

**BCC MEETING DATE:** December 17, 2019  
**AGENDA ITEM:** PHQJ-2

**MARTIN COUNTY, FLORIDA  
SUPPLEMENTAL MEMORANDUM**

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**TO:** Honorable Members of the Board of County Commissioners    **DATE:** 12/9/2019

**VIA:** Taryn Kryzda  
County Administrator

**FROM:** Nicki van Vonno, AICP  
Growth Management Director

**REF:** 20-0112

**SUBJECT: SECOND PUBLIC HEARING TO CONSIDER ADOPTION OF AN  
ORDINANCE THAT ESTABLISHES DIVISION 3, THE RIO COMMUNITY  
REDEVELOPMENT CODE, AND AMENDS THE ZONING ATLAS**

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Attached is a revised draft of the proposed ordinance. Various non-substantive edits were made to improve clarity. Additionally, the legal description of the Rio Development Zoning District is attached as Exhibit B.

Reviewed by County Attorney's Office

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**ORDINANCE NUMBER**

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 3, RIO COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.264, RIO COMMUNITY REDEVELOPMENT AREA; AMENDING THE ZONING ATLAS TO ASSIGN THE RIO REDEVELOPMENT ZONING DISTRICT; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.**

WHEREAS, the Board of County Commissioners (BCC) has adopted the Martin County Comprehensive Growth Management Plan within which are included goals, objectives, and policies related to zoning and land development; and

WHEREAS, on September 10, 2019, the Board of County Commissioners adopted a new chapter of the Comprehensive Growth Management Plan, Chapter 18, Community Redevelopment Element; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires the implementation of the goals, objectives and policies of a comprehensive plan through the adoption of consistent land development regulations; and

WHEREAS, creation of Article 12, Redevelopment Code, Land Development Regulations has been proposed to implement Chapter 18 of the Comprehensive Growth Management Plan; and

WHEREAS, Article 12, Redevelopment Code, Division 1, General, Land Development Regulations, was adopted by the Board of County Commissioners on September 24, 2019; and

WHEREAS, on October 3, 2019, the Local Planning Agency held public hearings on the proposed adoption of Article 12, Division 3, Rio Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Rio Community Redevelopment Area; and

WHEREAS, on November 12, 2019, the Board of County Commissioners held a public hearing on the proposed amendment of the Land Development Regulations to create Article 12, Division 3, Rio Community Redevelopment Code; and

WHEREAS, on December 17, 2019, the Board of County Commissioners held a public hearing on the proposed amendment of the Land Development Regulations and the proposed amendment of the Zoning Atlas regarding the Rio Community Redevelopment Area; and

WHEREAS, the Local Planning Agency and the Board of County Commissioners have provided for full public participation in the review of the proposed amendments of the Land Development Regulations and the Zoning Atlas; and

WHEREAS, the Board of County Commissioners finds the proposed amendments consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA, THAT:**

**PART I: ADOPTION OF DIVISION 3, RIO COMMUNITY REDEVELOPMENT CODE, ARTICLE 12, REDEVELOPMENT, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

Division 3, Rio Community Redevelopment Code, of Article 12, Redevelopment, Land Development Regulations, Martin County Code, attached hereto as Exhibit A, is hereby adopted.

**PART II. REPEAL OF SECTION 3.264, RIO COMMUNITY REDEVELOPMENT AREA, ARTICLE 3, DIVISION 6, REDEVELOPMENT OVERLAY DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

The entirety of Section 3.264, Rio Community Redevelopment Area, Land Development Regulations, Martin County Code, is hereby repealed.

**PART III. AMENDMENT OF MARTIN COUNTY ZONING ATLAS**

A. The Zoning Atlas is hereby amended to change the zoning district classification to the Rio Redevelopment Zoning District for the property described in Exhibit B, attached hereto. The change in the zoning district classification also eliminates the Rio Industrial, Western, Eastern and Town Center Zoning Overlay Districts.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the land that is the subject of this amendment of the Zoning Atlas is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

#### **PART IV. CONFLICTING PROVISIONS.**

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts hereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning the adoption or amendment of the Martin County Comprehensive Plan.

#### **PART V. SEVERABILITY.**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

#### **PART VI. APPLICABILITY OF ORDINANCE.**

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

#### **PART VII. FILING WITH DEPARTMENT OF STATE.**

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

#### **PART VIII: CODIFICATION.**

Provisions of this ordinance shall be incorporated into the Martin County Land Development Regulations. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

#### **PART IX. EFFECTIVE DATE.**

- A. The effective date of this ordinance, if Comprehensive Plan Amendment CPA 19-23, RIO FLUM, is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If CPA 19-23, Rio FLUM, is timely challenged, this amendment shall become effective



on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of an ordinance affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

- B. Notwithstanding such effective date, applications for development orders that were submitted prior to the effective date of this ordinance may be approved if the development orders are consistent with Section 3.264, Rio Community Redevelopment Area, Land Development Regulations, Martin County Code, which was in effect prior to the effective date of this ordinance.

**DULY PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF DECEMBER, 2019.**

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER**

**BY: \_\_\_\_\_  
HAROLD E. JENKINS, II  
CHAIRMAN**

**APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY**

**BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY**

**Exhibit A**

**Article 12, Division 3, Rio Community Redevelopment Code**

DRAFT

## Division 3, Article 12

## Rio Community Redevelopment Code

**Section 12.3.01. Purpose.**

1. Rio is a unique, coastal community located on the St. Lucie River with historically platted neighborhoods, established industries, scenic views, and civically engaged and diverse residents. This division is intended to:
  - a. Revitalize Rio as a desirable place to live, vacation, and conduct business.
  - b. Improve upon its indigenous architecture and colorful history to create an intimate village with an enviable quality of life.
  - c. Strengthen Rio's character and economic well-being through both public and private redevelopment initiatives.
  - d. Promote and accomplish the goals, objectives, and policies of the Martin County Comprehensive Growth Management Plan and achieve the vision for Rio in its Community Redevelopment Plan.
2. **Rio Redevelopment Zoning District.** This Article 12, Division 3 of the Martin County Land Development Regulations establishes the Rio Redevelopment Zoning District and the permitted uses and development standards applicable therein.
3. **Organization.** How this Division is organized:
 

Section 12.3.01	Purpose
Section 12.3.02	Regulating Plan
Section 12.3.03	Permitted Uses
Section 12.3.04	Development Standards
Section 12.3.05	Building Type & Frontage Type 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



Figure R-1 Artist rendering of the future vision of Rio as established in the 2001 Vision Planning and updated in 2009 and 2015.

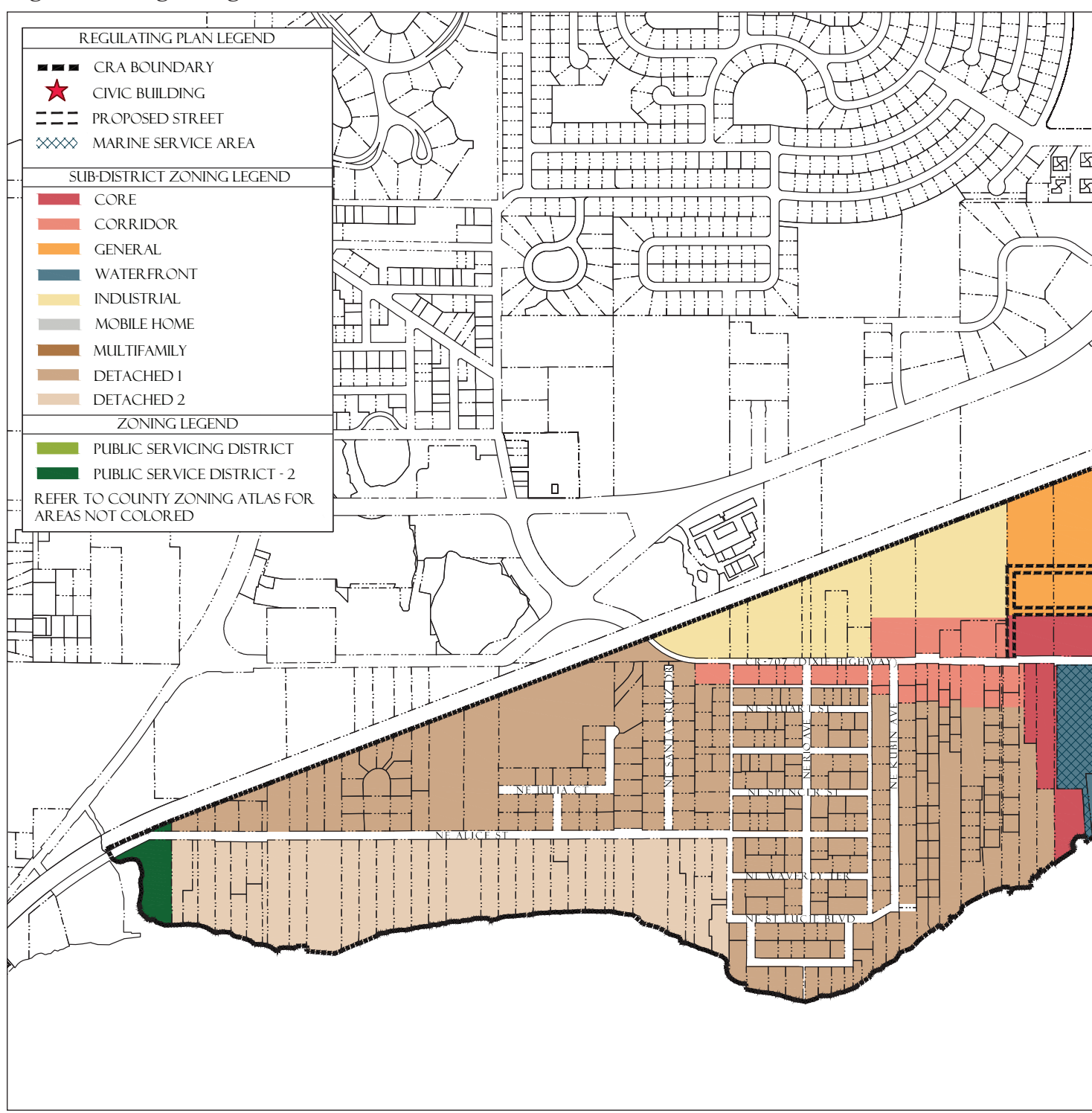


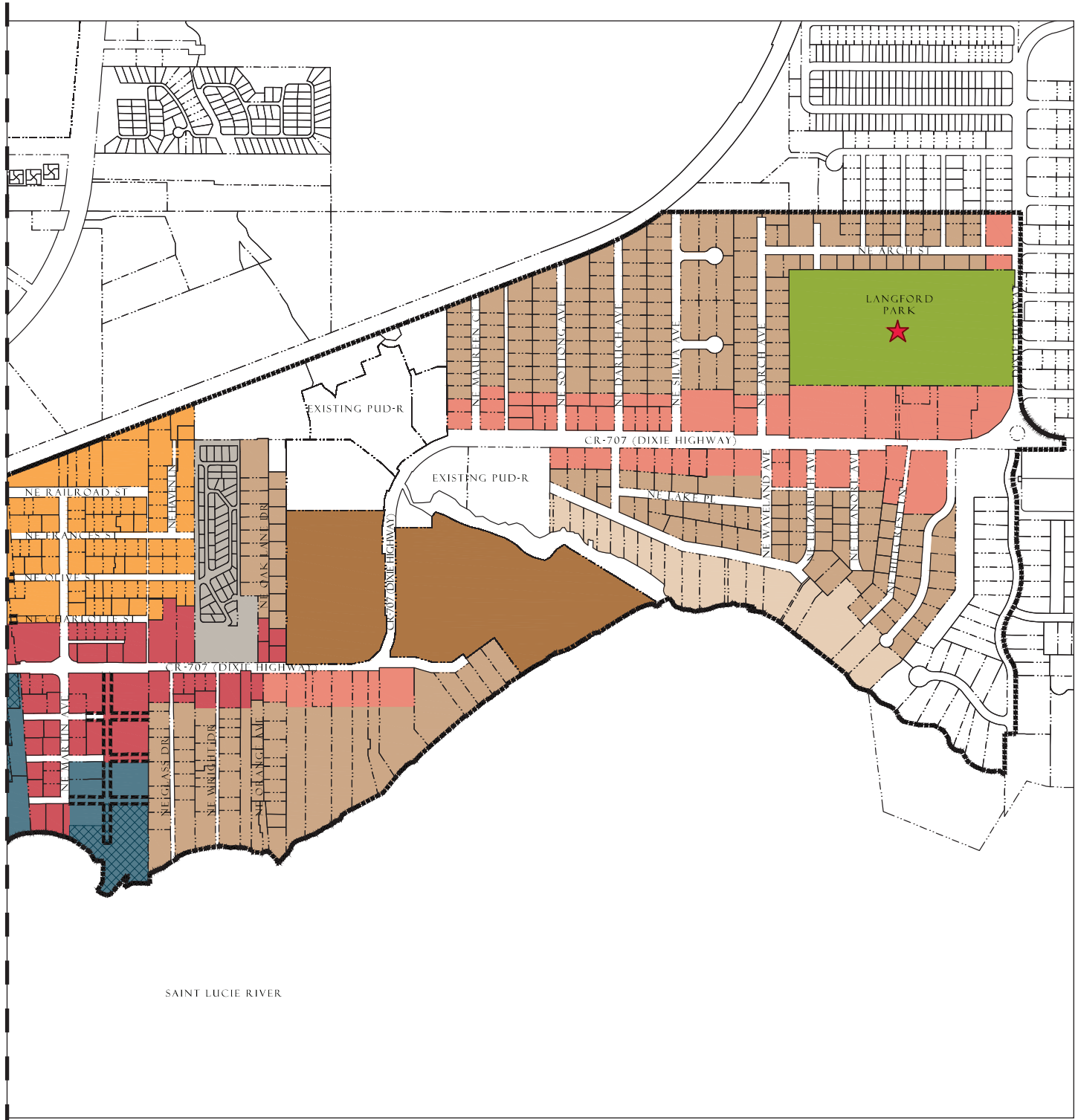
# Regulating Plan

12.3.02

**Section 12.3.02. Regulating plan.** Figures R-2 and R-3 are the Regulating Plans that apply to the Rio Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

