height, see 12.1.04**

Building Height	Refer to Development Standards 12.2.04	<b>D</b>
-----------------	--	----------

<sup>1</sup> Only permitted when facing Pineapple Drive and Indian River Drive.

<sup>2</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Transitions described in 12.1.04 apply.

**Permitted Subdistricts, see 12.2.02**

Core	General <sup>1</sup>	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.	<b>E</b>
Side at Street Setback	10' min.	
Side at Property Line	0' min.	<b>F</b>
Rear Setback	5' min / 0' min with alley	<b>G</b>

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

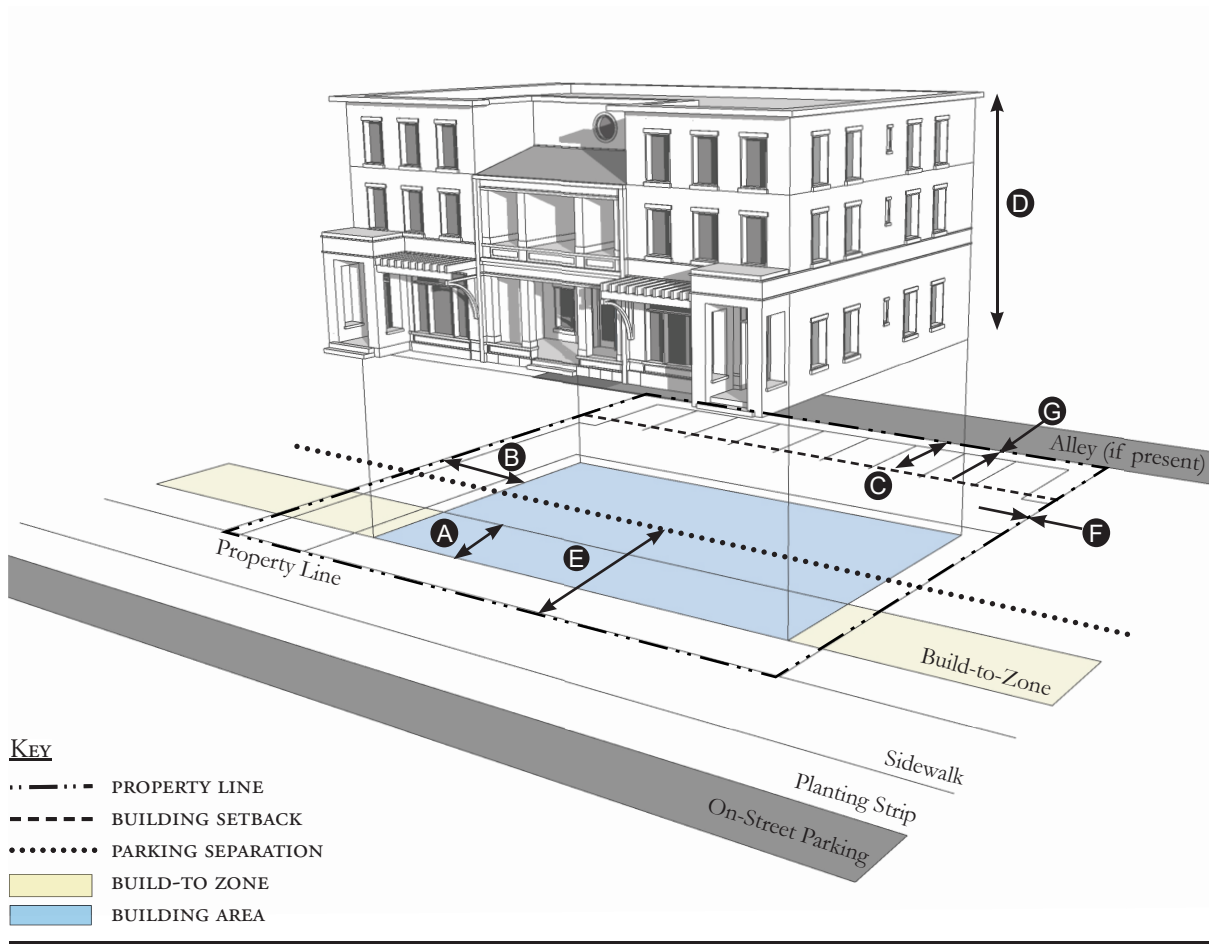
The diagram shows a 3D perspective of a building and its relationship to the ground plane. The building is a multi-story structure with a flat roof and several windows. A vertical double-headed arrow labeled 'D' indicates the building's height. The ground plane is divided into several zones and lines:

