

Division 4, Article 12  
Old Palm City Redevelopment Code

General

12.4.01



**12.4.01 General**

**1. Purpose.**

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

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



# Regulating Plan

12.4.02

12.4.02 **Regulating plan.** Figures **OPC-2** and **OPC-3** are the regulating plans that apply to the Old Palm City Redevelopment Zoning District. Section 12.1.02 describes the purpose, content, and legal effect of regulating plans.

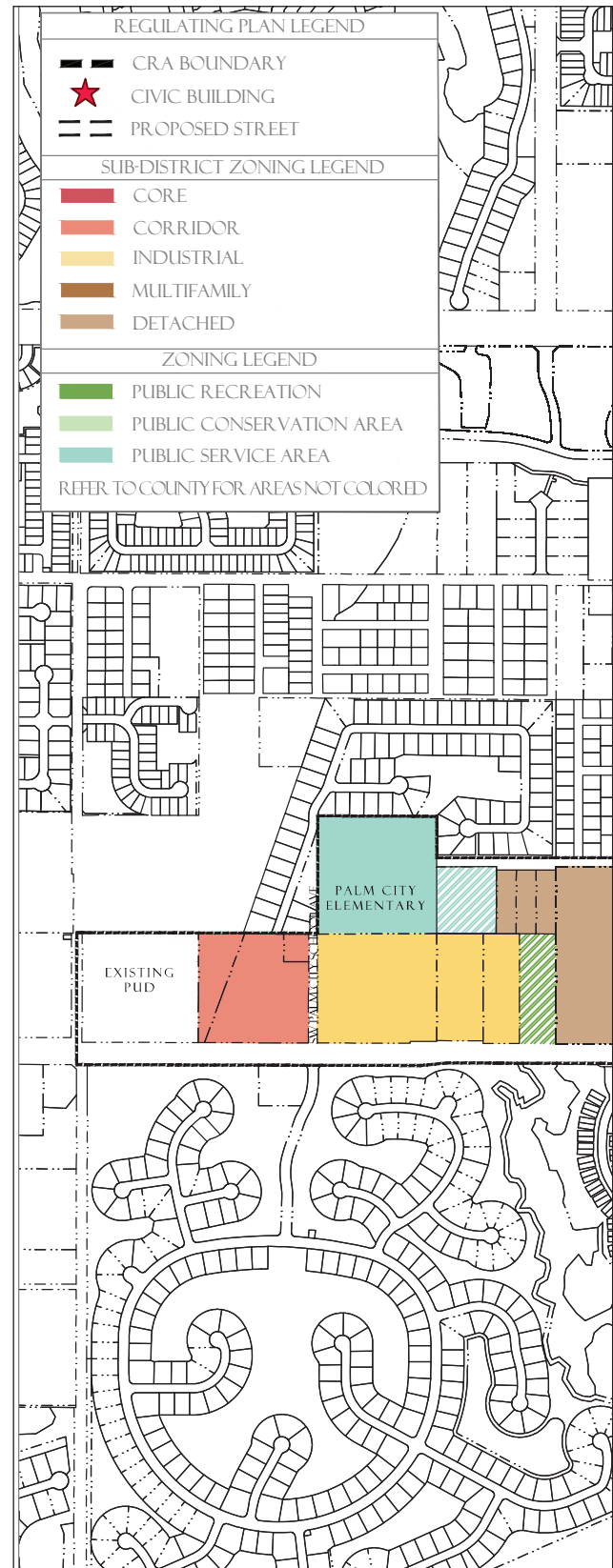
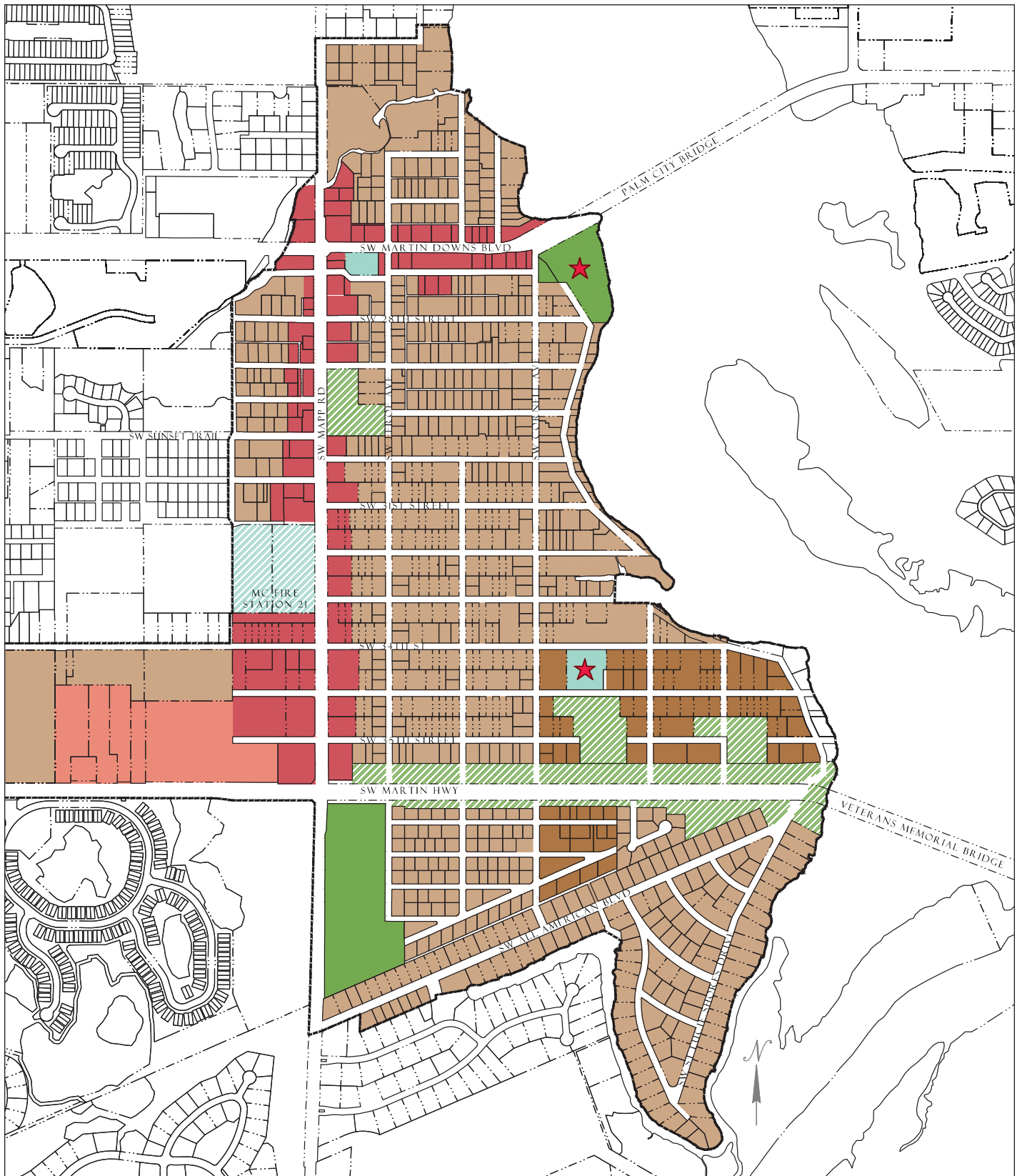