**Figure R-2 Regulating Plan**







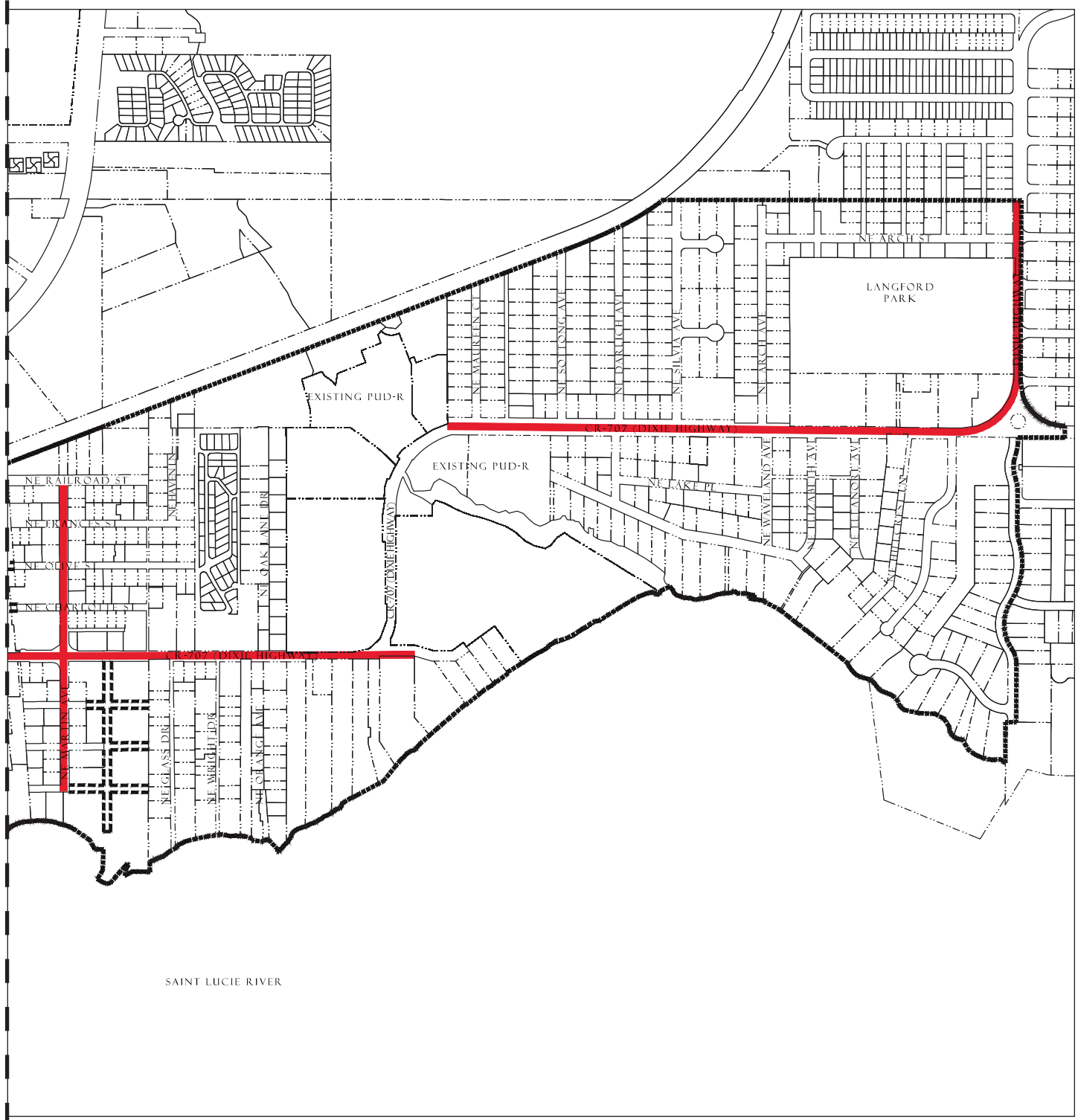
## 12.3.02

**STREET TYPE LEGEND**

- CRA BOUNDARY
- PRIMARY STREET
- SECONDARY STREET
- FUTURE STREET OR ALLEY

**NOTE:** Recommended Future Streets in Rio Redevelopment District shall be designated Primary or Secondary at time of design and construction. Refer to Section 12.3.06 for appropriate types defined in Section 12.1.06.

The map displays the Rio Redevelopment District with various street types and future street recommendations. Key streets shown include NE 10th St, NE 11th St, NE 12th St, NE 13th St, NE 14th St, NE 15th St, NE 16th St, NE 17th St, NE 18th St, NE 19th St, NE 20th St, NE 21st St, NE 22nd St, NE 23rd St, NE 24th St, NE 25th St, NE 26th St, NE 27th St, NE 28th St, NE 29th St, NE 30th St, NE 31st St, NE 32nd St, NE 33rd St, NE 34th St, NE 35th St, NE 36th St, NE 37th St, NE 38th St, NE 39th St, NE 40th St, NE 41st St, NE 42nd St, NE 43rd St, NE 44th St, NE 45th St, NE 46th St, NE 47th St, NE 48th St, NE 49th St, NE 50th St, NE 51st St, NE 52nd St, NE 53rd St, NE 54th St, NE 55th St, NE 56th St, NE 57th St, NE 58th St, NE 59th St, NE 60th St, NE 61st St, NE 62nd St, NE 63rd St, NE 64th St, NE 65th St, NE 66th St, NE 67th St, NE 68th St, NE 69th St, NE 70th St, NE 71st St, NE 72nd St, NE 73rd St, NE 74th St, NE 75th St, NE 76th St, NE 77th St, NE 78th St, NE 79th St, NE 80th St, NE 81st St, NE 82nd St, NE 83rd St, NE 84th St, NE 85th St, NE 86th St, NE 87th St, NE 88th St, NE 89th St, NE 90th St, NE 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## Permitted Uses

12.3.03

**Section 12.3.03. Permitted Uses.** Table **R-4** identifies permitted uses in the Rio (R) Redevelopment Zoning District.

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



Table R-4 Use Groups Permitted in Rio Subdistricts

	Core	General	Waterfront	Corridor	Industrial	Multi-family	Mobile Homes	Detached 1	Detached 2
<b>Residential Use Groups, see 12.1.03</b>									
Accessory dwelling units	P	P	-	P	-	P	-	P	P
Mobile homes	-	-	-	-	-	-	P	-	-
Other dwelling types	P	P	P <sup>1,2</sup>	P	P <sup>2</sup>	P	-	-	-
Single-family dwellings	-	P	-	P	-	P	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>
Bed and breakfast inns	P	P	P <sup>1,2</sup>	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 <sup>1</sup>	P	P	-	-	-	-
Construction services, limited	P	P	P <sup>1</sup>	P	P	-	-	-	-
Construction services, extensive	-	-	-	-	P	-	-	-	-
Convenience store with fuel	-	-	-	-	-	-	-	-	-
Drive-through facility	-	-	-	-	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P <sup>1</sup>	P	-	-	-	-	-
Marinas <sup>1</sup>	-	-	P <sup>1</sup>	-	-	-	-	-	-
Medical offices	P	P	-	P	P	-	-	-	-
Parking lots and garages	P	-	-	-	-	-	-	-	-
Restaurants	P	P	P <sup>1</sup>	P	P	-	-	-	-
Retail & services, limited impact	P	P	P <sup>1</sup>	P	P	-	-	-	-
Retail & services, general impact	-	-	-	P	P	-	-	-	-
Retail & services, extensive impact	-	-	-	-	P	-	-	-	-
Recreational vehicle parks	-	-	-	-	P	-	-	-	-
Vehicular service and maintenance	-	-	-	-	P	-	-	-	-
Wholesale trades and services	-	-	-	P	P	-	-	-	-
Working waterfront	-	-	P <sup>1</sup>	-	-	-	-	-	-
<b>Public &amp; Institutional Use Groups, see 12.1.03</b>									
Institutional uses, limited impact	P	P	-	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 <sup>1</sup>	-	P	-	-	-	-
Extensive impact industrial industries	-	-	-	-	P	-	-	-	-
<b>Footnotes, see above</b>									

<sup>1</sup> Development in the Waterfront Subdistrict shall be water-dependent or water-related. Development on land in the Waterfront Subdistrict may contain residential uses when other uses in a mixed-use project 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>2</sup> Residential development in the Waterfront & Industrial Subdistricts shall be within a Mixed-Use Project.

<sup>3</sup> No duplexes are permitted.



# Development Standards

12.3.04

## Section 12.3.04. 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 **R-5**.
2. **Existing Buildings.** Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with this Division, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.
3. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided in Development Standards Section 12.1.04.8.
4. **Building Types.** Each new building, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table **R-5**. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables are regulatory requirements.
5. **Façade Transparency.** Shopfront, Mixed-use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 20 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than forty percent.

Table R-5 - Development Standards in Rio Subdistricts

	Core	General	Water-front	Corridor	Industrial	Multi-family	Mobile Home	Detached 1	Detached 2
Lot Size, see 12.1.04.1									
Lot area - minimum in sf	-	-	-	-	-	-	-	5,000	21,780
Lot width - minimum in feet	25	25	25	25	50	-	-	50	85
Height, see 12.1.04.2									
Building height, max in stories	3	3	3	3	3	4	1	3	3
Building height, max in feet	40	35	40	35	40	40	20	30	30
Ceiling height, max in feet	Established in 12.3.05 for certain building types								
Density, see 12.1.04.3									
Residential density, max in units/acre	15	15	10 <sup>1, 2</sup>	15	10 <sup>2</sup>	10	10	1 per lot	1 per lot
Hotel/motel density, max in units/acre	20	20	20	20	-	-	-	-	-
Building Coverage, see 12.1.04.4									
Building coverage, max %	80	60	50	80	50	60	-	35	25
Open Space, see 12.1.04.5									
Open space, min in %	20	20	20	20	20	30	30	30	50
Building & Parking Placement, see 12.1.04.6									
Build-to Zone min/max in ft	Established in 12.3.05 for certain building types								
Side and Rear setbacks	Established in 12.3.05 for certain building types								
Frontage percentage, min %	Established in 12.3.05 for certain building types								
Parking Setbacks, min in feet	Established in 12.3.05 for certain building types								
Building Types, see 12.3.05									
Shopfront Building	P	-	P	P	P	-	-	-	-
Mixed-use Building	P	P	P	P	P	P	-	-	-
Office Building	P	-	-	P	-	-	-	-	-
Apartment Building	P	P	-	P	-	P	-	-	-
Courtyard Building	P	P	-	P	-	P	-	-	-
Townhouse	P	P	-	P	-	P	-	-	-
Live/Work Building	P	P	P	P	P	-	-	-	-
Side Yard House	-	P	-	P	-	-	-	P	-
Cottage	P	P	-	P	-	P	P	P	P
Cottage Court	P	P	P	P	-	P	P	-	-
Duplex	-	P	-	P	-	P	-	-	-
All Yard House	-	P	-	P	-	-	-	P	P
Outbuilding	P	P	P	P	P	-	-	P	P
Boat Barn	-	-	P	-	P	-	-	-	-
Industrial Building	-	-	P	-	P	-	-	-	-
Footnotes, see above									

<sup>1</sup> See Marine Service Areas within 12.1.02. Marine Service Areas are indicated on the Regulating Plan.<sup>2</sup> Residential development in the Waterfront & Industrial Subdistricts shall be within a Mixed-Use Project.