- Property Line:** A dashed line labeled 'A' that runs along the front of the building.
- Building Setback:** A dashed line labeled 'B' that runs parallel to the property line, defining the minimum distance from the building to the property line.
- Build-to-Zone:** A yellow shaded area labeled 'C' that extends from the building setback line to the property line.
- Building Area:** A blue shaded area labeled 'D' that represents the footprint of the building.
- Parking Separation:** A dotted line labeled 'E' that runs parallel to the property line, defining the minimum distance from the building to the parking area.
- Alley (if present):** A gray shaded area labeled 'F' that runs parallel to the building, defining the minimum distance from the building to the alley.
- Sidewalk:** A gray shaded area labeled 'G' that runs parallel to the property line, defining the minimum distance from the building to the sidewalk.
- Planting Strip:** A gray shaded area labeled 'H' that runs parallel to the property line, defining the minimum distance from the building to the planting strip.
- On-Street Parking:** A gray shaded area labeled 'I' that runs parallel to the property line, defining the minimum distance from the building to the on-street parking area.

**KEY**

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

Figure 12-5.04 - 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 <sup>1</sup> 5' min. **(B)**

Rear Yard <sup>1</sup> 10' min / 5' min with alley **(C)**

## Building Form

## Height, see 12.1.04

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

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Transitions described in 12.1.04 apply.

## 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)**

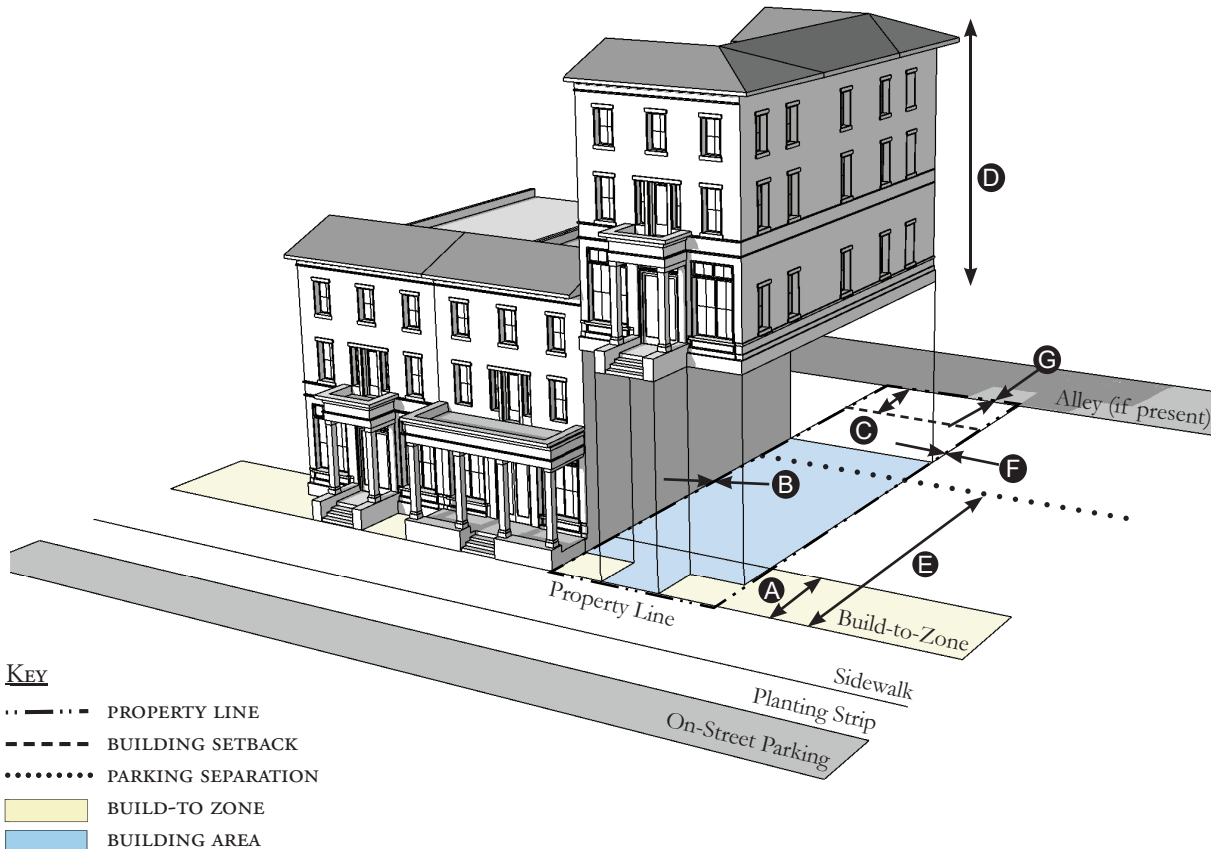
Side at Street Setback 10' min.