Figure OPC-2 Regulating Plan

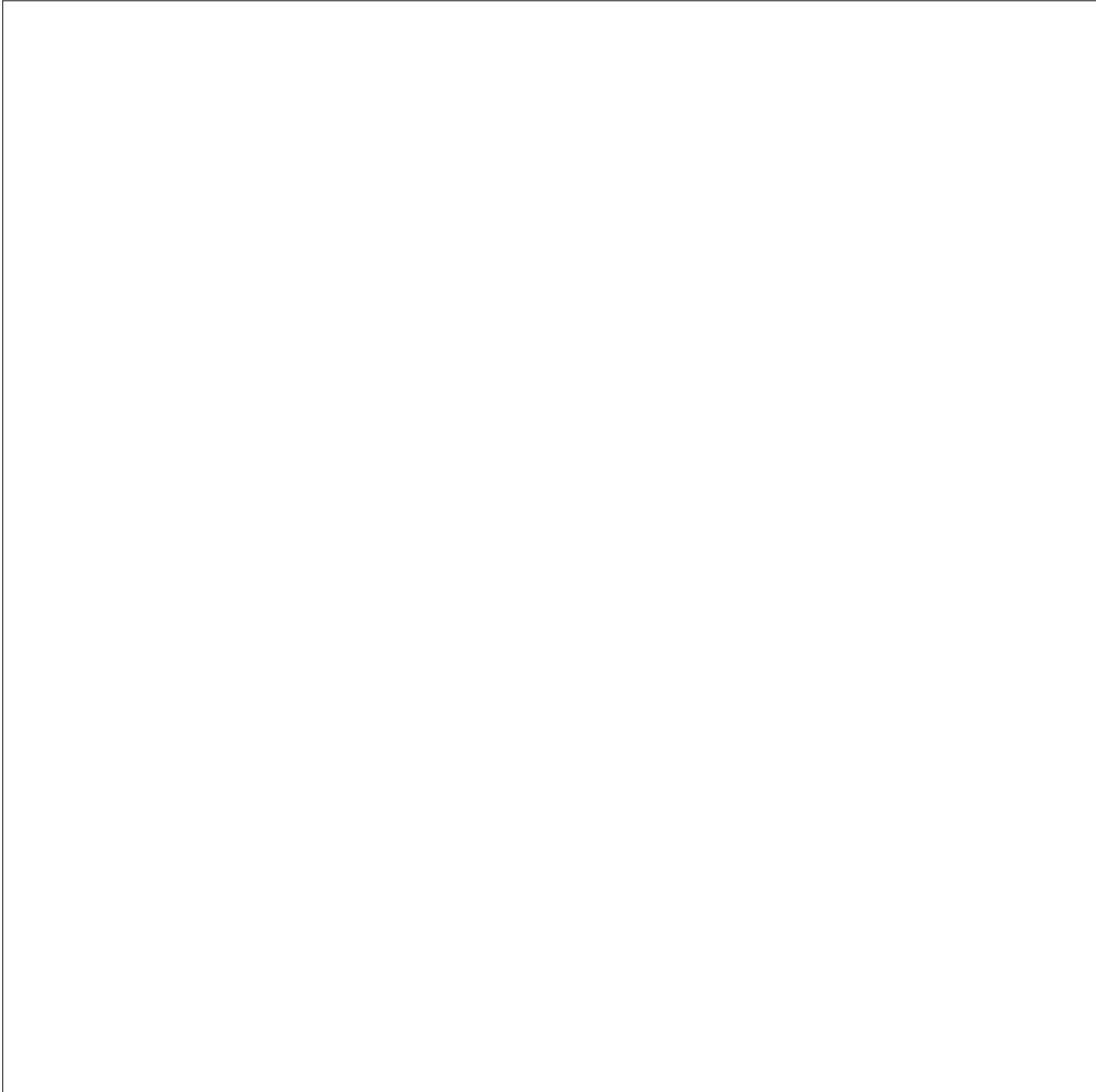




# Regulating Plan

12.4.02

**Figure OPC-3 Street Regulating Plan**









## Permitted Uses

12.4.03

**12.4.03 Permitted uses.** Table **OPC-4** indicates permitted uses in the Old Palm City Redevelopment Zoning District.

1. The use groups listed in the first column of **OPC-4** are described in 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
  - a. “P” in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.
  - b. If “P” is not shown in a row, the use group is not permitted in that Subdistrict
3. For uses that are functionally similar but not clearly permitted in a Subdistrict see 12.1.03.3.



Table OPC-4 Use Groups Permitted in Rio Subdistricts

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



## Development Standards

12.4.04

### 12.4.04 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 **OPC-5**.
2. **Existing Buildings.** Whenever substantial improvement of a building or substantial renovation of building exterior triggers the obligation to comply with this Division, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.
3. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided in Development Standards 12.1.04.
4. **Building Types.** Each new building, or addition, constructed must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see **OPC-5**. Building Type diagrams do not prescribe use or architectural style and are intentionally illustrative. Dimensions provided in tables control for regulatory requirements.



Table OPC-5 - Development Standards in Old Palm City Subdistricts

	Core	Corridor	Industrial	Multifamily	Detached
Lot Size, see 12.1.04					
Lot area - sf in minimum	-	-	15,000		7,500
Lot width - feet in minimum	-	-	100		60
Height, see 12.1.04					
Building height, max in stories	3	-	-		3
Building height, max in feet	35	35	30		30
Ceiling height, max in feet	Established in 12.4.05 for certain building types				
Density, see 12.1.04					
Residential density, max in units/acre	15	15	10	8	1 per lot
Hotel/motel density, max in units/acre	20	20	-	-	-
Building coverage, see 12.1.04					
Building coverage, max %	80	60	50		
Open Space, see 12.1.04					
Open space, min in %	20	20	20		
Building & Parking Placement, see 12.1.04					
Build-to Zone min/max in ft	Established in 12.4.05 for certain building types				
Side and Rear setbacks	Established in 12.4.05 for certain building types				
Frontage percentage, min %	Established in 12.4.05 for certain building types				
Parking Setbacks, min in feet	Established in 12.4.05 for certain building types				
Building Types, see 12.4.05					
Shopfront Building	P	P	P	-	-
Mixed-use Building	P	P	P	-	-
Office Building	P	P	-	-	-
Apartment Building	P	P	-	P	-
Townhouse	P	P	-	P	-
Live/Work Building	P	P	P	-	-
Side Yard Building	-	P	-	P	P
Cottage	P	P	-	P	P
Cottage Court	P	P	-	P	-
Duplex	-	-	-	P	
All Yard House	-	-	-	P	P
Outbuilding	P	P	-	P	P
Industrial Building	-	-	P	-	-

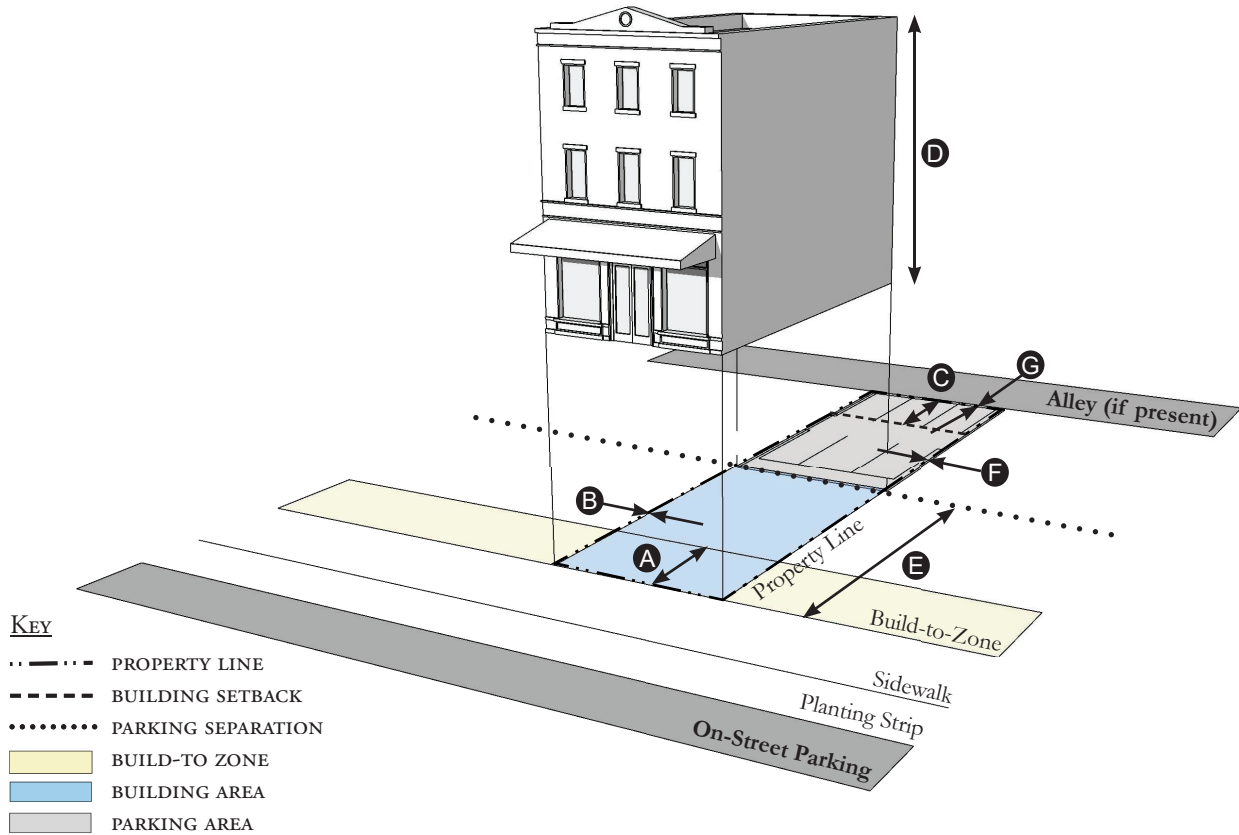


# Building Types

12.4.05

**12.4.05 Building types.** The following standards shall apply in the Old Palm City Subdistricts districts. Table **OPC-5** provides additional Development Standards.

**Figure OPC-5.01 - Shopfront Building**



## Building Placement, see 12.1.04

Frontage	80% min.	
Front Build-to-Zone	0' min., 15' max.	<b>A</b>
Side at Street Build-to-Zone	0' min., 15' max.	
Side at Property Line Setback <sup>1</sup>	0' or 5'	<b>B</b>
Rear Yard Setback <sup>1</sup>	10' min./5' min. with alley	<b>C</b>

## Height, see 12.1.04

Ceiling at Ground Level	12' min.	
Building Height	Refer to 12.4.04	<b>D</b>

## Notes

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Building Transitions described in 12.1.04.15 apply.