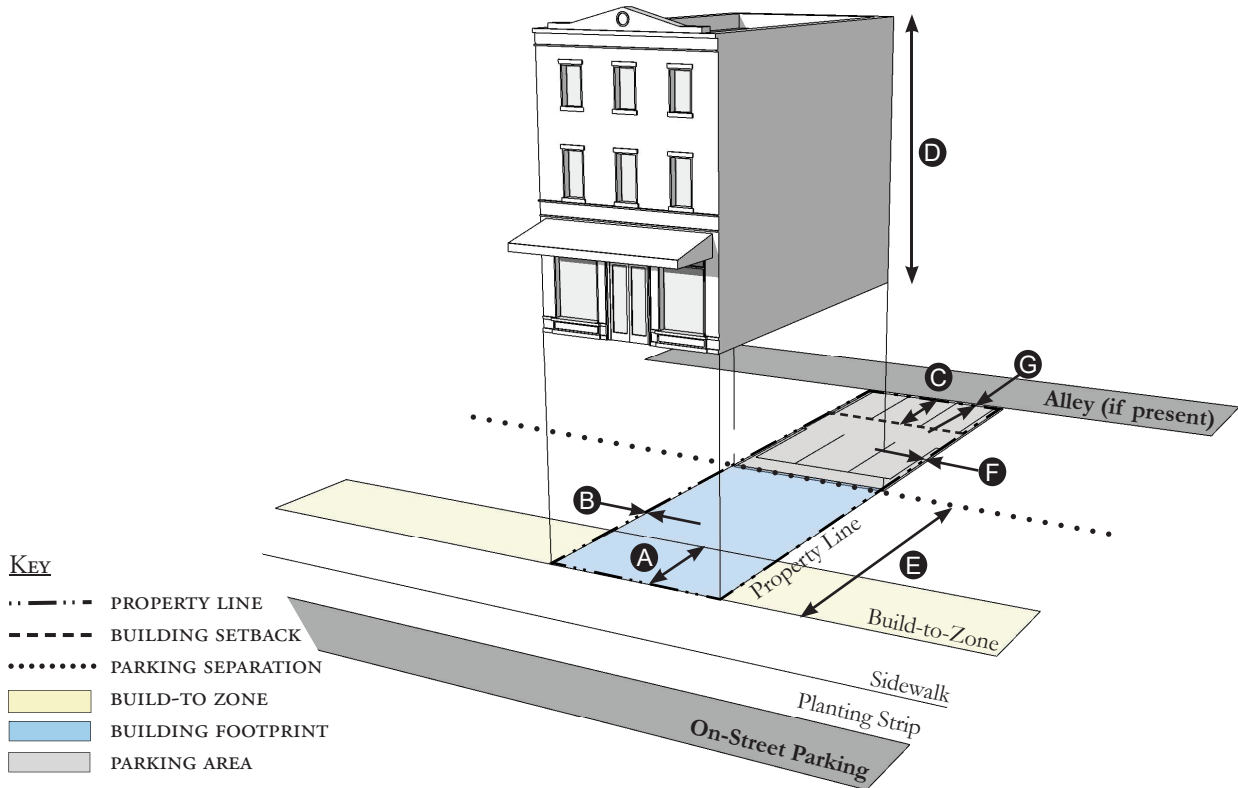
# Building Type & Frontage Type Standards

12.3.05

## Section 12.3.05. Building Type & Frontage Type Standards.

1. **Building types.** The following standards shall apply in the Rio Subdistricts. Table R-5 provides additional Development Standards.

**Figure R-5.01 - Shopfront Building**



### Building Placement, see 12.1.04.6

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' or 5'	B
Rear Yard Setback <sup>1</sup>	10' min./5' min. with alley	C

### Height, see 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	Refer to Table R-5	D

### Parking Placement, see 12.1.04.6

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

### Permitted Subdistricts, see 12.3.02

Core	Corridor	Waterfront
Industrial		

### Description

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

### Façade Transparency, see 12.2.04.6

	%
Ground level facing streets or civic open spaces	20-70
Above the ground level	20-50

### Notes

<sup>1</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling.

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

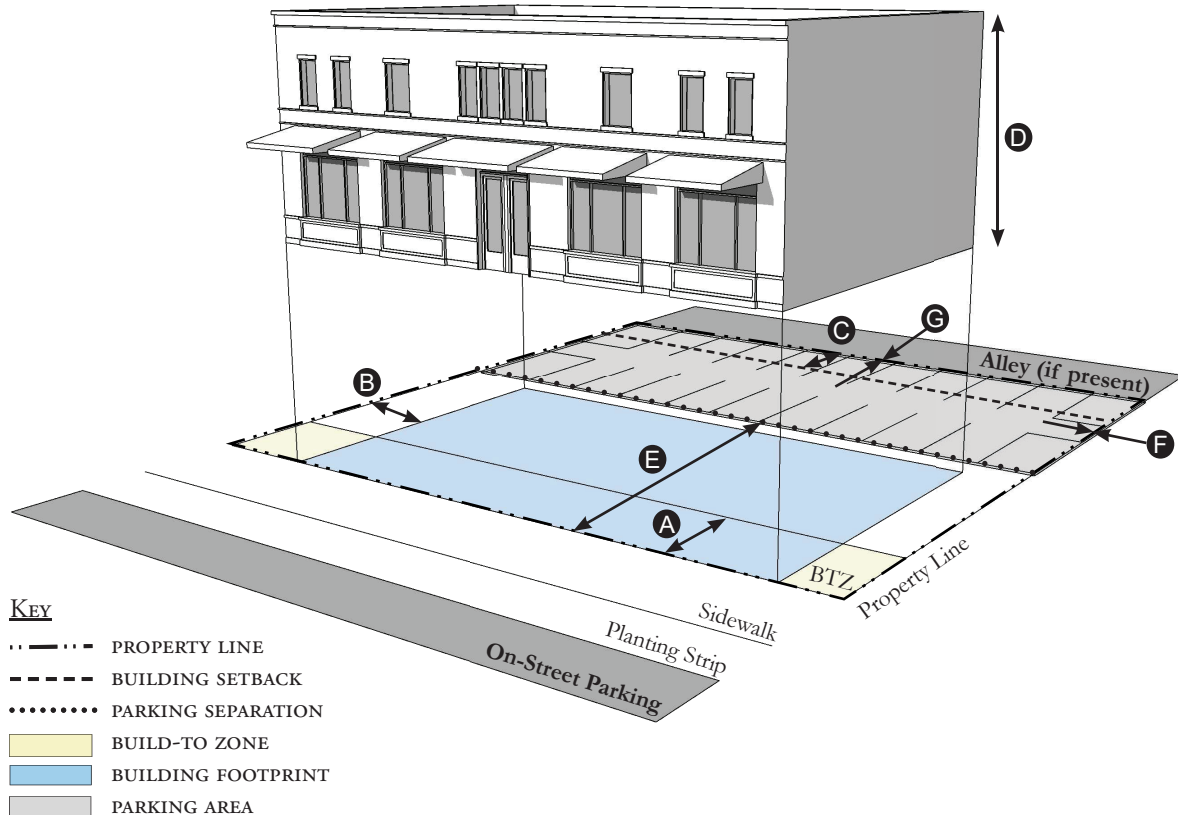
Draft 12-09-2019

# Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.02 - Mixed-Use Building



## Building Placement, see 12.1.04.6

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 12.1.04.2

Ceiling at Ground Level	12' min.	
Building Height	Refer to Table R-5	D

## Parking Placement, see 12.1.04.6

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

## Permitted Subdistricts, see 12.3.02

Core	General	Waterfront
Corridor	Industrial	Multifamily

## Description

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

## Façade Transparency, see 12.2.04.6

	%
Ground level facing streets or civic open spaces	20-70
Above the ground level	20-50

## Notes

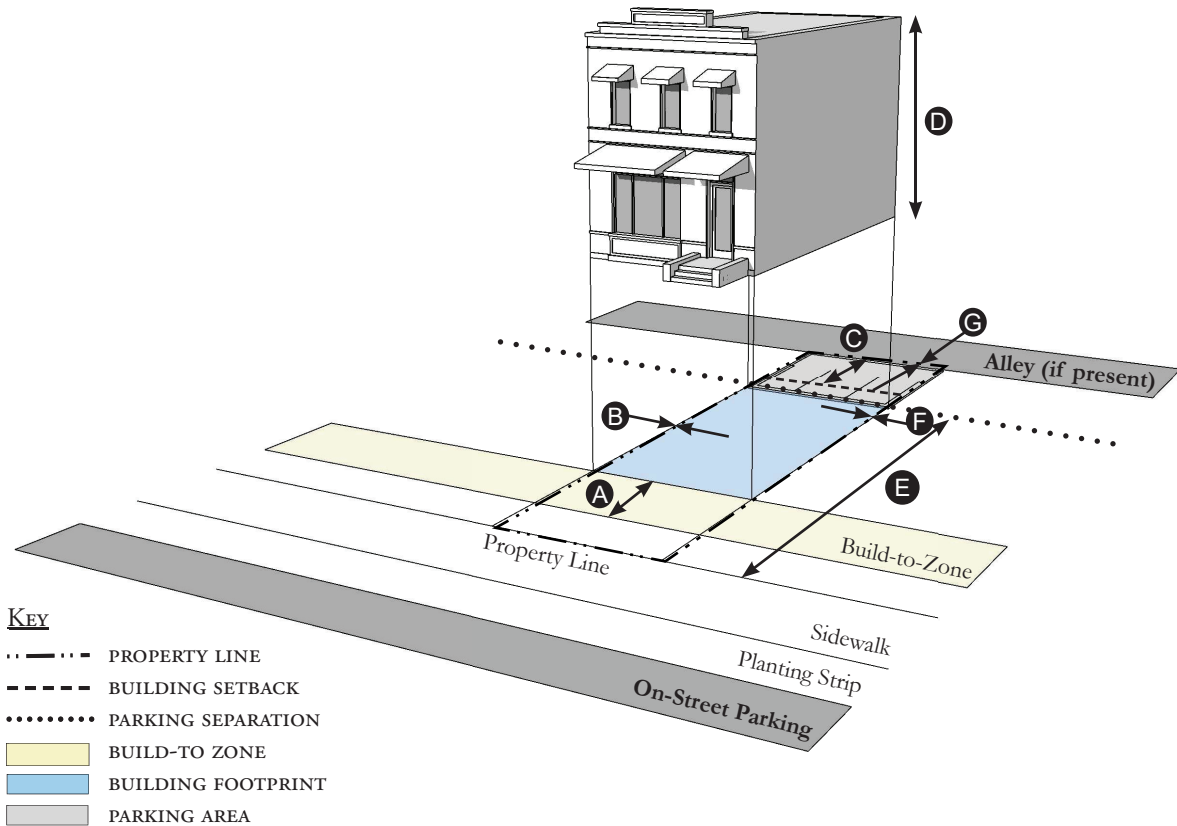
<sup>1</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling.

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

## Building Type &amp; Frontage Type Standards

12.3.05

Figure R-5.03 - Office Building

**Building Placement, see 12.1.04.6**

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 12.1.04.2**

Ceiling at Ground Level	12' min.	
Building Height	Refer to Table R-5	<b>D</b>

**Parking Placement, see 12.1.04.6**

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>

**Permitted Subdistricts, see 12.3.02**

Core	Corridor

**Description**

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

**Façade Transparency, see 12.2.04.6**

	%
Ground level facing streets or civic open spaces	20-70
Above the ground level	20-50

**Notes**

<sup>1</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling.

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

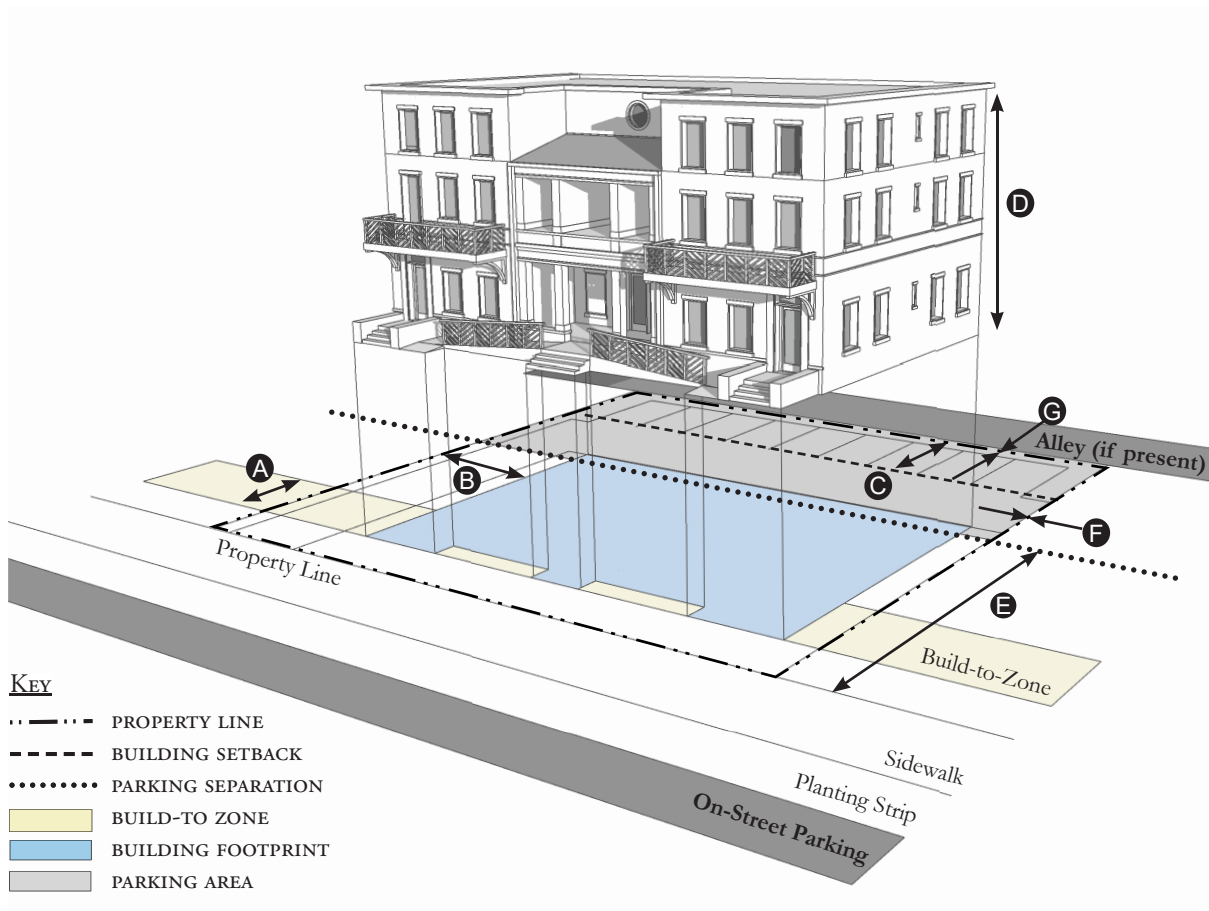
Draft 12-09-2019

# Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.04 - Apartment Building



## Building Placement, see 12.1.04.6

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

## Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table R-5	D

## Parking Placement, see 12.1.04.6

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

## Permitted Subdistricts, see 12.3.02

Core	General	Corridor
Multifamily		

## Description

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

## Façade Transparency, see 12.2.04.6

	%
Ground level facing streets or civic open spaces	20-70
Above the ground level	20-50

## Notes

<sup>1</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling.