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, Height, Density, Building Coverage, and Open Space, see 12.2.04.

Figure 12-5.05 - Townhouse



## 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 <sup>1</sup> 0' min.

Rear Yard <sup>1</sup> 10' min / 5' min with alley **(C)**

## Building Form

### Height, see 12.1.04

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

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Transitions described in 12.1.04 apply.

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)**

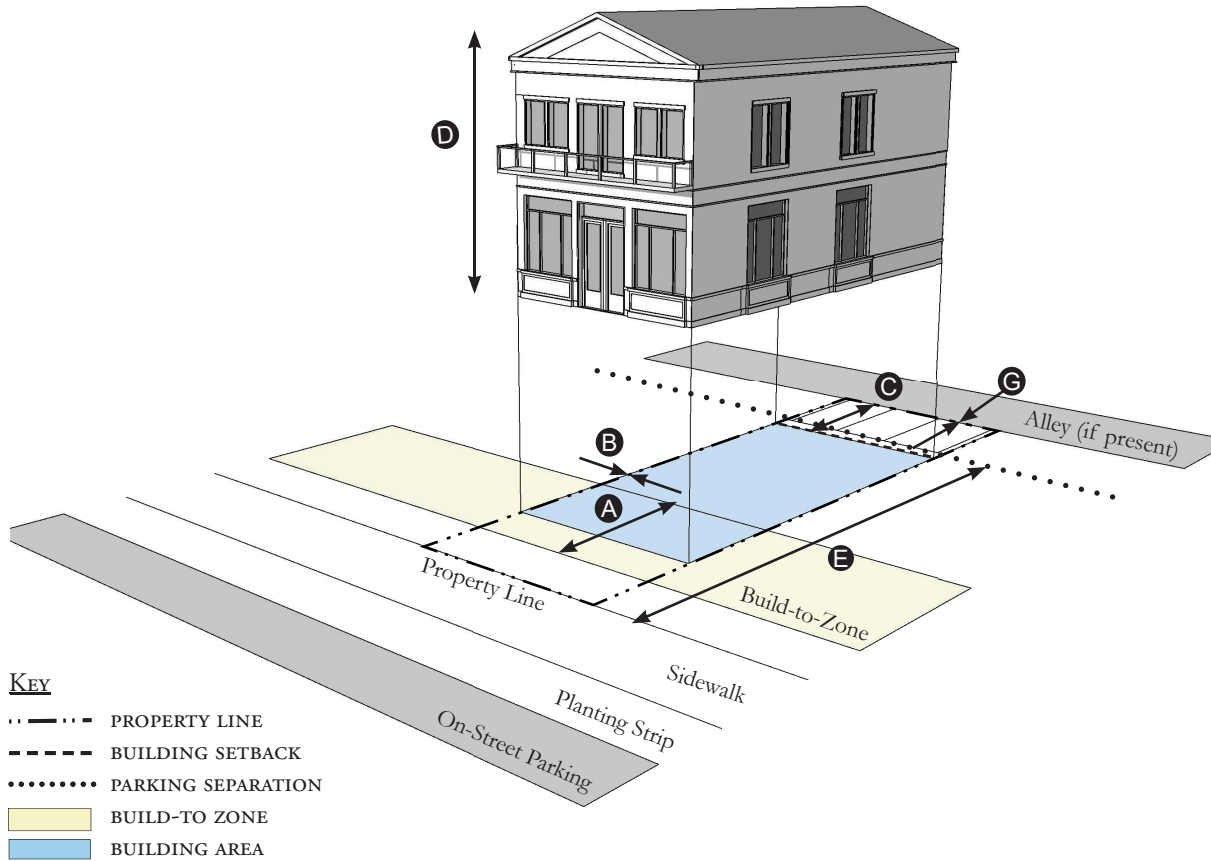
Side at Street Setback 10' min.