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

## Permitted Subdistricts, see 12.4.02

Core	Corridor	Industrial
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## Allowed Frontage Types, see 12.1.05 & 12.4.04

Storefront	Arcade	Bracketed Balcony
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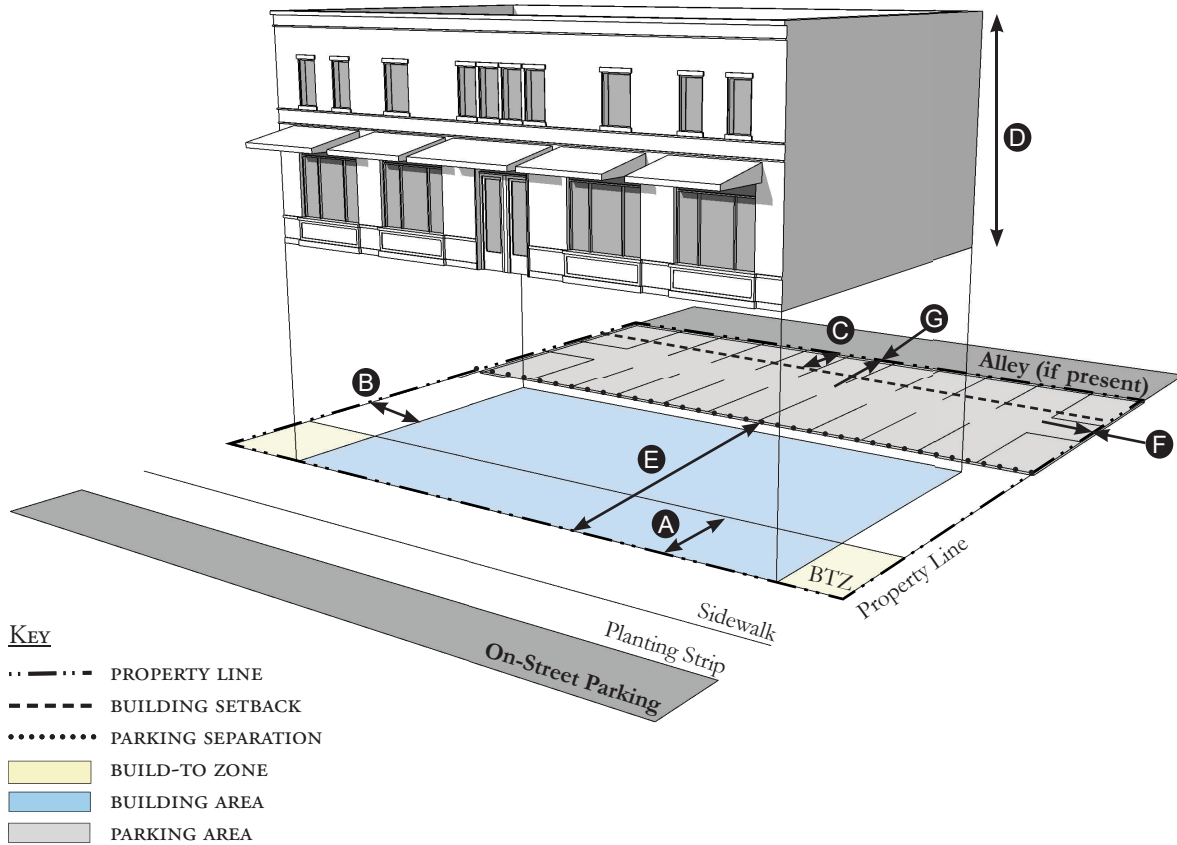
## Parking Placement

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>

## Description

A shopfront building has ground-floor space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.

Figure OPC-5.02 - Mixed-Use Building

**Building Placement, see 12.1.04**

Frontage	80% min.	
Front Build-to-Zone	0' min., 15' max.	(A)
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback <sup>1</sup>	5' min., 10' max.	(B)
Rear Yard Setback <sup>1</sup>	10' min./5' min. with alley	(C)

**Height, see 12.1.04**

Ceiling at Ground Level	12' min.	
Building Height	Refer to 12.4.04	(D)

**Notes**

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Building Transitions described in 12.1.04.15 apply.

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

**Permitted Subdistricts, see 12.4.02**

Core	Corridor	Industrial
------	----------	------------

**Allowed Frontage Types, see 12.1.05 & 12.4.04**

Storefront	Arcade	Bracketed Balcony
		Forecourt

**Parking Placement**

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

**Description**

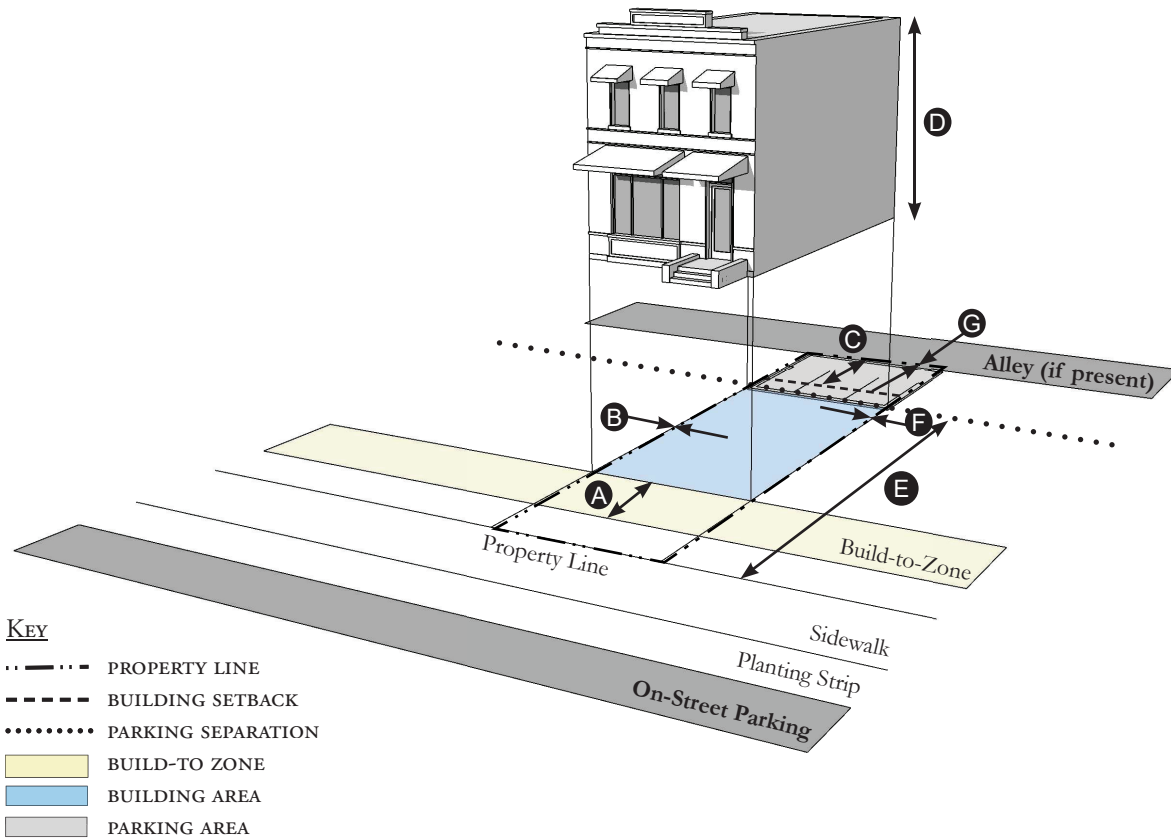
A mixed-use building has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent allowed in the Subdistrict. Mixed-use buildings may have a shop frontage on the ground floor.



# Building Types

12.4.05

Figure OPC-5.03 - Office Building



## Building Placement, see 12.1.04

Frontage	80% min	
Front Build-to-Zone	10' min. / 15' max	<b>A</b>
Side at Street Build-to-Zone	10' min. / 15' max	
Side at Property Line Setback <sup>1</sup>	0' or 5'	<b>B</b>
Rear Yard Setback <sup>1</sup>	10' min./5' min. with alley	<b>C</b>

## Height, see 12.1.04

Ceiling at Ground Level	12' min.	
Building Height	Refer to 12.4.04	<b>D</b>

## Notes

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Building Transitions described in 12.1.04.15 apply.