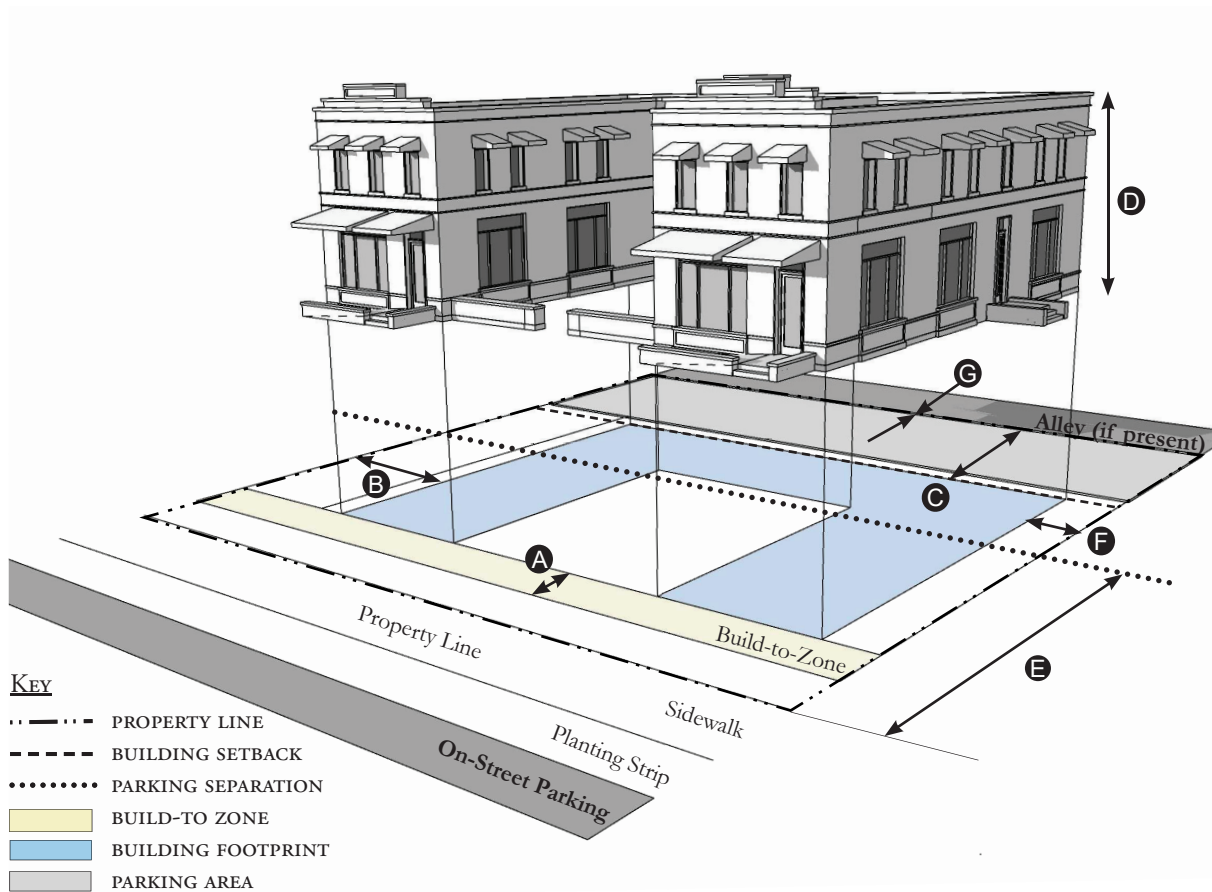
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table R-5.



## Building Type &amp; Frontage Type Standards

12.3.05

Figure R-5.05 - Courtyard Building

**Building Placement, see 12.1.04.6**

Frontage Percentage	80% min. includes courtyard	
Front Build-to-Zone	10' min., 25' max.	<b>A</b>
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback <sup>1</sup>	5' min.	<b>B</b>
Rear Yard Setback <sup>1</sup>	10' min./5' min. with alley	<b>C</b>

**Height, see 12.1.04.2**

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table R-5	<b>D</b>

**Parking Placement, see 12.1.04.6**

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

**Permitted Subdistricts, see 12.3.02**

Core	General	Corridor
Multifamily		

**Description**

A Courtyard Building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.

**Façade Transparency, see 12.2.04.6**

	%
Ground level facing streets or civic open spaces	20-70
Above the ground level	20-50

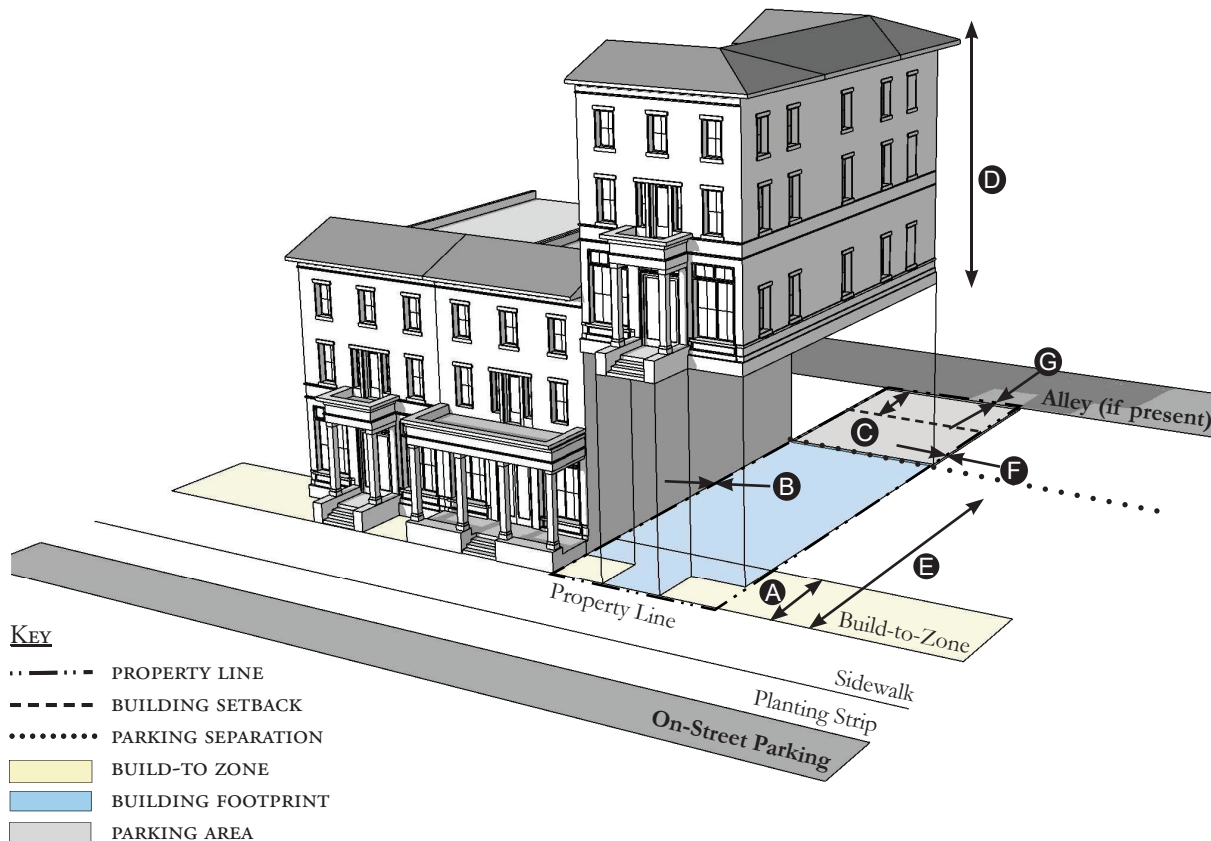
**Notes**

<sup>1</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling.

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



Figure R-5.06 - Townhouse



#### Building Placement, see 12.1.04.6

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 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table R-5/2 stories min.	D

#### Parking Placement, see 12.1.04.6

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

#### Permitted Subdistricts, see 12.3.02

Core	General	Corridor
Multifamily		

#### Description

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

#### Notes

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

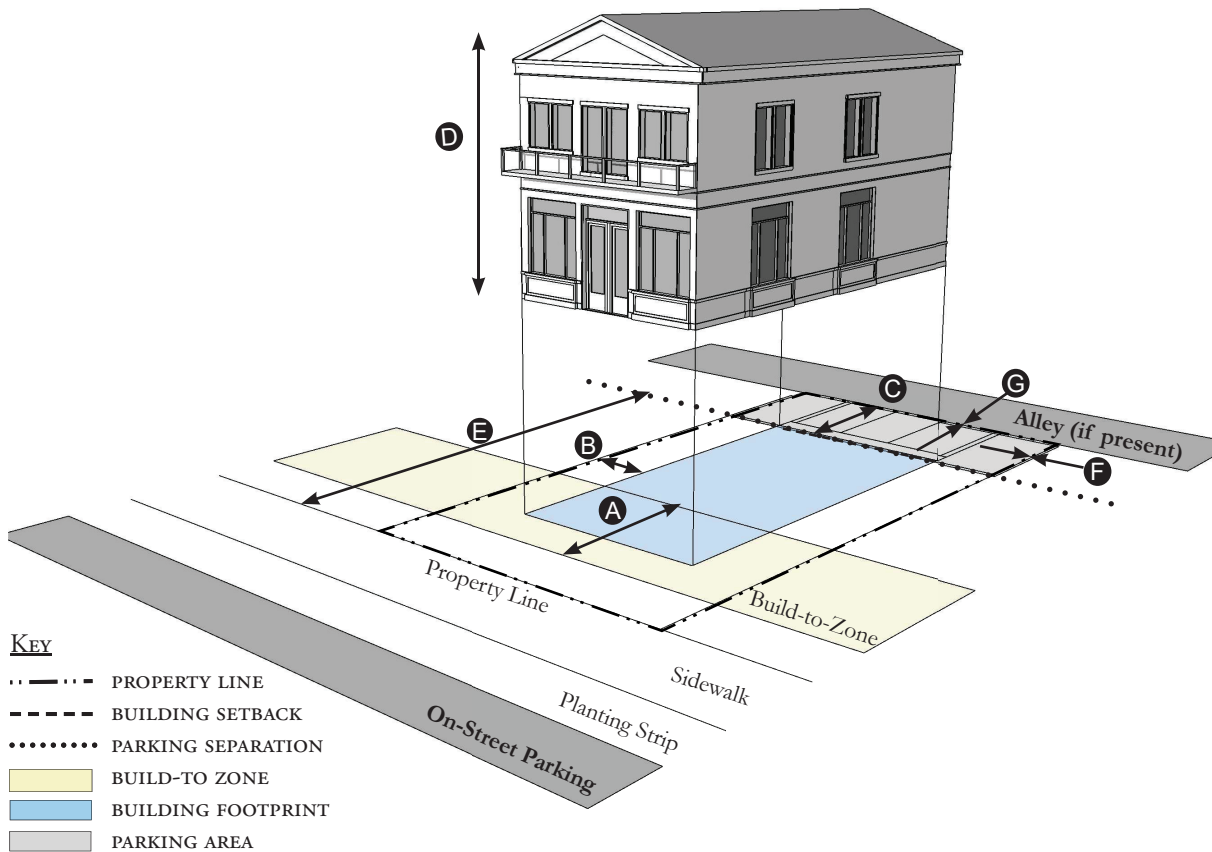
<sup>1</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling.