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

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

NOTE: For allowed Lot Size, Building Coverage, Open Space, and Encroachment Standards see 12.2.04.

Figure 12-5.06 - 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 <sup>1</sup> 10' min. **(C)**

Rear Yard <sup>1</sup> 10' min. **(C)**

## Building Form

Ceiling at ground level 12' minimum

## Height, see 12.1.04

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

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Transitions described in 12.1.04 apply.

## Permitted Subdistricts, see 12.2.02

Core General Waterfront

## Allowed Frontage Types, see 12.1.05 & 12.2.04

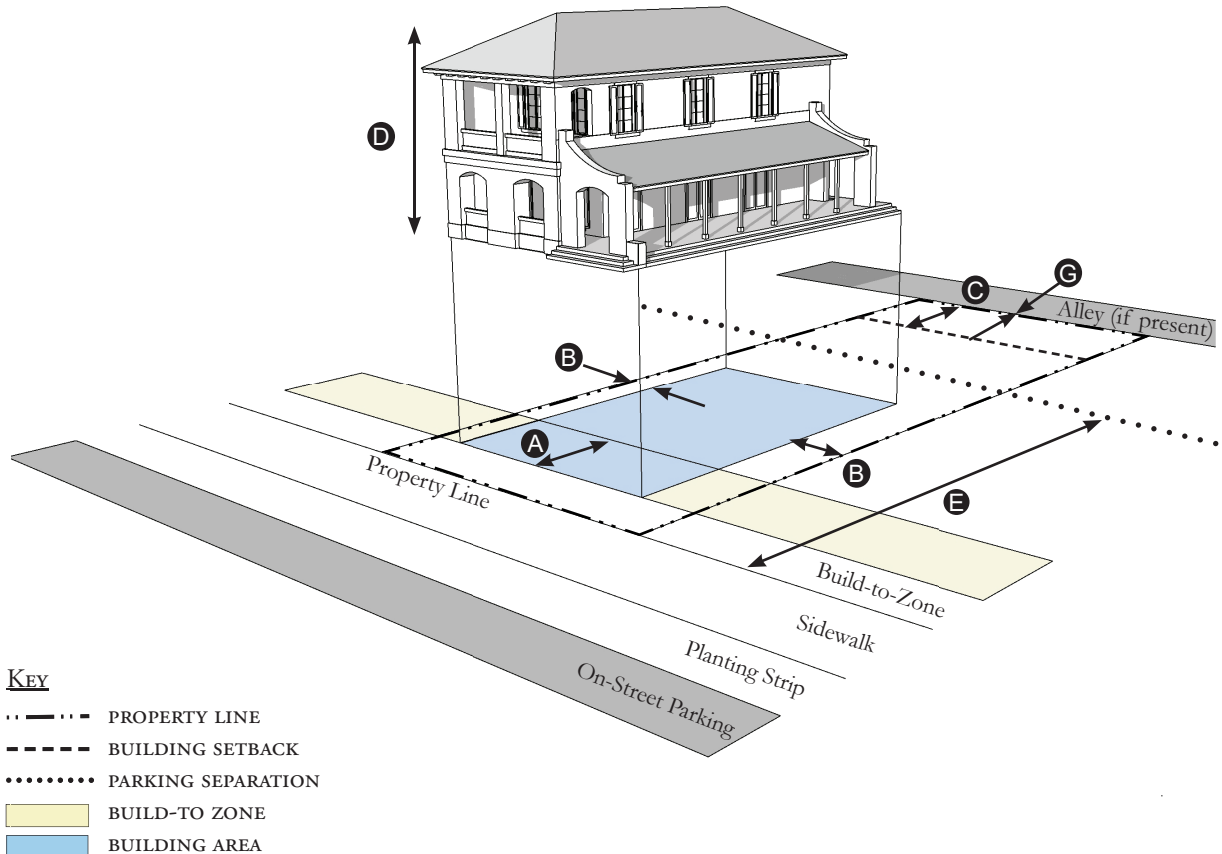
Storefront Arcade Bracketed Balcony  
Porch Stoop Forecourt