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

## Permitted Subdistricts, see 12.4.02

Core      Corridor

## Allowed Frontage Types, see 12.1.05 & 12.4.04

Storefront	Arcade	Bracketed Balcony
	Stoop	Forecourt

## Parking Placement

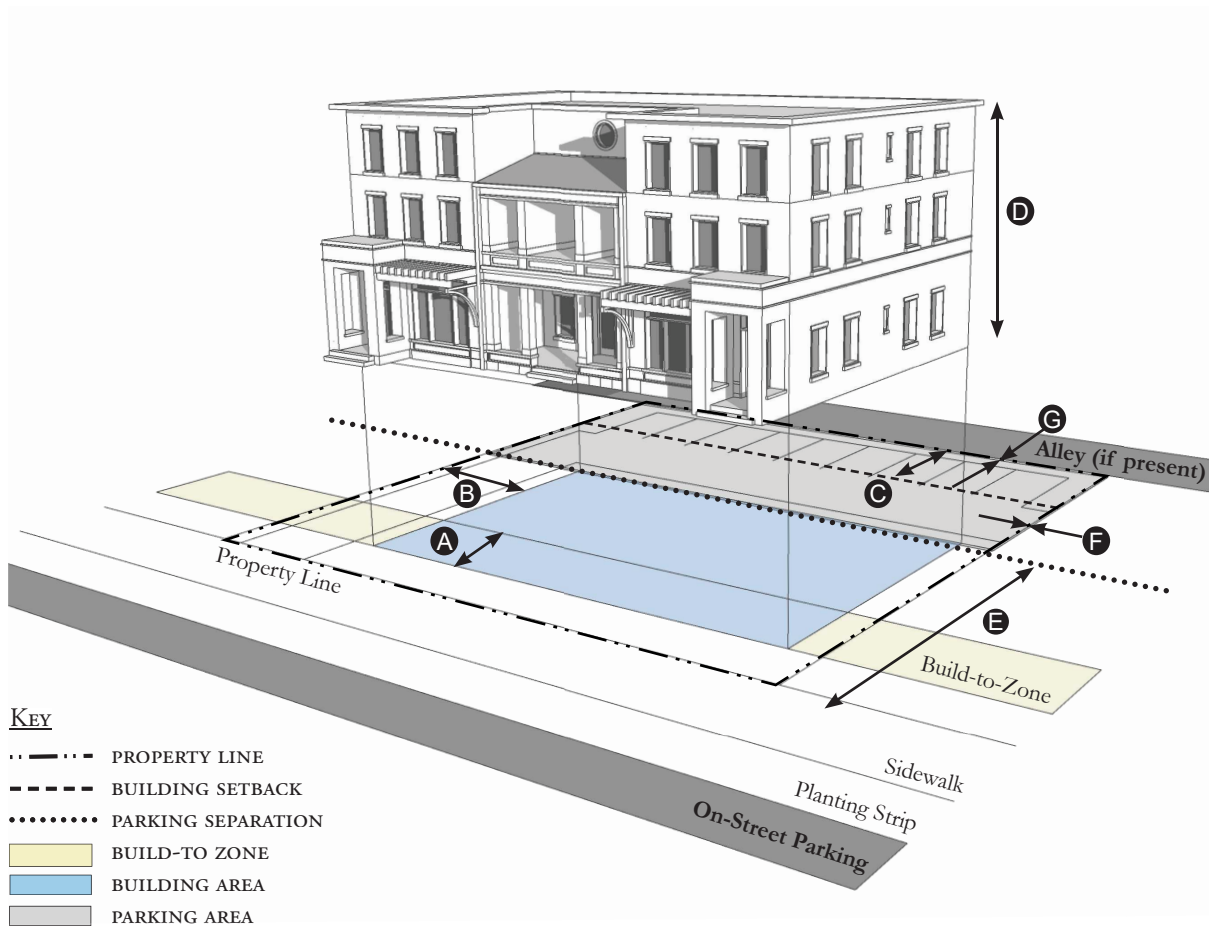
Front Setback	30' min.	<b>E</b>
Side at Street Setback	10' min.	
Side at Property Line	0' min.	<b>F</b>
Rear Setback	5' min. / 0' alley with alley	<b>G</b>

## Description

An office building has a one or more commercial tenants, occupancies, or businesses. An office building may have a shop frontage on the ground floor.



Figure OPC-5.04 - Apartment Building

**Building Placement, see 12.1.04**

Frontage	60% min.	
Front Build-to-Zone	10' min., 25' max.	(A)
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback <sup>1</sup>	5' min.	(B)
Rear Yard Setback <sup>1</sup>	10' min./5' min. with alley	(C)

**Height, see 12.1.04**

Ceiling at Ground Level	Not applicable	
Building Height	Refer to 12.4.04	(D)

**Notes**

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Building Transitions described in 12.1.04.15 apply.

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

**Permitted Subdistricts, see 12.4.02**

Core	Corridor	Multifamily
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**Allowed Frontage Types, see 12.1.05 & 12.4.04**

Porch	Stoop	Bracketed Balcony
		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)

**Description**

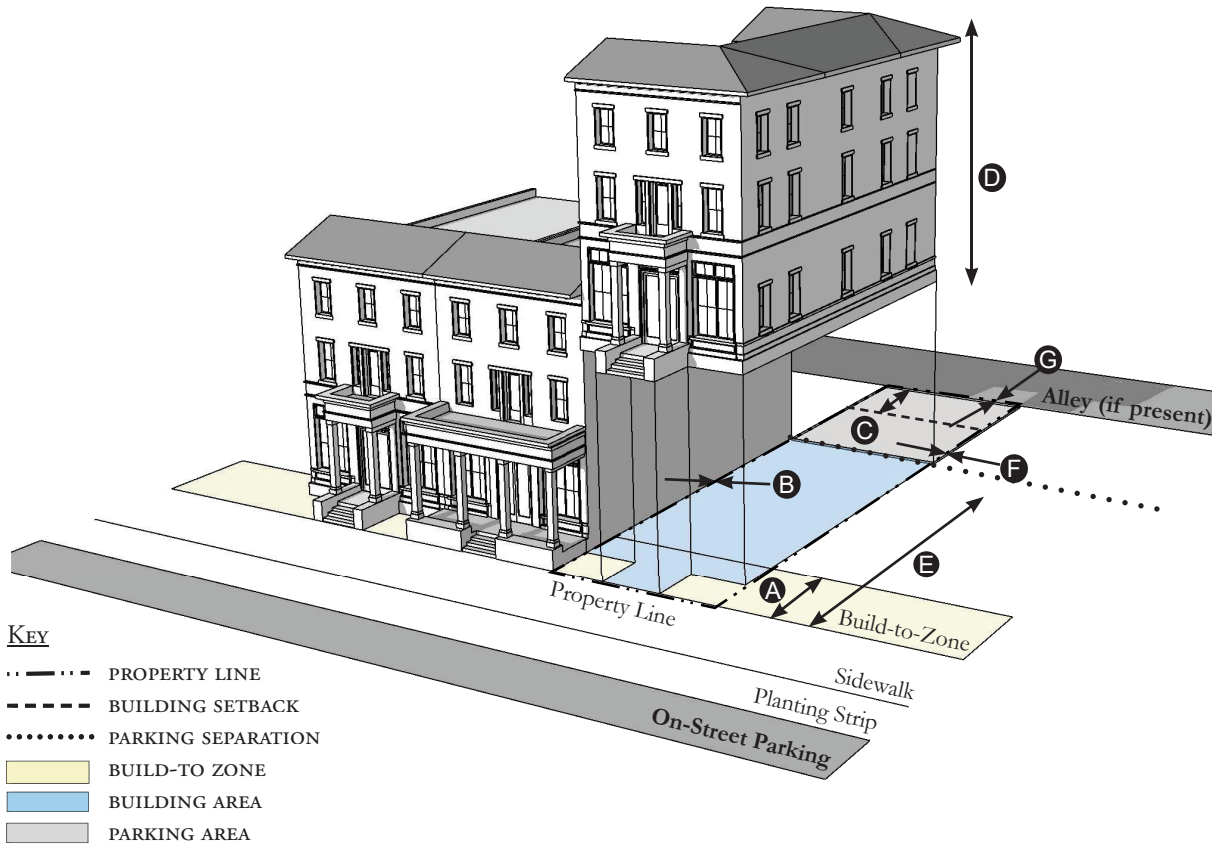
An apartment building contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.



# Building Types

12.4.05

Figure OPC-5.05 - Townhouse



## Building Placement, see 12.1.04

Frontage	80% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	0' min., 15' max.	
Side at Property Line Setback <sup>1</sup>	0' min.	B
Rear Yard Setback <sup>1</sup>	10' min./5' min. with alley	C

## Height, see 12.1.04

Ceiling at Ground Level	Not applicable	
Building Height	Refer to 12.4.04	D

## Notes

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

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Building Transitions described in 12.1.04.15 apply.

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

## Permitted Subdistricts, see 12.4.02

Core	Corridor	Multifamily
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## Allowed Frontage Types, see 12.1.05 & 12.4.04

Porch	Stoop	Bracketed Balcony
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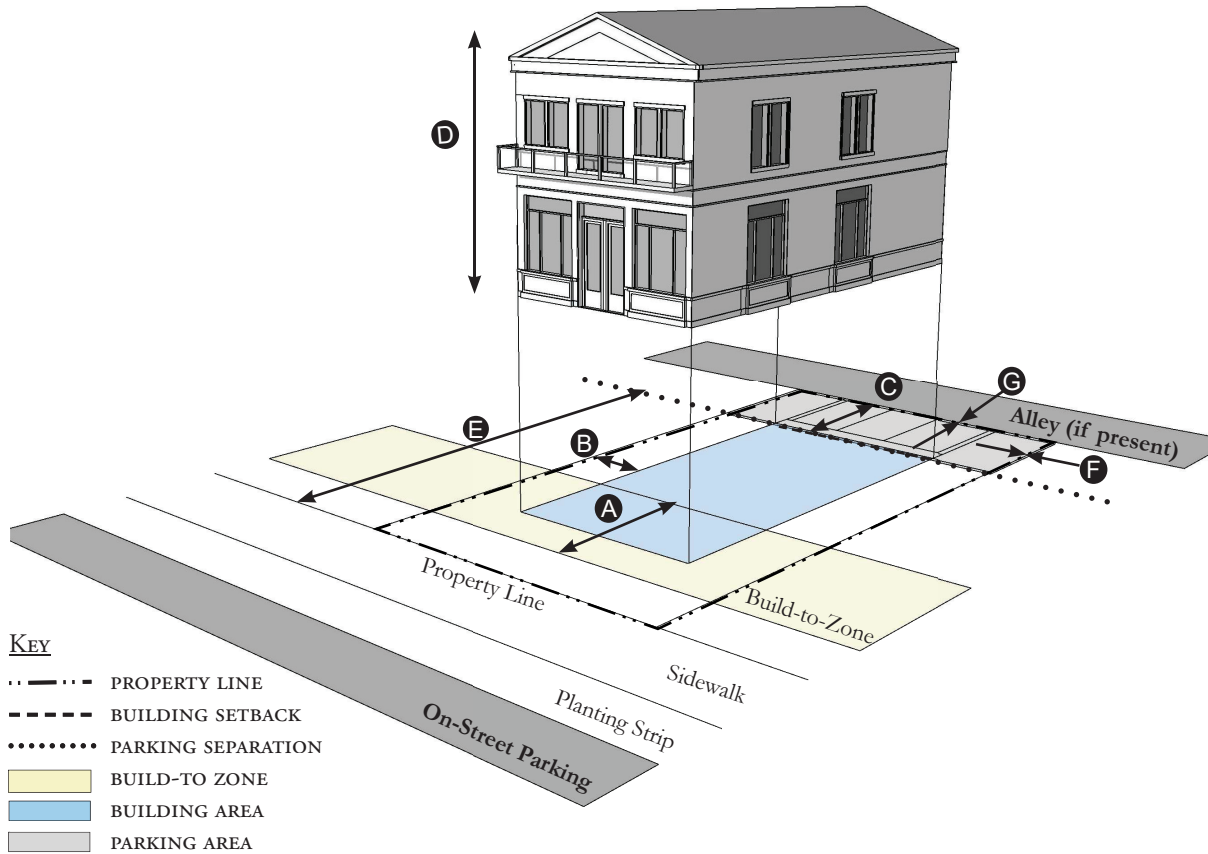
## Parking Placement

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

## Description

A townhouse is a building with common walls on one or both sides and often a private garden to the rear. Service and parking access are from the rear.