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

## Building Type &amp; Frontage Type Standards

12.3.05

Figure R-5.07 - Live/Work Building

**Building Placement, see 12.1.04.6**

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

**Height, see 12.1.04.2**

Ceiling at Ground Level	12' min.	
Building Height	Refer to Table R-5	<b>D</b>

**Parking Placement, see 12.1.04.6**

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>

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

**Permitted Subdistricts, see 12.3.02**

Core	General	Waterfront
Corridor	Industrial	

**Description**

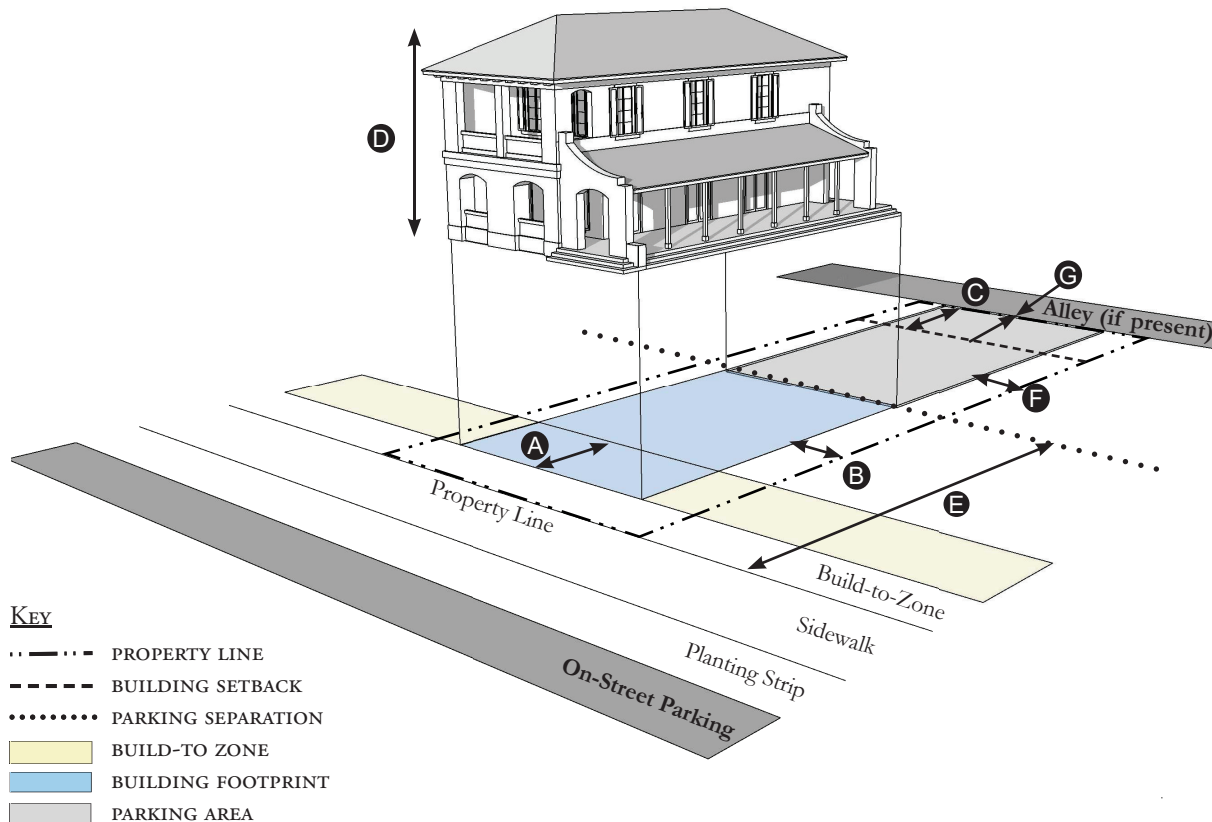
A Live/Work Building consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.

**Notes**

<sup>1</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwellings.

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

Figure R-5.08 - Side Yard House



#### Building Placement, see 12.1.04.6

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 12.1.04.2

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

#### Parking Placement, see 12.1.04.6

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

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

#### Permitted Subdistricts, see 12.3.02

General	Corridor	Detached 1
---------	----------	------------

#### Description

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

#### Notes

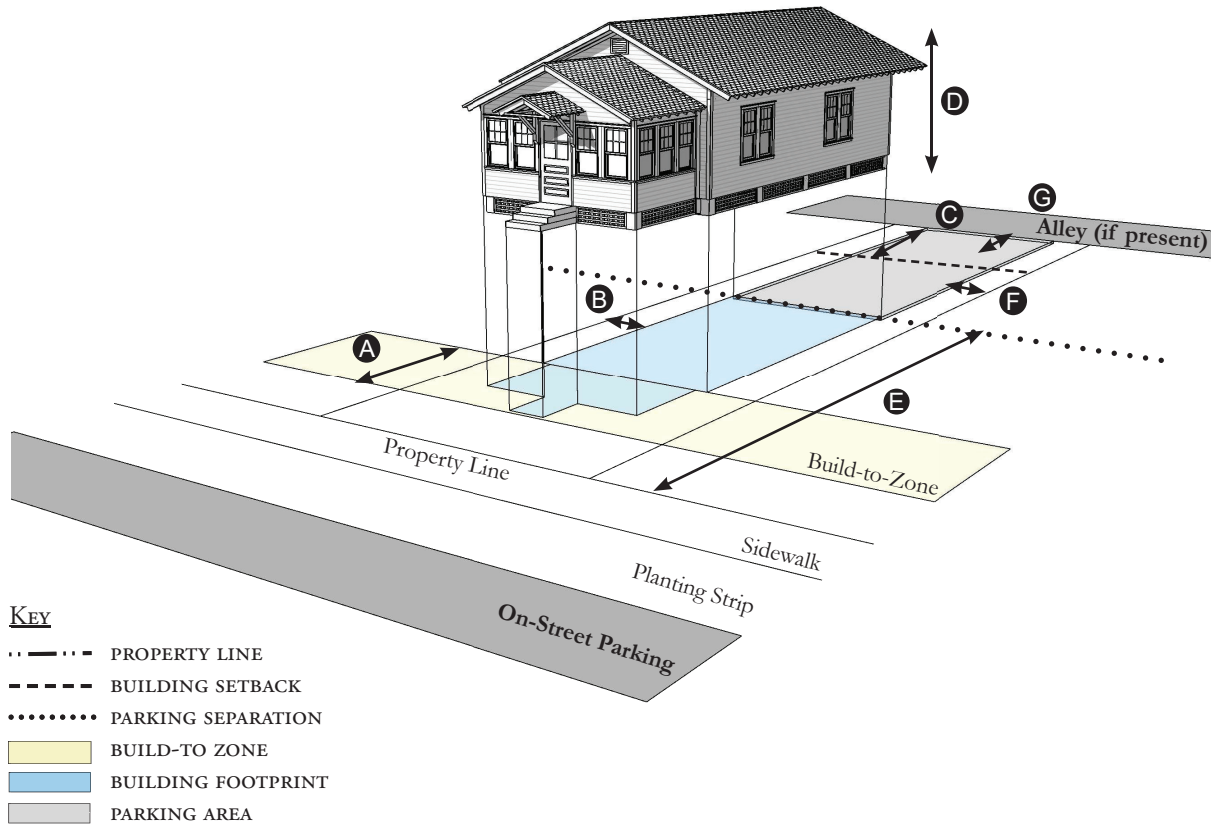
<sup>1</sup> For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

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

## Building Type &amp; Frontage Type Standards

12.3.05

Figure R-5.09 - Cottage

**Building Placement, see 12.1.04.6**

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

**Height, see 12.1.04.2**

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

**Parking Placement, see 12.1.04.6**

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

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

**Permitted Subdistricts, see 12.3.02**

Core	General	Corridor
Corridor	Multifamily	Mobile Home
Detached 1	Detached 2	

**Description**

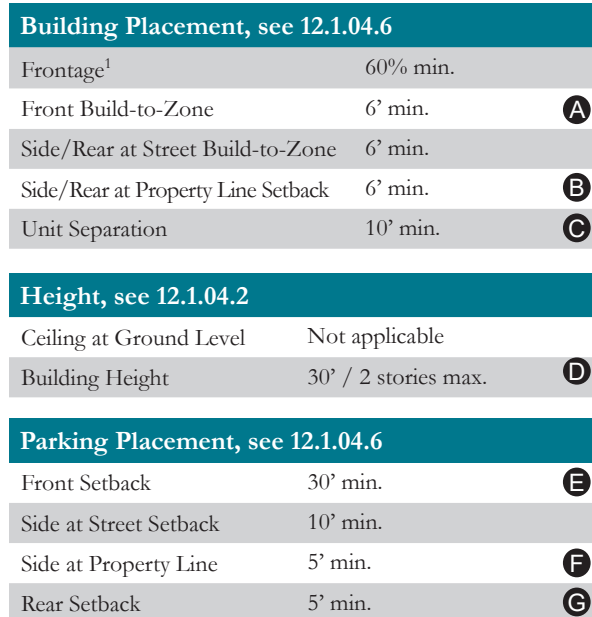
A Cottage is a detached building with a small front yard often located on a narrow lot. Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.

**Notes**

Cottages shall not exceed a footprint of 2,000 square feet.

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

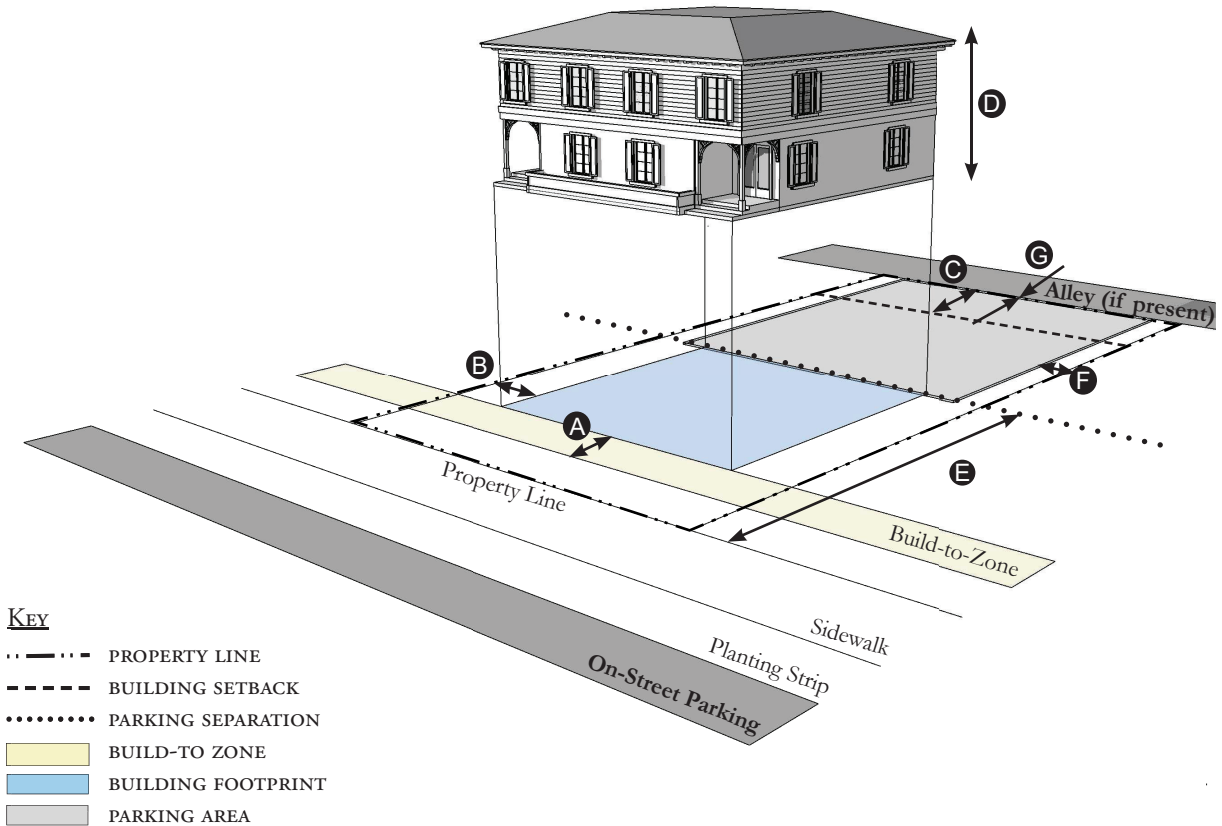


For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **R-5**.

## Building Type &amp; Frontage Type Standards

12.3.05

Figure R-5.11 - Duplex

**Building Placement, see 12.1.04.6**

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.	(B)
Rear Yard Setback	10' min.	(C)

**Height, see 12.1.04.2**

Ceiling at Ground Level	Not applicable	
Building Height	30' max.	(D)

**Parking Placement, see 12.1.04.6**

Side at Property Line	5' min.	(F)
Rear Setback	5' min./0' min. with alley	(G)

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

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

**Permitted Subdistricts, see 12.3.02**

General	Corridor	Multifamily
---------	----------	-------------

**Description**

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

**Notes**

Duplexes do not permit accessory dwelling units.