## 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 12.2.04.

Figure 12-5.07 - Side Yard House



Building Placement		Permitted Subdistricts, see 12.2.02		
Frontage <sup>2</sup>	60% min.	Core	General	Waterfront
Setbacks		Allowed Frontage Types, see 12.1.05 & 12.2.04		
Front Build-to-Zone	10' min., 25' max. <b>(A)</b>	Storefront	Arcade	Bracketed Balcony
Side at Street Build-to-Zone	10' min. <b>(B)</b>	Porch	Stoop	Forecourt
Side at Property Line <sup>1</sup>	5' min., 10' min other side	Parking Placement		
Rear Yard <sup>1</sup>	10' min / 5' min with alley <b>(C)</b>	Front Setback	30' min.	<b>(E)</b>
Building Form		Side at Street Setback	10' min.	<b>(F)</b>
Height, see 12.1.04		Side at Property Line	5' min.	<b>(F)</b>
Building Height	24' / 2 stories max <b>(D)</b>	Rear Setback	5' min / 0' min with alley <b>(G)</b>	

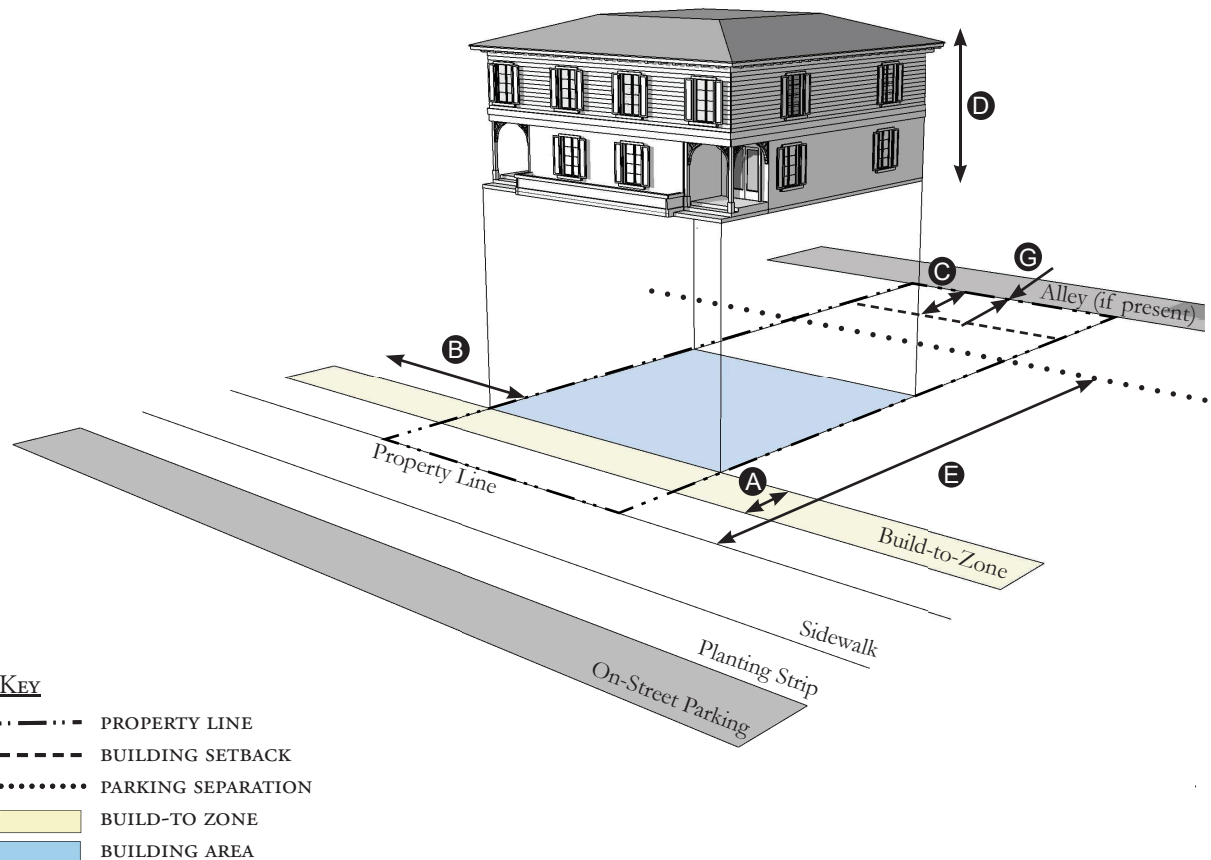
<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Transitions described in 12.1.04 apply.