Figure OPC-5.06 - Live/Work Building

**Building Placement, see 12.1.04**

Frontage	80% min.	
Front Build-to-Zone	10' min., 25' max.	(A)
Side at Street Build-to-Zone	10' min.	
Side at Property Line Setback <sup>1</sup>	10' min.	(B)
Rear Yard Setback <sup>1</sup>	10' min.	(C)

**Height, see 12.1.04**

Ceiling at Ground Level	12' min.	
Building Height	Refer to 12.4.04	(D)

**Notes**

<sup>1</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Building Transitions described in 12.1.04.15 apply.

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

**Permitted Subdistricts, see 12.4.02**

Core	Corridor	Industrial
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**Allowed Frontage Types, see 12.1.05 & 12.4.04**

Storefront	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)

**Description**

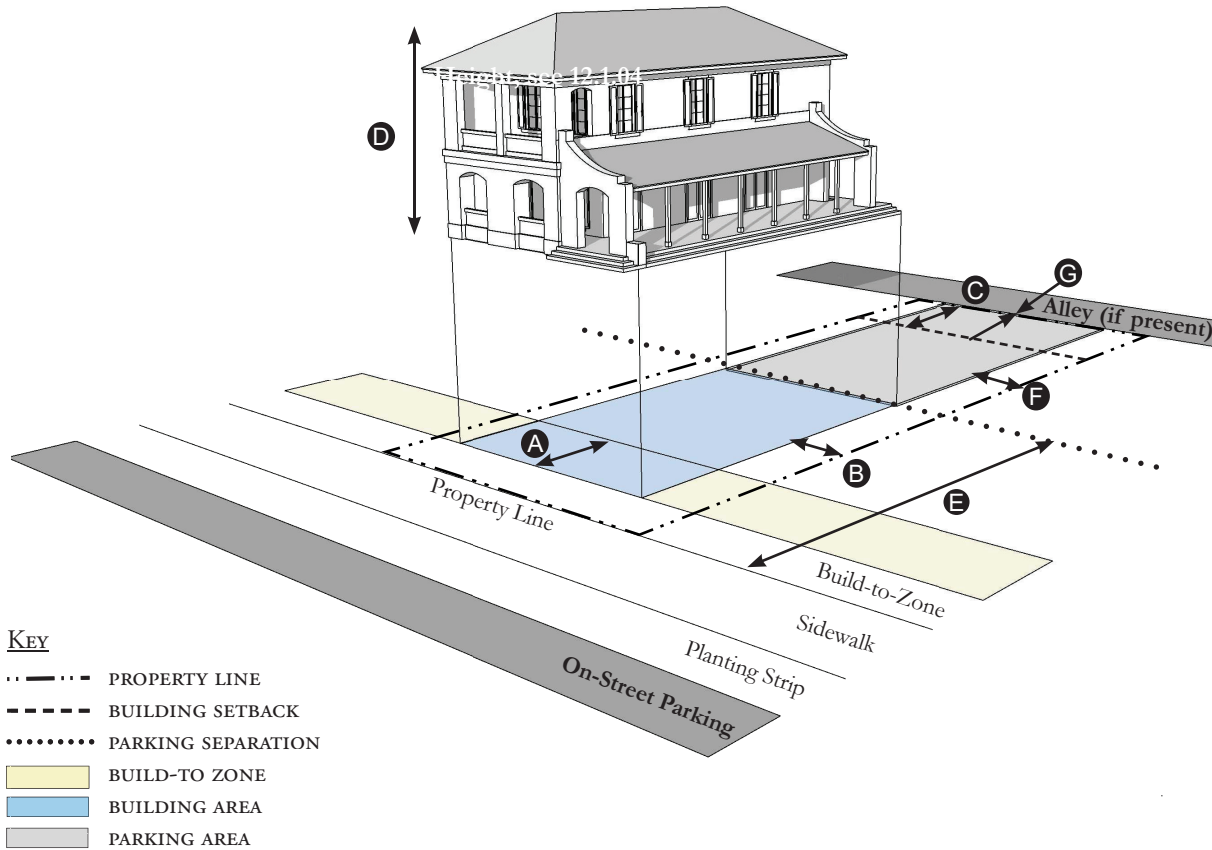
A live/work building consists of commercial and residential functions. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.



# Building Types

12.4.05

Figure OPC-5.07 - Side Yard House



## KEY

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

### Building Placement, see 12.1.04

Frontage <sup>1</sup>	60% min.	
Front Build-to-Zone	10' min., 25' max.	(A)
Side at Street Build-to-Zone	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	(B)
Rear Yard Setback	10' min./5' min. with alley	(C)

### Height, see 12.1.04

Ceiling at Ground Level	Not applicable	
Building Height	30' / 2 stories max	(D)

### Notes

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

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

### Permitted Subdistricts, see 12.4.02

Corridor	Detached	Multifamily
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### Allowed Frontage Types, see 12.1.05 & 12.4.04

Porch	Stoop
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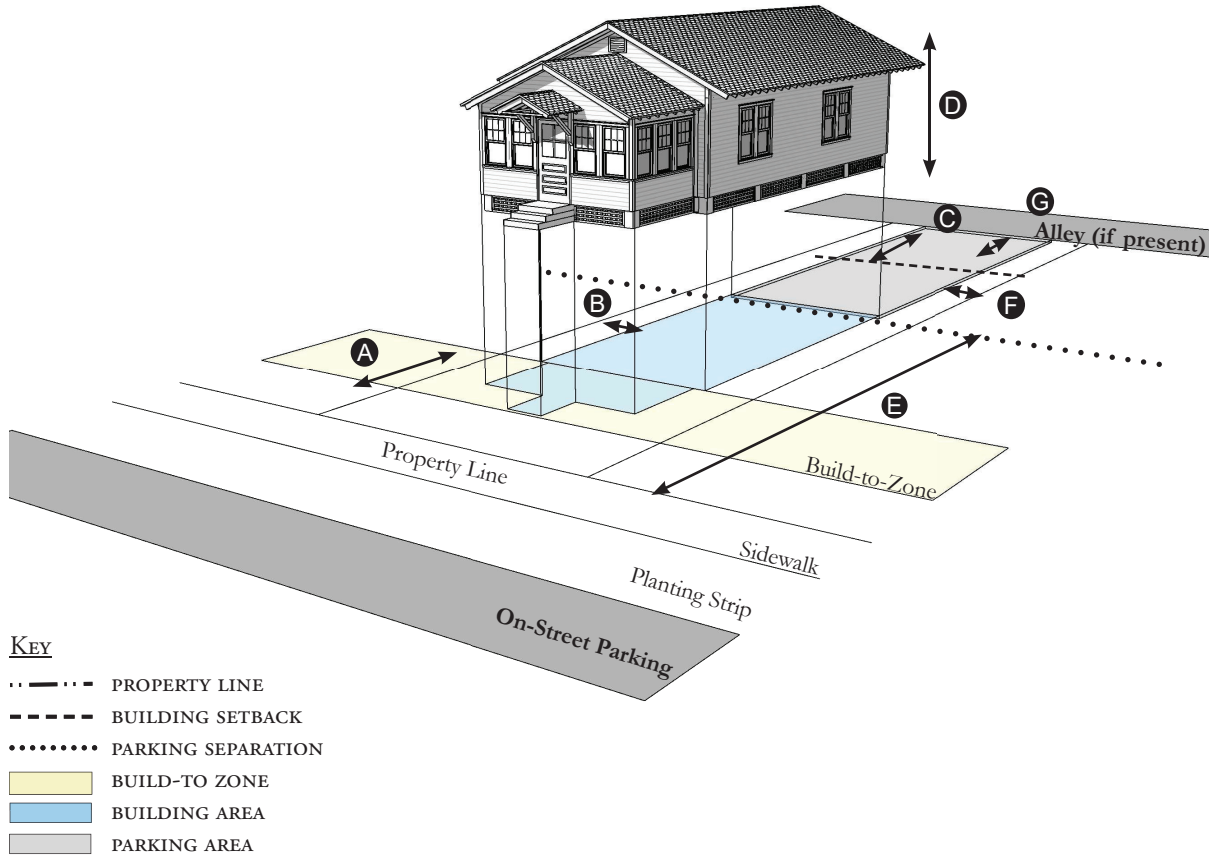
### Parking Placement