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



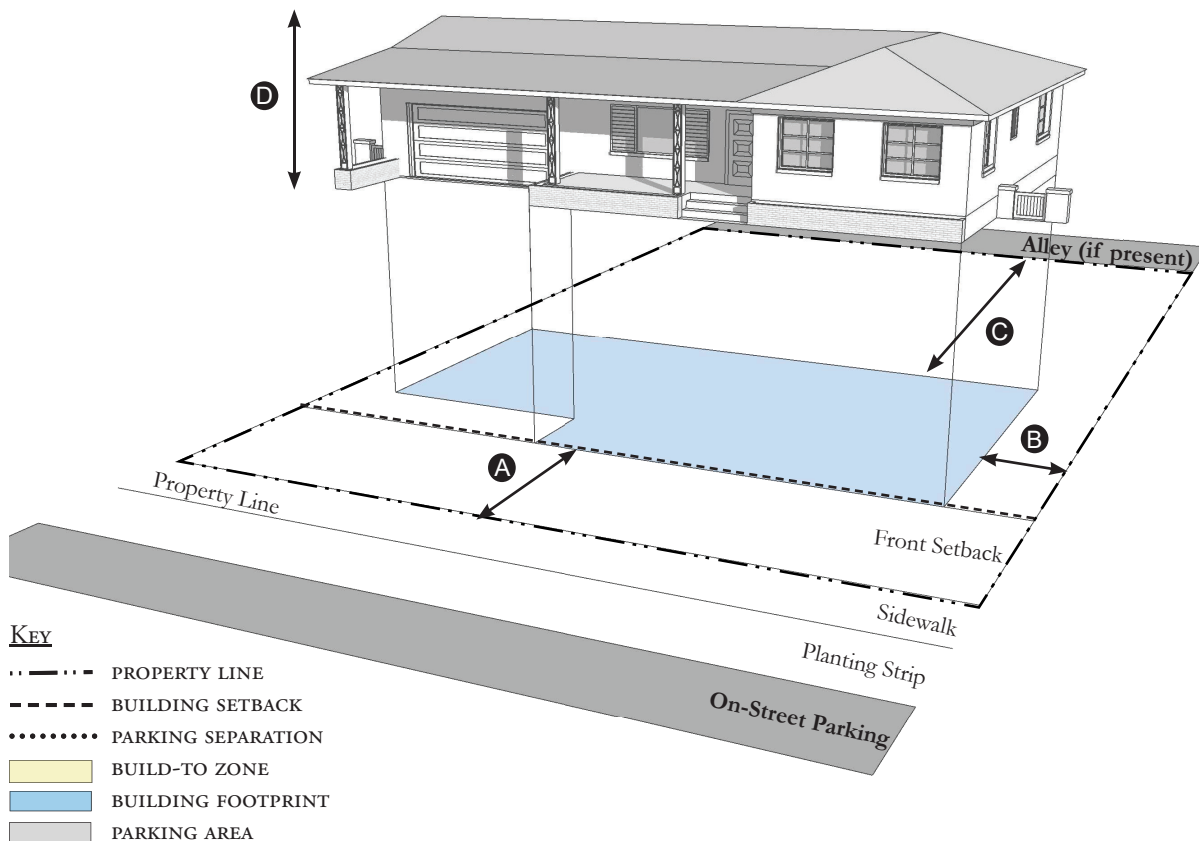
Draft 12-09-2019

# Building Type & Frontage Type Standards

12.3.05

R

Figure R-5.12 - All Yard House



## Building Placement, see 12.1.04.6

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

## Height, see 12.1.04.2

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

## Parking Placement, see 12.1.04.6

Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

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

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

## Permitted Subdistricts, see 12.3.02

General	Corridor	Detached 1
Detached 2		

## Description

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

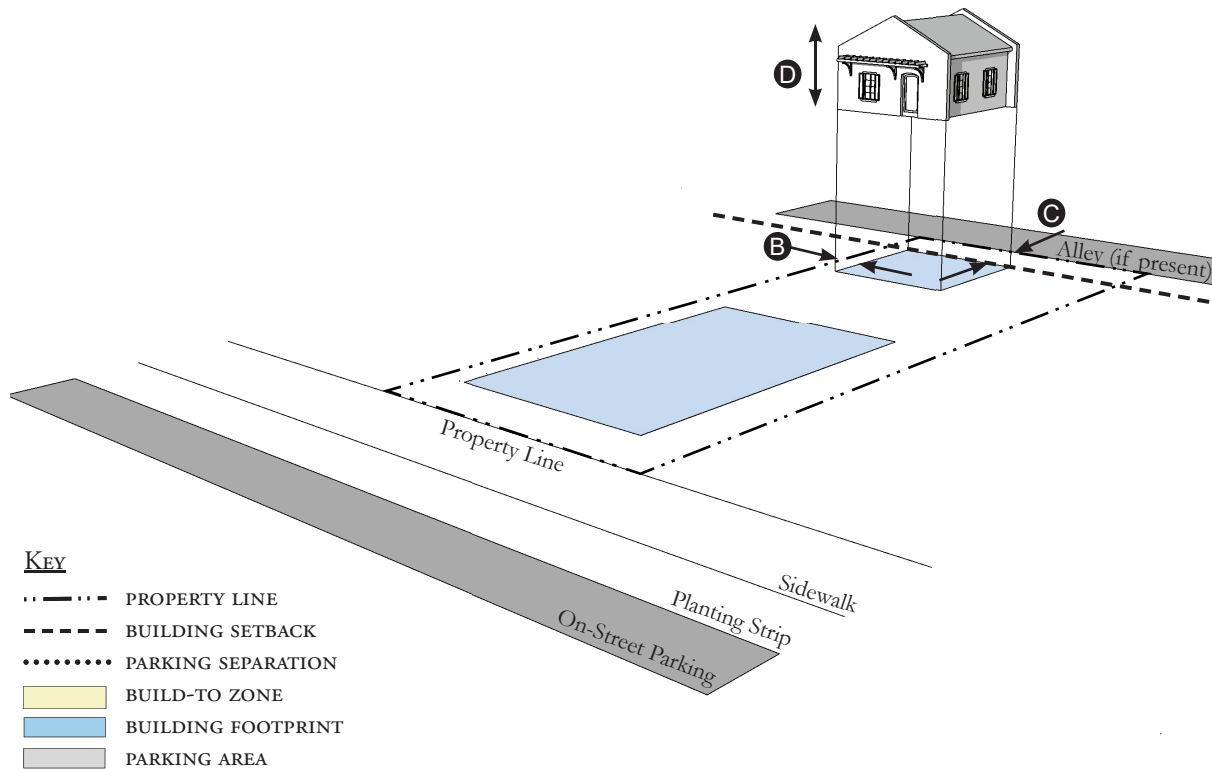
## Notes

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

## Building Type &amp; Frontage Type Standards

12.3.05

Figure R-5.13 - Outbuilding

**Building Placement, see 12.1.04.6**

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

**Height, see 12.1.04.2**

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

**Permitted Subdistricts, see 12.3.02**

Core	General	Waterfront
Corridor	Industrial	Detached 1
Detached 2		

**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. Outbuildings may include a garage, shed, workshop, or accessory dwelling unit.

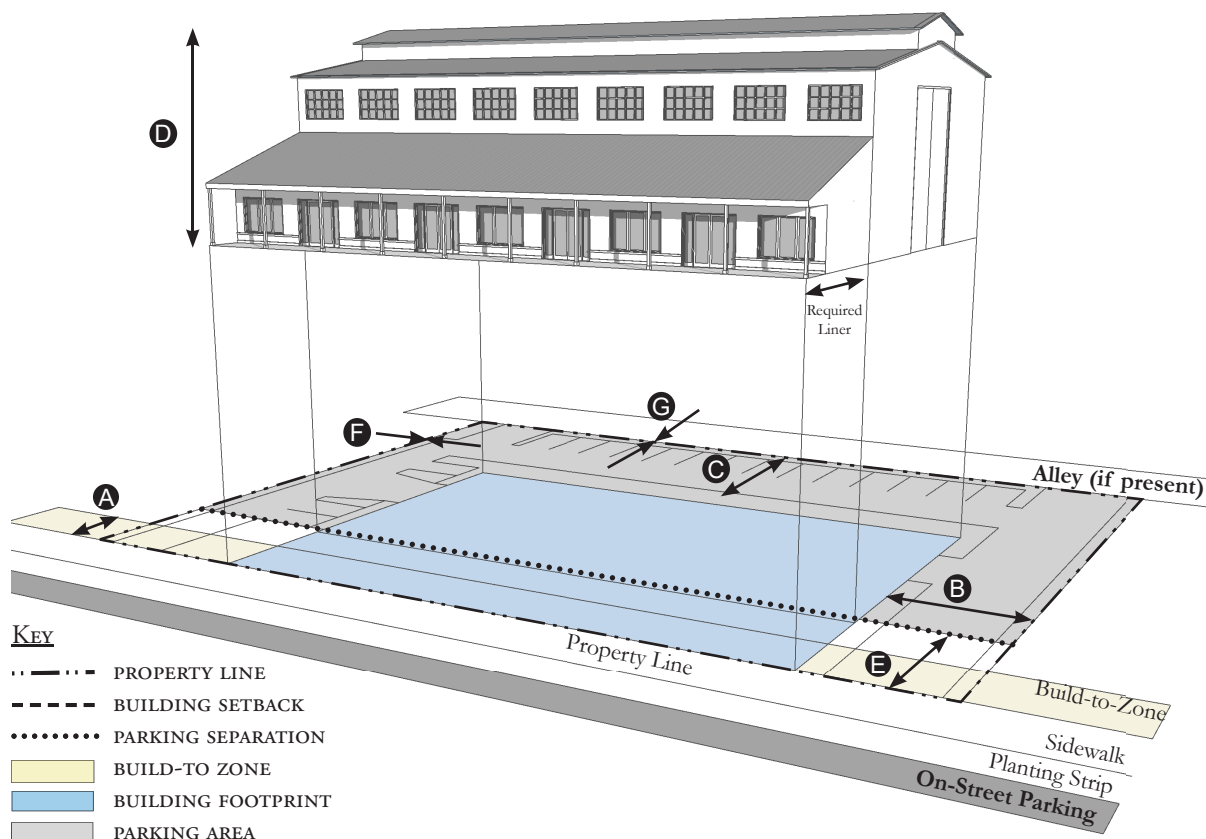
**Notes**

Outbuildings shall not exceed a footprint of 850 square feet.

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



Figure R-5.14 - Boat Barn



#### Building Placement, see 12.1.04.6

Frontage	60% min.	
Front Build-to-Zone <sup>1</sup>	0' min., 15' max.	A
Side at Street Build-to-Zone	10' min.	
Side at Property Line Setback <sup>2</sup>	10' min.	B
Rear Yard Setback <sup>2</sup>	10' min./5' min. with alley	C

#### Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	40' max.	D

#### Parking Placement, see 12.1.04.6

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

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

#### Permitted Subdistricts, see 12.3.02

Industrial Waterfront

#### Description

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

#### Notes

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

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

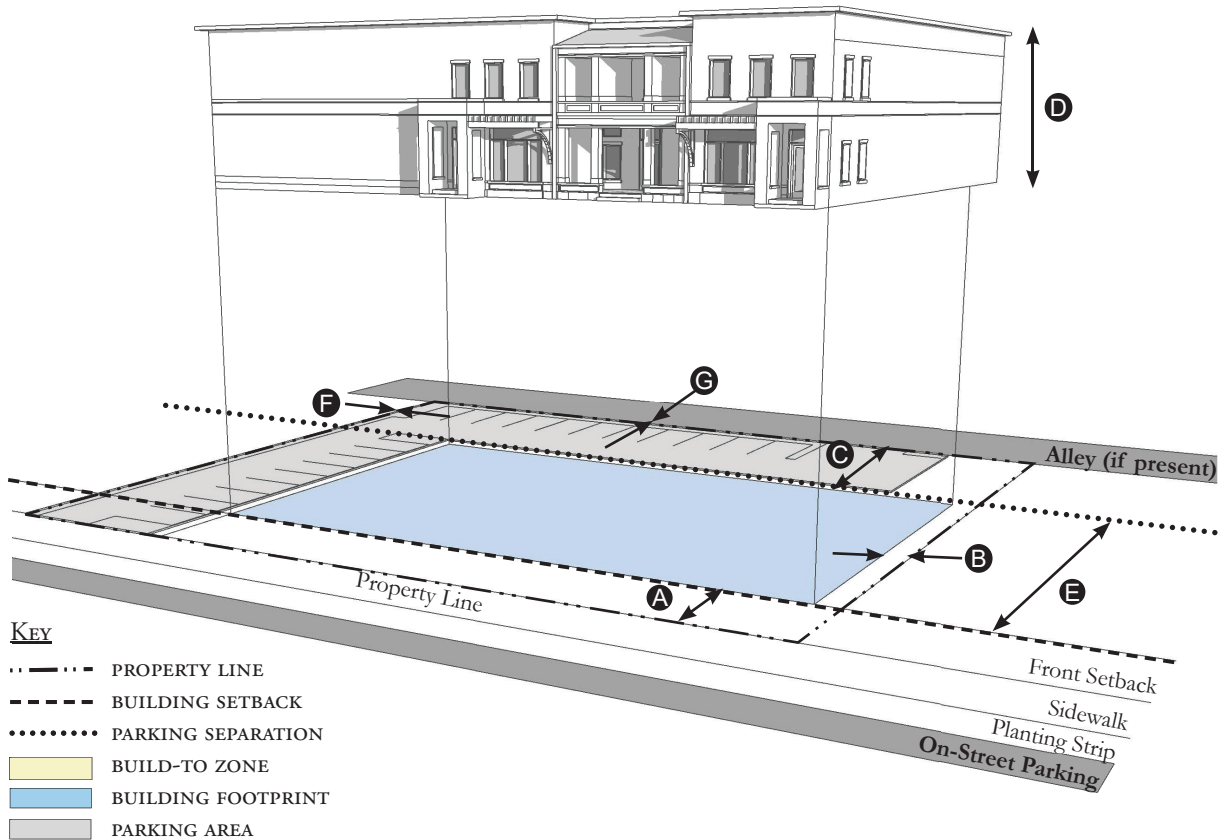
<sup>2</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling.