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

NOTE: For allowed Lot Size, Building Coverage, Open Space, and Encroachment Standards see 12.2.04.



Figure 12-5.08 - Duplex



## Building Placement

Frontage <sup>2</sup>	60%
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## Setbacks

Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min	B
Side at Property Line <sup>1</sup>	5' min	
Rear Yard <sup>1</sup>	10' min	C

## Building Form

### Height, see 12.1.04

Building Height	24' / 2 stories max	D
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<sup>1</sup> For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.

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

## Permitted Subdistricts, see 12.2.02

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

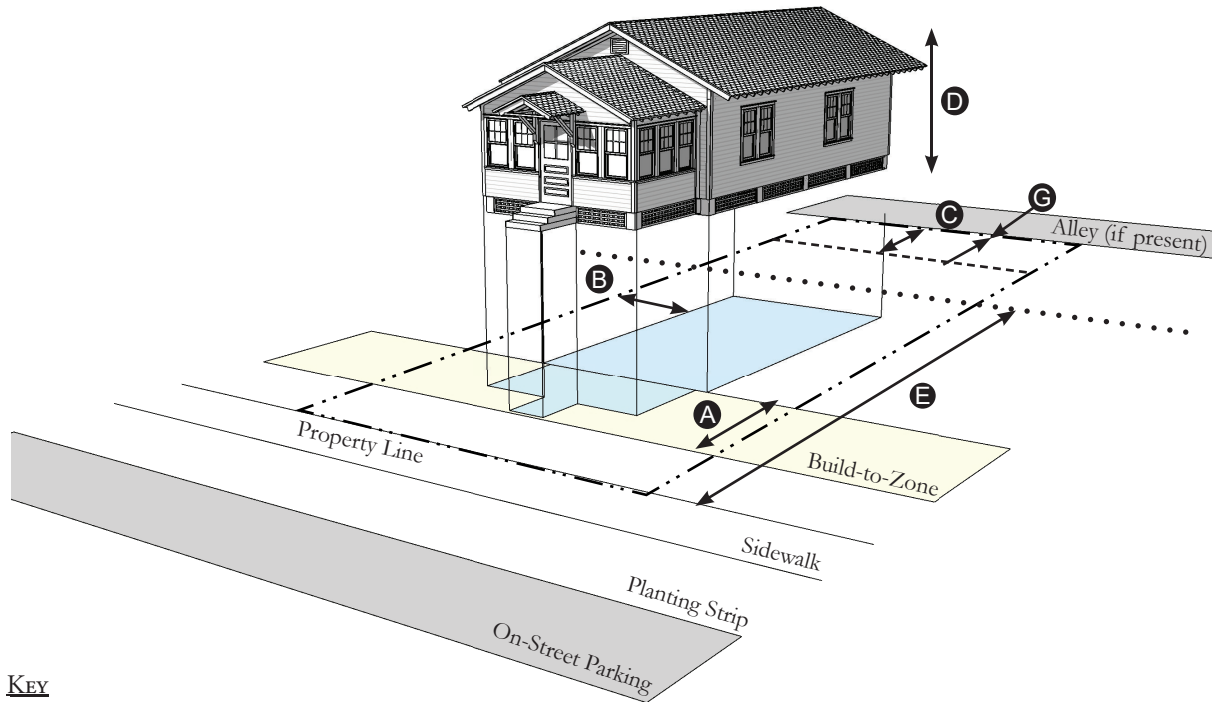
Storefront	Arcade	Bracketed Balcony
Porch	Stoop	Forecourt

## Parking Placement

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

Figure 12-5.09 - Cottage House



**KEY**

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

## Building Placement

Frontage Percentage <sup>2</sup>	60% min.
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## Setbacks

Front Build-to-Zone	10' min., 25' max.	<b>A</b>
Side at Street Build-to-Zone	5' min., 10' max.	<b>B</b>
Side at Property Line <sup>1</sup>	5' min.	
Rear Yard <sup>1</sup>	10' min	<b>C</b>

## Building Form

### Height, see 12.1.04

Building Height	24' / 2 stories max	<b>D</b>
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<sup>1</sup> For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.