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)

### Description

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

Figure OPC-5.08 - Cottage

**Building Placement, see 12.1.04**

Frontage <sup>1</sup>	60% min.	
Front Build-to-Zone	10' min., 25' max.	<b>A</b>
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line Setback	5' min.	<b>B</b>
Rear Yard Setback	10' min.	<b>C</b>

**Height, see 12.1.04**

Ceiling at Ground Level	Not applicable	
Building Height	30' / 2 stories max	<b>D</b>

**Notes**

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

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

**Permitted Subdistricts, see 12.4.02**

Core	Corridor	Multifamily
Detached		

**Allowed Frontage Types, see 12.1.05 & 12.4.04**

Porch	Stoop
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**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>

**Description**

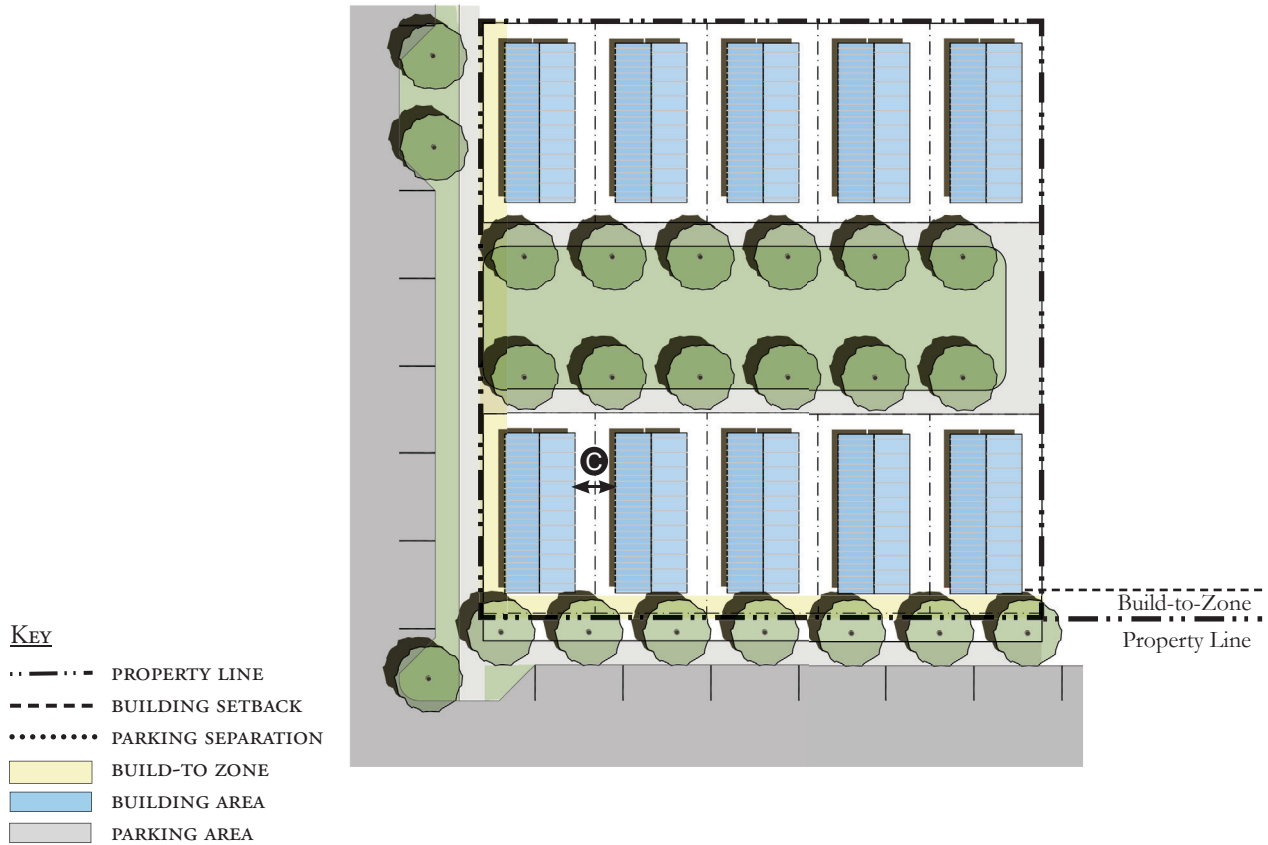
A cottage is a detached building with a small front yard often located on a narrow lot. Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.



# Building Types

12.4.05

Figure OPC-5.09 - Cottage Court



## Building Placement, see 12.1.04

Frontage <sup>1</sup>	60%	
Front Build-to-Zone	6' min.	<b>A</b>
Side at Street Build-to-Zone	6' min.	
Side at Property Line Setback	6' min.	<b>B</b>
Unit Separation	10' min.	<b>C</b>

## Height, see 12.1.04

Ceiling at Ground Level	Not applicable	
Building Height	30' / 2 stories max	<b>D</b>

## Notes

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

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

## Permitted Subdistricts, see 12.4.02

Core	Corridor	Multifamily
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## Allowed Frontage Types, see 12.1.05 & 12.4.04

Porch	Stoop
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## Parking Placement

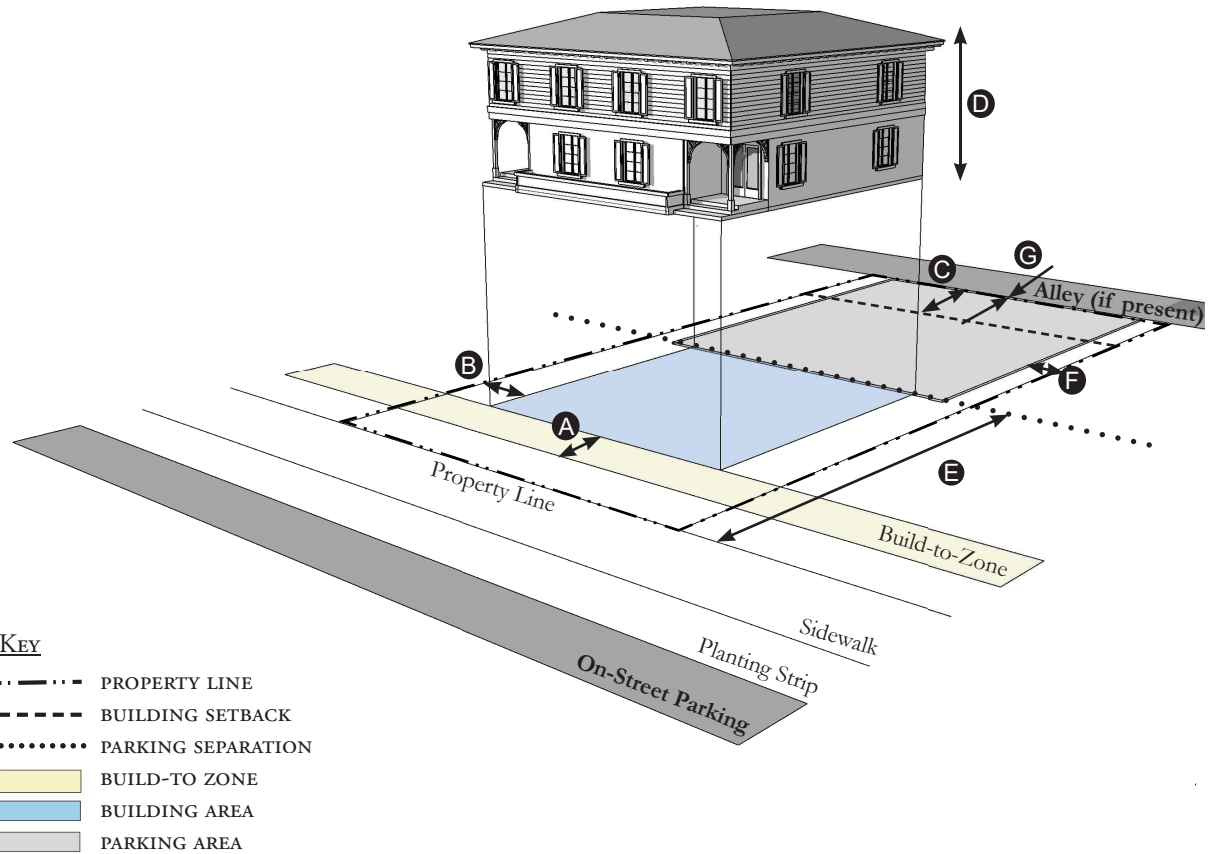
Front Setback	30' min.
Side at Street Setback	10' min.
Side at Property Line	5' min.
Rear Setback	5' min

## Description

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.