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

## Building Type &amp; Frontage Type Standards

12.3.05

Figure R-5.15 - Industrial Building

**Building Placement, see 12.1.04.6**

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 <sup>2</sup>	10' min./5' min. with alley	(C)

**Height, see 12.1.04.2**

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

**Parking Placement**

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

**Permitted Subdistricts, see 12.3.02**

Industrial	Waterfront
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**Description**

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

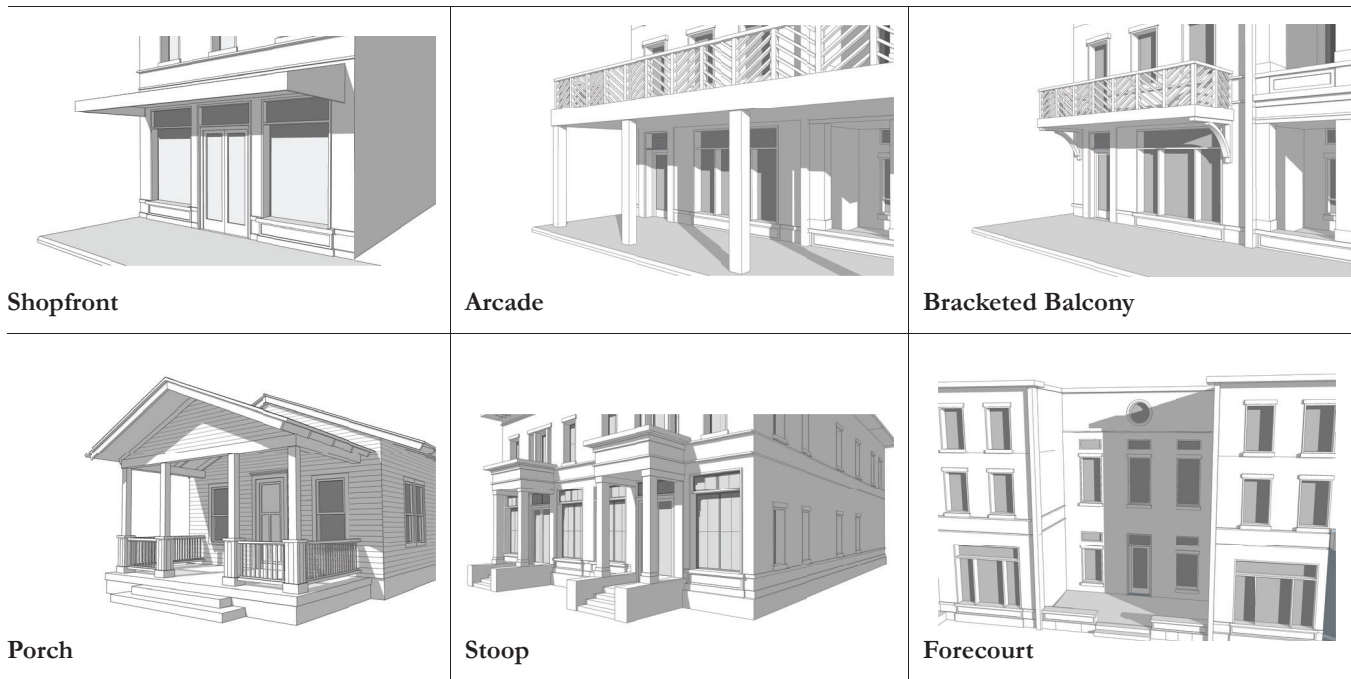
**Notes**

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

<sup>2</sup> Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential zoning district or an existing single family dwelling.

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

**Figure R-5.16 - Frontage Types Matrix**



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

**Table R-5.17 - Permitted Frontage Types Matrix**

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch	Stoop	Forecourt
Core	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
General	-	-	-	-	-	-
Waterfront	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Mobile Home	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-
Detached 1	-	-	-	-	-	-
Detached 2	-	-	-	-	-	-
Primary Streets shall include the required Principal Entrance & Frontage Type.						



# Street Standards

12.3.06

## Section 12.3.06. 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 Rio Redevelopment Zoning District are specified in this section.
2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **R-3**, Section 12.3.02. That Regulating Plan identifies the following features:
  - a. **Primary Streets** allow movement through as well as within the Rio 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.
  - d. **Recommended Future Alleys** are not required but are strongly encouraged within the blocks created by the construction of proposed streets. Alleys may be designed and constructed as the alley type in Section 12.1.06.
3. **Future Streets.**
  - a. **Street Location.** The schematic location of proposed streets is shown on the Street Regulating Plan. The exact location may be adjusted during the development review process provided the new location 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 below 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

4. **Improvements To Existing Streets.** The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements. As provided in Section 12.1.06, the County Engineer may allow deviations from these minimum standards when necessary due to the location of existing buildings, constrained right-of-way, or to meet other goals for the particular street section.
- a. **Primary streets** shall have shade trees planted at 30-foot intervals. The trees shall be 16 feet in height, with a four-foot clear trunk, and four-inch dbh at the time of planting. The landscaping on CR-707 (Dixie Highway) shall include native and non-native trees with a minimum height of 16 feet, with a four-foot clear trunk, and three-inch dbh at the time of planting, planted at a maximum of 30-foot intervals. Along CR-707 (Dixie Highway), every other block shall be complemented with a bench and a garbage container. The landscape islands shall be sized appropriately to the maximum mature size of the tree.
  - b. **Secondary streets** shall have shade trees planted at 30-foot intervals with a minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals.



# Parking Standards

12.3.07

## Section 12.3.07. Parking Standards.

1. **Applicability.** Parking Standards found in Sections 4.621 through 4.628, Div. 14, Article 4, are modified for all Redevelopment Zoning Districts in Parking Standards Section 12.1.07. Those modified Parking Standards apply in the Rio Redevelopment Zoning District except as specified otherwise in this section.
2. **Parking Rates.** Refer to Section 12.1.07 for parking rates applicable to Redevelopment Zoning Districts.
3. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** The SPARC program described in Section 12.1.07 is authorized within the Rio 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 and residential uses. Refer to Landscaping Standards Section 12.3.09 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, Section 12.3.02, ground 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. **Shared Parking Lot.**
  - a. Shared parking lots must be located within 500 feet of each use. These lots may be separated from the use(s) by a street, easement, or other right-of-way.
  - b. In order to meet the parking requirements, parking shared by different uses must be supported by evidence that peak parking demands of each use occur at different times of the day or days of the week. Section 4.626.B.2, Div. 14, Article 4, Shared Parking provides the methodology to support shared parking. Mixed-use developments do not have to meet this standard.
8. **Off-Street Loading.** A minimum of one loading space must be provided for all buildings that receive or ship goods via semitrailer or trucks larger than 20 feet in length. The space shall not obstruct or otherwise hinder the movement of vehicles and pedestrians. Non-residential development within Multifamily, Mobile Home, Detached 1 and Detached 2 Subdistricts shall conform with 4.626.B.4, Div. 14, Article 4 regarding the number of loading spaces.
9. **Approved parking surfaces.**
  - a. Residential-only development shall provide parking on a paved surface.
  - b. Nonresidential development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a stabilized grassed surface. Accessible spaces and access aisles shall meet the requirements set forth in



the Americans with Disabilities Act.

- c. Existing parking surfaces shall comply with the requirements of this sub-section, no later than five years from the effective date of this Division.
- 10. **Boats, recreational vehicles or boat trailers.** Section 3.201.C.2.h. Div. 4, Article 3, shall apply, except that boats, recreational vehicles or boat trailers that exceed 25 feet in length shall not be parked or stored in the front, side or rear setback.



## Stormwater Standards

12.3.08

### **Section 12.3.08. Stormwater Standards.**

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



**Section 12.3.09. Landscape Standards.**

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

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

Div. 15, Article 4		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>		
4.662.A	Landscape Plan	Modified by 12.3.09.2
4.662.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	Modified by 12.3.09.4
A.4-5	Vehicular use areas	Modified by 12.3.09.6
A.6	Service areas	Modified by 12.3.09.7
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. **Single family dwellings or duplexes.** Single Family Dwellings and duplexes are not required to submit a Landscape Plan or comply with Vehicle Use Areas. Required tree planting and landscape area do apply to single family dwellings and duplexes.

# Landscape Standards

## 12.3.09

### 3. Required landscape area.

- a. Table **R-10** indicates the minimum percentage of the total developed area that must be landscaped.
- b. Landscaping shall be permitted in easements only with the written permission of the easement holder. A written agreement shall specify the party responsible for restoring disturbed landscape areas, shall be submitted to the county in a form acceptable to the County Attorney, and shall be recorded in the public records.
- c. Exposed dirt yards are prohibited.

### 4. Required tree planting.

- a. Table **R-10** indicates the minimum number of trees that must be planted.
- b. Tree species and size.
  - i. Palm trees shall have a minimum height of 12 feet at the time of planting.
  - ii. Fruit trees shall have a minimum height of five feet at the time of planting.
  - iii. Other required trees shall have a minimum height of 12 feet, with a four-foot clear trunk, and two-inch diameter at breast height (dbh), at the time of planting.
- c. Trees planted in adjacent right-of-way in accordance with Section 12.3.06 or in other nearby public space shall be credited towards meeting the number of trees required by Table **R-11**. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.
- d. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table **R-10**.
- e. FPL's *Right Tree/Right Place Guidelines* shall be considered when trees are planted near utilities.

**Table R-10 - Required Landscape Area & Tree Planting**

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core	0%	1,000 sf
General	10%	1,000 sf
Waterfront	5%	1,000 sf
Corridor	10%	1,000 sf
Industrial	Not required	Not required
Mobile Home	Not required	3,000 sf
Multifamily	Not required	3,000 sf
Detached 1	Not required	3,000 sf
Detached 2	Not required	3,000 sf

Table R-11 - Landscape Plan Application Requirements

Div. 15, Article 4		In Rio CRA	
		A	B
1	Property boundaries	Yes	Yes
2	Land use features	Yes	Yes <sup>1</sup>
3	Structures & paving	Yes	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

5. **Landscape Plan.** Development applications shall include a landscape plan prepared by a qualified professional that provides the location and type of existing and proposed features that are identified in Table R-11, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.
  - a. **Column A** requirements apply to an application for a final site plan.
  - b. **Column B** requirements apply to an application for a building permit for a Small Site which is defined as the construction or expansion of a principal building or accessory structure on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.
  - c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12 as those terms are defined in Section 4.871.B, Div. 20, Article 4.
6. **Vehicular Use Areas.**
  - a. **Perimeter landscaping.** Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards:
    - i. The side of a vehicular use area fronting SR 707 shall be planted with trees at 30-foot intervals. The trees shall be 16 feet in height, with a four-foot clear trunk, and four-inch dbh at the time of planting.
    - ii. The side of a vehicle use area abutting a Detached 1, Detached 2, Multifamily or Mobile Home that is not a part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch dbh, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.

# Landscape Standards

12.3.09

- iii. Any side of a vehicular use area not included in paragraph (i) or (ii) shall be planted with trees minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals.
    - iv. A wall, fence, or hedge shall be provided around all vehicle use areas. Between the vehicle use area and a road right-of-way, the wall, fence, or hedge shall not exceed four feet in height. For the remainder of the lot, it shall be no more than six feet in height. Walls and landscaping around parking areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.
  - b. **Interior landscaping.** If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.
- 7. **Service areas.** Service function areas including dumpsters, shall be screened in accordance with Section 4.663.A.6, Div. 15, Article 4, except that landscaping shall not be required around the perimeter of the screen, and an enclosure shall be a finished masonry wall. All nonconforming enclosures shall be brought into compliance no later than two years from the effective date of this Division.



**Section 12.3.10. Wall & Fence Standards.**

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

## Sign Standards

12.3.11

## Section 12.3.11. Sign Standards.

1. Signs must comply with the Sign Standards established for all Redevelopment Zoning Districts in Section 12.1.11 except where modified below.
2. **Wall signs.** Table **R-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.
3. **Banner signs.** Banner signs may be erected for a temporary period, not to exceed 90 days. If hung over a right-of-way, they must comply with all applicable FDOT and Martin County regulations.
4. **Freestanding signs.** One freestanding sign is permitted 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 shall not contain advertising.
6. **Types of signs permitted.** The list of permitted signs in Section 4.703, Div. 16, Article 4 is adjusted by adding the following type of sign:
  - a. **Sandwich or sidewalk signs** as defined in Section 4.693, Div. 16, Article 4, are permitted in the Core, General, Waterfront, 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 **R-12** provides the maximum height of lettering and logos. Section 4.699, Div. 16, Article 4 establishes how the height of irregularly shaped features shall be measured.