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

## Permitted Subdistricts, see 12.2.02

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

Storefront	Arcade	Bracketed Balcony
<b>Porch</b>	<b>Stoop</b>	Forecourt

## Parking Placement

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

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

Figure 12-5.10 - Cottage Court

KEY

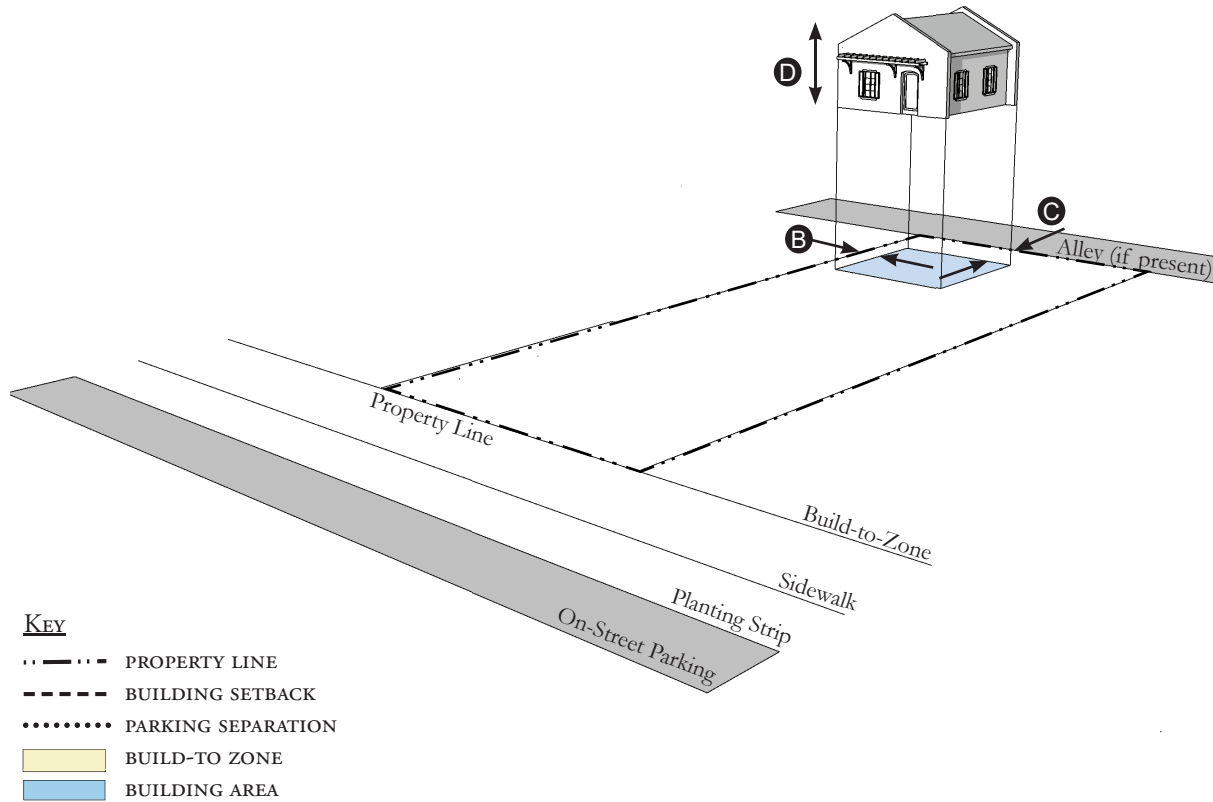
— — — — —	PROPERTY LINE
— — — — —	BUILDING SETBACK
.....	PARKING SEPARATION
	BUILD-TO ZONE
	BUILDING AREA

Building Placement	
Frontage Percentage <sup>2</sup>	
Setbacks	
Front Build-to-Zone	(A)
Side at Street Build-to-Zone	(B)
Side at Property Line <sup>1</sup>	
Rear Yard <sup>1</sup>	(C)
Building Form	
Height, see 12.1.04	
Building Height	24' / 2 stories max
<sup>1</sup> For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.	
<sup>2</sup> For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.	