Figure OPC-5.10 - Duplex

**Building Placement, see 12.1.04**

Frontage <sup>1</sup>	60%	
Front Build-to-Zone	10' min., 25' max.	<b>A</b>
Side at Street Build-to-Zone	10' min	
Side at Property Line Setback	5' min	<b>B</b>
Rear Yard Setback	10' min.	<b>C</b>

**Height, see 12.1.04**

Ceiling at Ground Level	Not applicable	
Building Height	30'	<b>D</b>

**Notes**

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

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

**Permitted Subdistricts, see 12.4.02**

Multifamily

**Allowed Frontage Types, see 12.1.05 & 12.4.04**

Porch Stoop

**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. / 0' min. with alley	<b>G</b>

**Description**

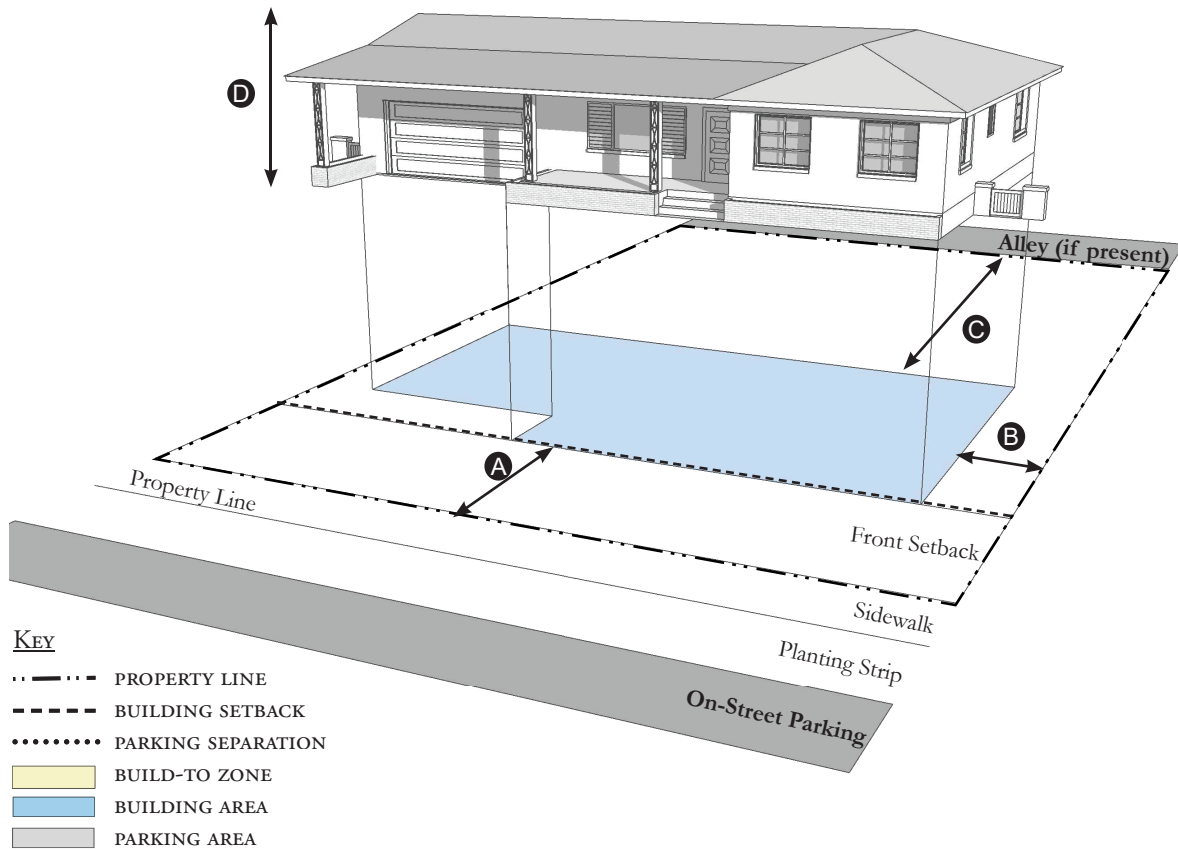
A duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.



# Building Types

12.4.05

Figure OPC-5.11 - All Yard House



## Building Placement, see 12.1.04

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

## Height, see 12.1.04

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

## Notes

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

## Permitted Subdistricts, see 12.4.02

Multifamily      Detached

## Allowed Frontage Types, see 12.1.05 & 12.4.04

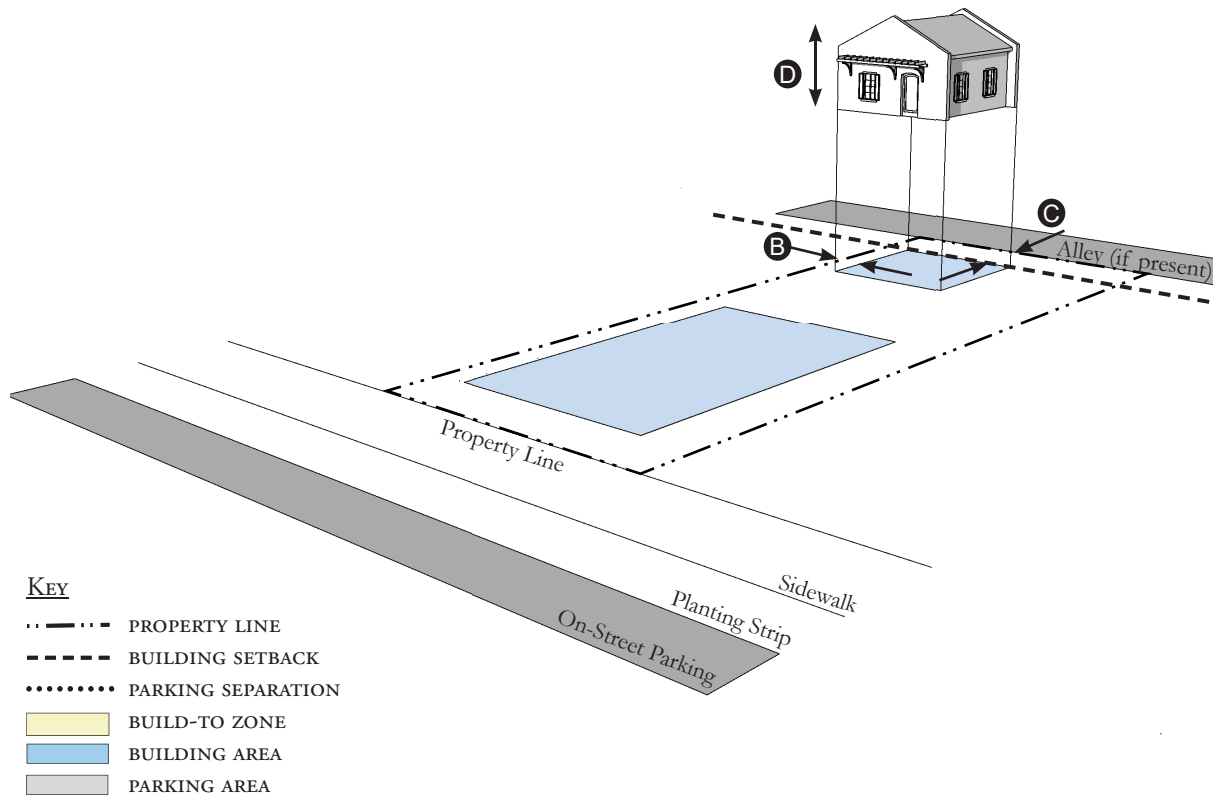
Porch      Stoop

## Description

A all yard house has yards on all sides and may contain accessory structures toward rear.



Figure OPC-5.12 - Outbuilding

**Building Placement, see 12.1.04**

Frontage	Not Required	
Front Build-to-Zone	Not applicable	
Side at Street Build-to-Zone	Not applicable	
Side at Property Line Setback	5' min.	(B)
Rear Yard Setback	5' min.	(C)

**Height, see 12.1.04**

Ceiling at Ground Level	Not applicable	
Building Height	24' / 2 stories max.	(D)

**Notes**

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

**Permitted Subdistricts, see 12.4.02**

Core	Corridor	Multifamily
Detached		

**Allowed Frontage Types, see 12.1.05 & 12.4.04**

Porch	Stoop

**Description**

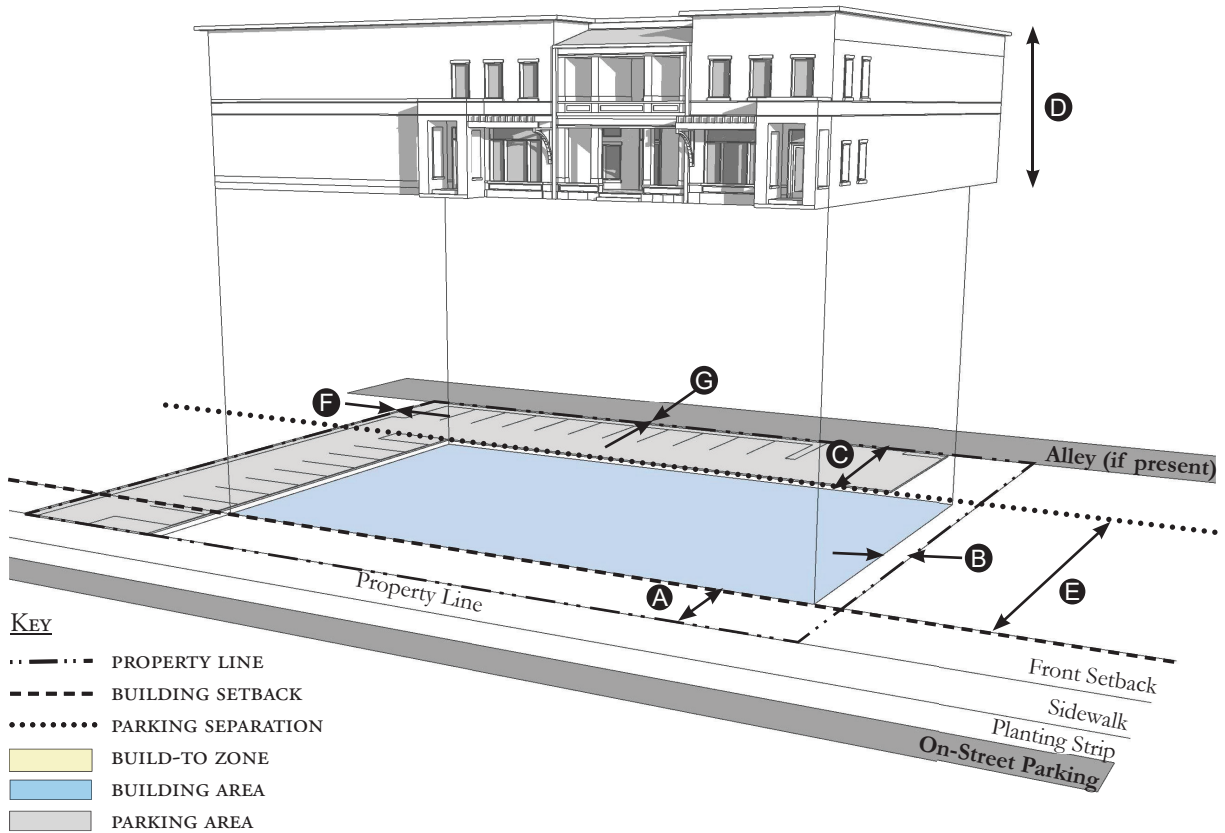
An outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An outbuildings may include a garage, shed, workshop, or accessory dwelling unit.