Table R-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
General	6%	6-sf	10 inches
Waterfront	15%	32-sf	24 inches
Corridor	15%	32-sf	24 inches
Industrial	15%	32-sf	24 inches
Mobile Home	-	-	-
Multifamily	-	-	-
Detached 1	-	-	-
Detached 2	-	-	-

**Section 12.3.12. Architectural Standards.** The following Architectural Standards are applicable within Rio Redevelopment Zoning District:

1. **Accessory Structures.** Materials shall be or have the appearance of that of the primary structure.
2. **Exterior Lighting.** Exterior lighting shall be shielded to prevent any light trespass onto adjoining property.
3. **Painting of Structures.**
  - a. All exterior surfaces of buildings shall be painted except when constructed with materials not normally painted, including, but not limited to, vinyl siding or brick.
  - b. Any repairs to the exterior of any building must be painted to match the balance of the structure.
4. **Board-ups.** If a structure is boarded-up for an extended period of time for any reason, the boarding material must be, at a minimum, exterior grade plywood. If exterior grade plywood is used, it must be painted to match the balance of the structure, except for temporary boarding in the event of a natural disaster.
5. **Historic Structures.** Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div.13, Article 4.

## **Exhibit B**

### **Legal description of the Rio Redevelopment Zoning District**

DRAFT



# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-113.DWG | M.C. PROJ. NO. 19-113 | SHEET NO. 1 OF 4

## EXHIBIT B

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE MEAN HIGH WATER LINE OF HANEY CREEK, THE SOUTHERLY RIGHT-OF-WAY OF THE F.E.C. RAILWAY, THE NORTHERLY LINE OF CORONA DEL RIO PLAT AS RECORDED IN PLAT BOOK 3, PAGE 43 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE NORTHERLY LINE OF PINE GROVE PLAT, AS RECORDED IN PLAT BOOK 8, PAGE 29 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE NORTHERLY LINE OF FIRST ADDITION TO ARCH HEIGHTS PLAT AS RECORDED IN PLAT BOOK 3, PAGE 59 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE NORTHERLY LINE OF ARCH HEIGHTS PLAT AS RECORDED IN PLAT BOOK 3, PAGE 51 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE WESTERLY LINES OF LANGFORD LANDING PLAT AS RECORDED IN PLAT BOOK 17, PAGE 61 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE RIGHT-OF-WAY LINES OF NORTHEAST DIXIE HIGHWAY, NORTHEAST PALMER STREET EXTENSION, AND NORTHEAST PALMER STREET, AND THE MEAN HIGH WATER LINE OF THE INDIAN RIVER.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4, SHEET 4 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE TOWN OF RIO CRA.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT [WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

  
BRION D. YANCY, PSM

PROJECT SURVEYOR — SURVEYING DIVISION  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 7162

DATE: 12-10-2019

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS  
NOT VALID WITHOUT SHEETS 2, 3, AND 4.

**SKETCH AND DESCRIPTION**  
**RIO CRA ZONING DISTRICT**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY  
DRAWN BY : JMM | SCALE : N/A  
DATE : 12/10/2019  
DRAWING # 19-113

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-113.DWG | M.C. PROJ. NO. 19-113

| SHEET NO. 2 OF 4

## EXHIBIT B

### DESCRIPTION

RIO COMMUNITY REDEVELOPMENT AREA  
ZONING DISTRICT

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 27, 28, 32, AND 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST,

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY MEAN HIGH WATER LINE OF HANEY CREEK AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE F.E.C. RAILWAY LYING IN SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID F.E.C. RAILWAY TO THE WEST LINE OF SAID SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID F.E.C. RAILWAY TO THE NORTHERLY LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID F.E.C. RAILWAY TO THE EASTERLY LINE OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID F.E.C. RAILWAY TO A POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF LOT 18, BLOCK 3, OF THE PLAT OF CORONA DEL RIO AS RECORDED IN PLAT BOOK 3, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PLAT OF CORONA DEL RIO TO THE NORTHEAST CORNER OF SAID PLAT AND THE WESTERLY RIGHT-OF-WAY LINE OF N.E. SYLVIA AVE; THENCE EASTERLY AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT-OF-WAY OF N.E. SYLVIA AVE. TO THE EASTERLY RIGHT-OF-WAY OF SAID N.E. SYLVIA AVE. AND THE NORTHWEST CORNER OF THE PLAT OF PINEGROVE SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 29 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT OF PINEGROVE SUBDIVISION TO THE NORTHWEST CORNER OF THE PLAT OF ARCH HEIGHTS, 1ST ADDITION, AS RECORDED IN PLAT BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE NORTHWEST CORNER OF THE PLAT OF ARCH HEIGHTS AS RECORDED IN PLAT BOOK 3, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE WESTERLY RIGHT-OF-WAY OF S.R. 707; THENCE EASTERLY AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT-OF-WAY OF SAID S.R. 707 TO A POINT INTERSECTING WITH THE NORTHERLY PROJECTION OF THE WEST PROPERTY LINE OF LOT 1, PAVLIK'S MINOR PLAT, PLAT BOOK 5, PAGE 91, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID NORTHERLY PROJECTION TO THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF SAID S.R. 707 AND THE WESTERLY LINE OF SAID LOT 1;

(CONTINUE ON SHEET 3)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS  
NOT VALID WITHOUT SHEETS 1, 3, AND 4.

**SKETCH AND DESCRIPTION**  
**RIO CRA ZONING DISTRICT**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : JMM | SCALE : N/A

DATE : 12/10/2019

DRAWING # 19-113

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-113.DWG | M.C. PROJ. NO. 19-113

SHEET NO. 3 OF 4

## EXHIBIT B

### DESCRIPTION CONTINUED

(CONTINUED FROM SHEET 2)

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID S.R. 707 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHERLY AND EASTERLY ALONG RADIUS OF SAID CURVE TO THE POINT OF TANGENCY, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF N.E. PALMER STREET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID NORTHERLY RIGHT-OF-WAY OF SAID N.E. PALMER STREET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID N.E. PALMER STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE AND A LINE 25 FEET EASTERLY OF AND PARALLEL WITH, AS MEASURED BY RIGHT ANGLES, THE CENTERLINE OF NORTHEAST LANGFORD LANE, ACCORDING TO LANDFORD LANDING PLAT, AS RECORDED IN PLAT BOOK 17, PAGE 61 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY AND PARALLEL WITH SAID CENTERLINE OF NORTHEAST LANDFORD LAND ALONG SAID 25 FOOT PARALLEL LINE TO THE POINT OF INTERSECTION OF SAID 25 FOOT PARALLEL LINE AND THE SOUTHWESTERLY CORNER OF LOT 25 OF SAID LANGFORD LANDING PLAT; THENCE SOUTHERLY ALONG THE EAST SECTION LINE OF SECTION 34, SAID LINE ALSO BEING THE EASTERLY PLAT LINE OF SAID LANGFORD LANDING PLAT, A DISTANCE OF 333.80 FEET TO A CORNER OF SAID LANGFORD LANDING PLAT; THENCE WESTERLY 61.26 FEET ALONG THE PLAT LINE OF SAID LANGFORD LANDING PLAT; THENCE SOUTHERLY ALONG THE PLAT LINE OF SAID LANDFORD LANDING PLAT TO THE INTERSECTION OF THE NORTHERLY MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE MEANDER THE NORTHERLY MEAN HIGH WATER LINE NORTHWESTERLY AND WESTERLY TO THE EASTERLY MEAN HIGH WATER LINE OF WARNER CREEK; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE SAID EASTERLY MEAN HIGH WATER LINE OF SAID WARNER CREEK TO THE WESTERLY MEAN HIGH WATER LINE OF SAID WARNER CREEK AND NORTHERLY MEAN HIGH WATER LINE TO SAID ST. LUCIE RIVER; THENCE MEANDER SAID NORTHERLY MEAN HIGH WATER LINE OF SAID ST. LUCIE RIVER SOUTHWESTERLY, NORTHWESTERLY, SOUTHWESTERLY AND WESTERLY TO THE POINT OF INTERSECTION WITH THE EASTERLY MEAN HIGH WATER LINE OF SAID HANEY CREEK; THENCE NORTHERLY ALONG SAID EASTERLY MEAN HIGH WATER LINE OF SAID HANEY CREEK TO THE POINT OF BEGINNING.

LESS; THE RIO NATURE PARK AS RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 1576 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS; PUD-R AS RECORDED IN OFFICIAL RECORDS BOOK 530, PAGE 1867 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS; LANGFORD PARK AS RECORDED IN OFFICIAL RECORDS BOOK 165, PAGE 449 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS; LANDFORD LANDING PLAT AS RECORDED IN PLAT BOOK 17, PAGE 61 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS  
NOT VALID WITHOUT SHEETS 1, 2, AND 4.**

**SKETCH AND DESCRIPTION**

**RIO CRA ZONING DISTRICT**

**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : JMM | SCALE : N/A

DATE : 12/10/2019

DRAWING # 19-113

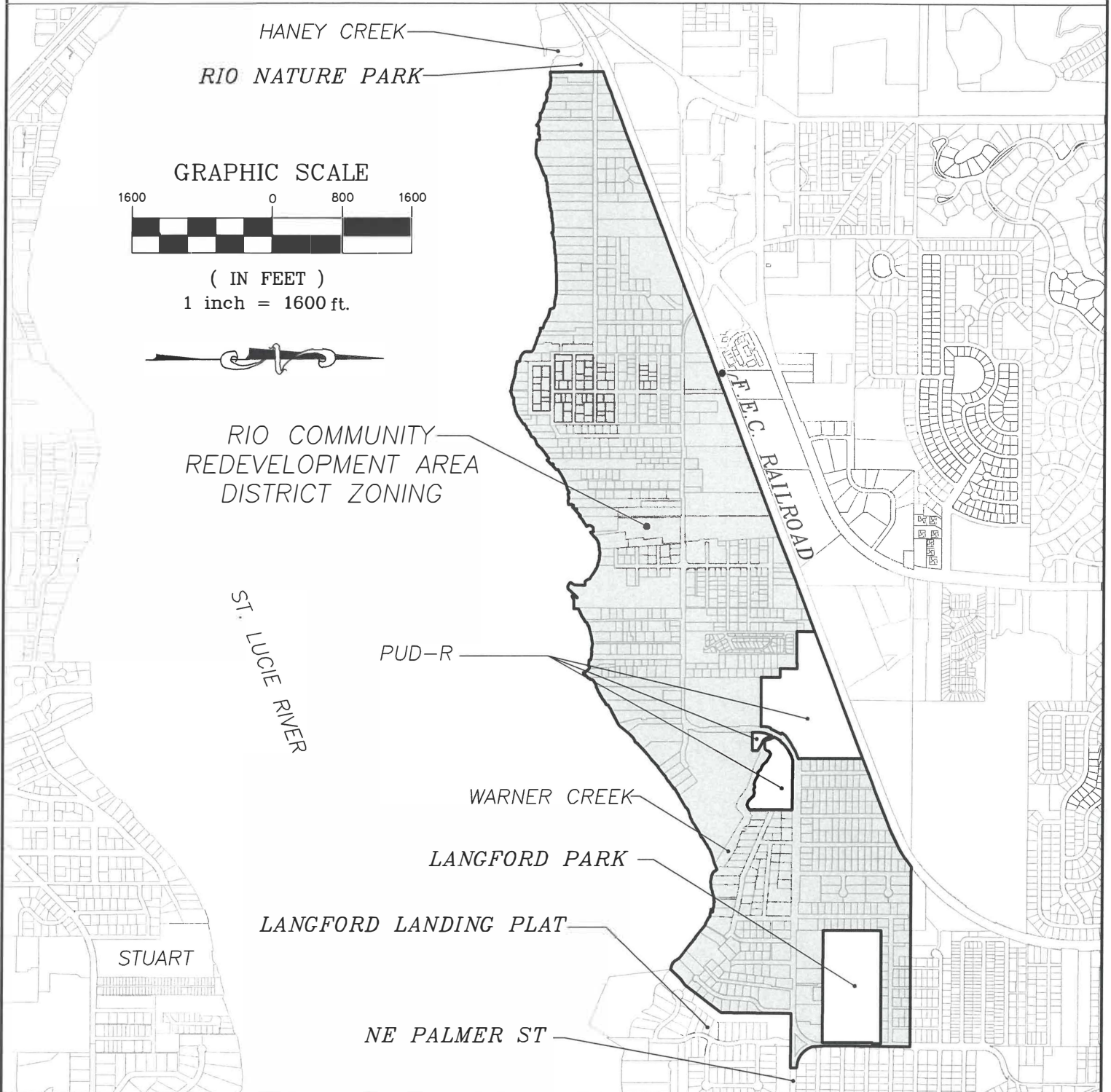
# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-113.DWG | M.C. PROJ. NO. 19-113

SHEET NO. 4 OF 4

## EXHIBIT B



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=1600' OR SMALLER.

**SKETCH AND DESCRIPTION**  
**RIO CRA ZONING DISTRICT**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : JMM | SCALE : 1"=1600'

DATE : 12/10/2019

DRAWING # 19-113