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.

Figure 12-5.11 - Outbuilding



## Building Placement

Frontage Percentage <sup>2</sup> Not applicable

## Setbacks

Front Build-to-Zone Not applicable

Side at Street Build-to-Zone 5' min. **(B)**

Side at Property Line <sup>1</sup> 5' min.

Rear Yard <sup>1</sup> 5' min. **(C)**

## Building Form

### Height, see 12.1.04

Building Height 24' / 2 stories max **(D)**

<sup>1</sup> For this building type frontage requirement may be met with the provision of a garden wall along the lot frontage.

## 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*, *Building Coverage*, *Open Space*, and *Encroachment Standards* see 12.204.



## 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 streets to complete a highly interconnected street network in the Jensen Beach redevelopment zoning district.
3. **Proposed Streets.**
  - a. **Street Location.** The schematic location of proposed streets is shown on the Street Regulating Plan. The exact location may be adjusted during the development review process provided the new location meet these requirements:
    - i. The adjusted location does not reduce the level of connectivity with surrounding streets, both existing and proposed.
    - ii. The adjusted location does not reduce the level of street connectivity within the site or substantially increase the average block size.
    - iii. The adjusted location does not diminish or eliminate any proposed civic space or civic building shown on the regulating plan.
    - iv. The adjusted location maintains or enhances pedestrian convenience and safety and does not create any traffic hazards.
  - b. **Street Types.** Proposed streets may be designed and constructed as any one of the following street types defined in Section 12.1.06:
    - i. Local Street-1.
    - ii. Local Street-2.
    - iii. Local Street 3
    - iv. Neighborhood Street 1
    - v. Neighborhood Street 2
    - vi. Yield Street
    - vii. Alley



## Street Standards

12.2.06

- c. **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 the alley type in Section 12.1.06.
  4. **Shade Trees.** The following landscaping requirements shall apply to existing streets: 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 soil volume shall be sized appropriately to the maximum mature size of the tree.
    - a. 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.**
    - a. **Indian River Drive.** When improved, the corridor may be designed and constructed to include a Shared Use Path to the waterway to accommodate the popular walking, running and cycling path and a generous sidewalk with a pedestrian and furnishing zone. A typical street section of Local Street with Shared Use Path is illustrated in 12.1.06 as Figure 12-8.13.





## 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.
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.
4. **Off-site parking.** With the exception of parking required for residential uses in subdistrict General off-site parking may be used to satisfy all or part of required parking 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 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 1,320 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.



# Parking Standards

12.2.07

**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. **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%

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 Street, as identified on the street regulating plan, Section 12.202, 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.



**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		
4662.A	Landscape Plan	Modified by 12.2.09.2
4662.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.

**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 <sup>1</sup>	Yes <sup>1</sup>
3	Structures & paving	Yes	Yes <sup>1</sup>	Yes <sup>1</sup>
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		

<sup>1</sup> On-site features only

- 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**, 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.
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.



# Landscape Standards

12.2.09

## 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. 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

## 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 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.



# Sign Standards

12.2.11

## 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	24 inches
General	6%	6-sf	10 inches
Waterfront	15%	40-sf	24 inches



12.2 12  
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 Board and batten.
  - ii. Wood shingles.
  - iii. Wood Lap siding.
  - iv. Smooth or Textured Stucco. Stucco is not an appropriate substitute for wood siding, shingles, board and batten, or clapboard.
  - v. Brick.
  - vi. Fiber-cement siding is an allowable substitute for wood siding, shingles, and board and batten.
  - vii. 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.

**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.

**4. Windows.** The following additions to windows shall be permitted:



# Architectural Standards

12.2.12

- 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. **Architectural guidelines.** The Jensen Beach Architectural Guidelines, illustrate the architectural styles that are preferred within the Jensen Beach Redevelopment Zoning Districts. The Architectural Guidelines are available by searching on the County website: [www.martin.fl.us](http://www.martin.fl.us). All applications for new development and redevelopment shall include architectural drawings.
7. **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.
8. **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%).
9. **Cornices and moldings** shall extend a minimum of two inches from the surface plane of the 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.
10. **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.
11. **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.