# Building Types

12.4.05

Figure OPC-5.13 - Industrial Building



## Building Placement, see 12.1.04

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

## Height, see 12.1.04

Ceiling at Ground Level	Not applicable	
Building Height	40'	(D)

## Notes

<sup>1</sup> Measured from existing Right-of-Way or edge of pavement.

<sup>2</sup> Where the rear or side of a property directly abuts a residential zoning district or an existing single family home Building Transitions described in 12.1.04.15 apply.

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

## Permitted Subdistricts, see 12.4.02

Industrial

## Allowed Frontage Types, see 12.1.05 & 12.4.04

Porch      Stoop      Bracketed Balcony

## Parking Placement

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

## Description

A all yard house has yards on all sides and may contain accessory structures toward rear.

**12.4.06 Street Standards.**

1. **Applicability.** Street standards that apply in all Redevelopment Zoning Districts are provided in Section 12.1.06. The additional street standards which apply in the Old Palm City Redevelopment Zoning District are specified in this section.
2. **Street Regulating Plan.** A Street Regulating Plan for the Old Palm City Redevelopment Zoning District is provided in Figure **OPC-3**, 12.2.02. That Regulating Plan identifies the following features:
  - a. **Primary streets** allow movement through as well as within the Old Palm City Redevelopment Zoning District.
  - b. **Secondary streets** are local streets that supplement the primary streets to provide an interconnected street network that serves users of all ages and abilities and that fully integrates residential neighborhoods with shopping, employment, and civic features.
  - c. **Recommended Future Streets** would become additional streets to complete a highly interconnected street network in the Old Palm City Redevelopment Zoning District.
  - d. **Recommended Future Alleys** are not required but are strongly encouraged within the blocks created by the construction of proposed streets. Alleys may be designed and constructed as the alley type in 12.1.06.
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.



# Parking Standards

12.4.07

## 12.4.07

### Parking Standards.

1. **Applicability.** Parking Standards found in Sections 4.621 through 4.628, Div. 14, Article 4, are modified for all Redevelopment Zoning Districts in 12.1.07. Those modified Parking Standards apply in the Old Palm City Redevelopment Zoning District, except as specified otherwise in this section.
2. **Parking rates.** Refer to Parking Standards 12.1.07 for parking rates applicable to Redevelopment Zoning Districts.
3. **Special Parking Alternative for Redevelopment Centers (SPARC) program.** The SPARC program described in 12.1.07 is authorized within the Old Palm City CRA.
4. **Screening of parking from residential uses.** There shall be an alley between parking areas and adjacent residential uses. Where an alley is not possible, there shall be a visual barrier between parking areas or commercial uses and residential uses. Refer to Landscaping Standards 12.4.09 and Vehicular Use Areas.
5. **Parking structures.** Whenever a parking structure or surface parking provided beneath a building is located on a Primary Street, as identified on the Street Regulating Plan, 12.4.02, street level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.
6. **Distributing Parking.** Where more than 200 parking spaces are provided onsite, such parking shall be distributed such that no more than 50 percent of the spaces are grouped in a single area of the parcel. Methods of distributing parking include locating parking adjacent to the rear or sides of a building or by physically separating parking areas with other buildings or landscaped areas.
7. **Approved parking surfaces.**
  - a. Residential-only development shall provide parking on a paved surface.
  - b. Commercial, industrial, or mixed-use development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a grassed surface.
  - c. Civic uses may provide parking on grassed surfaces.
  - d. Parking surfaces shall be brought up to the standards of this sub-section, no later than five years from the effective date of this Division.



**12.4.08 Stormwater Standards.**

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



# Landscape Standards

12.4.09

## 12.4.09

### Landscape standards.

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

**Table OPC-9 Landscaping, Buffering, and Tree Protection Standards**

County Wide LDR		In Rio CRA
<b>General Requirements</b>		
4.661.A	Purpose and intent	Applies as written
4.661.B	Applicability	Does not apply
4.661.C	Glossary	Applies as written
<b>Application Requirement</b>		
4662.A	Landscape Plan	Modified by 12.4.09.2
4662.B	Irrigation Plans	Applies as written
<b>Landscape Design Standards</b>		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.3.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Replaced by 12.4.09.4
A.4-5	Vehicular use areas	Modified by 12.4.09.5
A.6	Service areas	Modified by 12.4.09.6
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
<b>Landscape Material Standards</b>		
4.664	(All Subsections)	Applies as written
<b>Maintenance of Required Landscaping</b>		
4.665	(All Subsections)	Applies as written
<b>Tree Protection</b>		
4.666	(All Subsections)	Applies as written
<b>Alternative Compliance</b>		
4.667	(All Subsections)	Replaced by 12.1.13.3
<b>Certificate of Compliance</b>		
4.668	(All Subsections)	Applies as written

2. **Landscape plan.** Development applications shall include a landscape plan prepared by a qualified professional that provides the location and type of existing and proposed features that are identified in Table **OPC-10**, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.



- a. **Column A** requirements apply to an application for a final site plan.
- b. **Column B** requirements apply to an application for a building permit for a Small Site, which are defined as the construction or expansion of a principal building or accessory structures on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.
- c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12, as those terms are defined in Section 4.871.B, Div. 20, Article 4.
- d. **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.

**Table OPC-10 - Landscape Plan Application Requirements**

County Wide LDR		In Rio 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

### 3. Required landscape area.

- a. Table **OPC-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

12.4.09

**Table OPC-11 - Required Landscape Area & Tree Planting**

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core		
Corridor		
Industrial		
Multifamily		
Detached		

**4. Required tree planting.**

a.

**5. Vehicular use areas.**

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

**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, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 5,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.

**6. Service areas.** Service function areas including dumpsters, shall be screened in accordance with Section 4.663.A.5, Div. 15, Article 4, except that landscaping shall not be required around the perimeter of the screen.





**12.4.10 Wall & fence standards.**

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



# Sign Standards

12.4.11

## 12.4.11

### Sign Standards.

1. Sign Standards must comply with the standards for all Redevelopment Zoning Districts found in 12.1.11 except where modified below.
2. **Wall signs.** For wall signs in the Old Palm City Redevelopment Zoning Subdistricts Table **OPC-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.
3. **Window Signs.** Window signs shall not exceed 20 percent of the window area.
4. **Freestanding signs.** One freestanding sign is allowed per building or each 200 lineal feet of property frontage. The freestanding sign shall be a pedestal sign with a maximum square footage of 50 square feet per sign face.
5. **Murals** are permitted, but may not contain advertising.
6. **Types of signs permitted.** The list of permitted signs in Section 4.703, Div. 16, Article 4 is adjusted for the Old Palm City Redevelopment Zoning District by adding the following sign as permitted:
  - a. **Sandwich or sidewalk signs,** as defined in Section 4.693, Div. 16, Article 4, are permitted in the Core and Corridor Subdistricts, provided the signs do not exceed 6 square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 PM daily.
7. **Lettering and logo size.** Table **OPC-12** provides the maximum height of lettering and logos on any allowable sign in the Old Palm City Redevelopment Zoning District. Section 4.699, Div. 16, Article 4 describes how to measure the height of irregularly shaped features.

**Table OPC-12 - Sign Size Limitations**

Subdistrict	Percent of Building Face Allowable for Wall Signs	Maximum Size Per Wall Sign	Maximum Height of Lettering and Logos for All Signs
Core	12%	32-sf	24 inches
Corridor	15%	32-sf	24 inches
Industrial	15%	32-sf	24 inches
Multifamily	-	-	-
Detached	-	-	-



**12.4.12**  
following:

**Architectural Standards.** All structures within the Old Palm City CRA shall comply with the

1. **Accessory Structures.** Materials shall be or have the appearance of that of the primary structure.
2. **Historic Structures.** Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div.13, Article 4.
3. **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 forty percent (40%).
4. **Building Transparency.** Shopfront, Mixed-use, Office or Apartment building façades facing streets or civic open spaces must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Commercial fronts at the ground level are permitted up to 70% transparent windows or doors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than forty percent (40%).