

# Article 12

## Redevelopment Code

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

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## **Division 1**

- Section 12.1.01
  - 12.1.01.A
  - 12.1.01.B
  - 12.1.01.C
  - 12.1.01.D
  - 12.1.01.E
  - 12.1.01.F
  - 12.1.01.G

## **General**

- Purpose & Intent
  - Content of Redevelopment Code
  - Adoption and modification of Redevelopment Code
  - Function of Redevelopment Code; consistency with other regulations
  - Comprehensive Plan
  - Form-based code
  - Subdistricts
  - How to use Article 12
- Regulating Plan
- Permitted Uses
- Development Standards
- Building Type & Frontage Type Standards
- Street Standards
- Parking Standards
- Stormwater Standards
- Landscape Standards
- Wall & Fence Standards
- Sign Standards
- Applicability
- Review Process
- Glossary

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# Table of Contents

12.1.00

I

## Division 2 Jensen Beach Community Redevelopment Code

Section 12.2.01	Purpose
Section 12.2.02	Regulating Plan
Section 12.2.03	Permitted Uses
Section 12.2.04	Development Standards
Section 12.2.05	Building Type & Frontage Type Standards
Section 12.2.06	Street Standards
Section 12.2.07	Parking Standards
Section 12.2.08	Stormwater Standards
Section 12.2.09	Landscape Standards
Section 12.2.10	Wall & Fence Standards
Section 12.2.11	Sign Standards
Section 12.2.12	Architectural Standards

## Division 5 Hobe Sound Community Redevelopment Code

Section 12.5.01	Purpose
Section 12.5.02	Regulating Plan
Section 12.5.03	Permitted Uses
Section 12.5.04	Development Standards
Section 12.5.05	Building Type & Frontage Type Standards
Section 12.5.06	Street Standards
Section 12.5.07	Parking Standards
Section 12.5.08	Stormwater Standards
Section 12.5.09	Landscape Standards
Section 12.5.10	Wall & Fence Standards
Section 12.5.11	Sign Standards
Section 12.5.12	Architectural Standards

## Division 3 Rio Community Redevelopment Code

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

## Division 6 Port Salerno Community Redevelopment Code

Section 12.6.01	Purpose
Section 12.6.02	Regulating Plan
Section 12.6.03	Permitted Uses
Section 12.6.04	Development Standards
Section 12.6.05	Building Type & Frontage Type Standards
Section 12.6.06	Street Standards
Section 12.6.07	Parking standards
Section 12.6.08	Stormwater Standards
Section 12.6.09	Landscape Standards
Section 12.6.10	Wall & Fence Standards
Section 12.6.11	Sign Standards
Section 12.6.12	Architectural Standards

## Division 4 Old Palm City Community Redevelopment Code

Section 12.4.01	Purpose
Section 12.4.02	Regulating Plan
Section 12.4.03	Permitted Uses
Section 12.4.04	Development Standards
Section 12.4.05	Building Type & Frontage Type 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

## Division 7 Golden Gate Community Redevelopment Code

Section 12.7.01	Purpose
Section 12.7.02	Regulating Plan
Section 12.7.03	Permitted Uses
Section 12.7.04	Development Standards
Section 12.7.05	Building Type & Frontage Type Standards
Section 12.7.06	Street Standards
Section 12.7.07	Parking Standards
Section 12.7.08	Stormwater Standards
Section 12.7.09	Landscape Standards
Section 12.7.10	Wall & Fence Standards
Section 12.7.11	Sign Standards
Section 12.7.12	Architectural Standards

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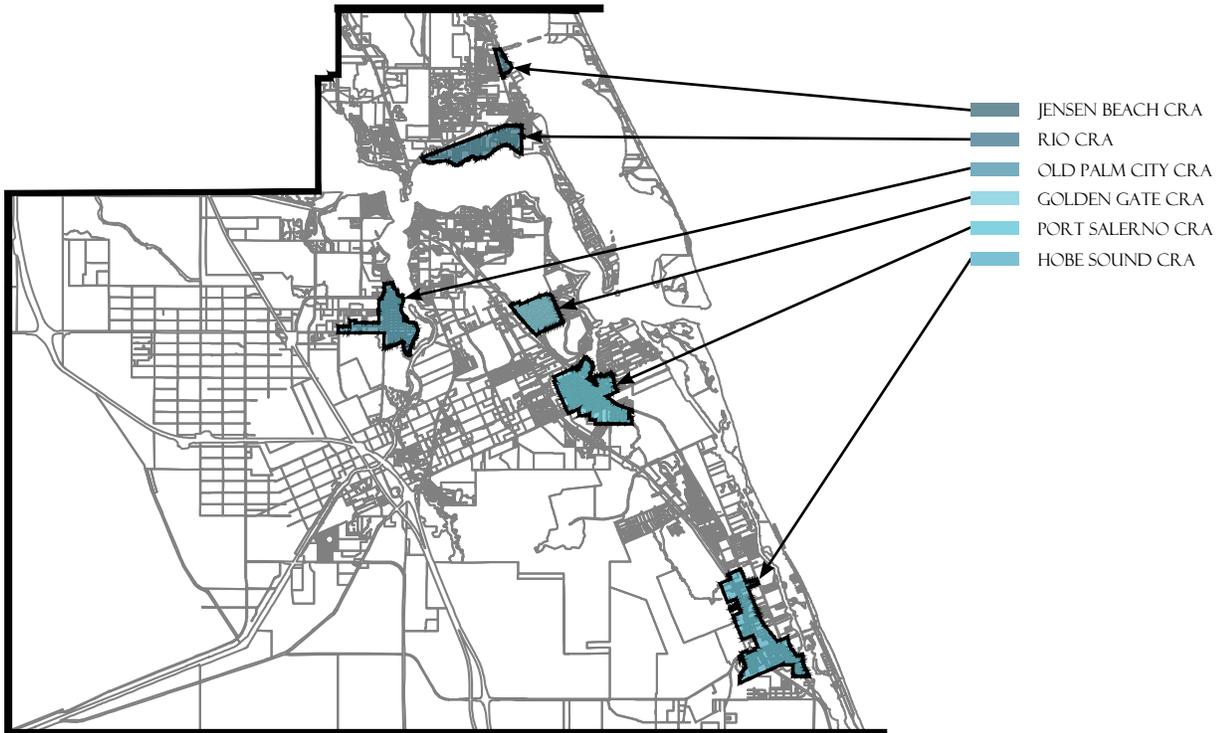


**Section 12.1.01. Purpose & Intent.** The Redevelopment Code provides zoning procedures to implement Comprehensive Growth Management Plan policies by providing opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas. The Redevelopment Code shall be adopted only for Community Redevelopment Areas (CRA) that have been formally designated by Martin County in accordance with the Comprehensive Growth Management Plan.

**Section 12.1.01.A. Content of the Redevelopment Code.** Each CRA shall have its own Redevelopment Zoning District. Article 12 provides Redevelopment Code and Redevelopment Zoning Districts for each of the following CRA, as shown in Figure 12-1:

1. Jensen Beach CRA Division 2
2. Rio CRA Division 3 (reserved)
3. Old Palm City CRA Division 4 (reserved)
4. Hobe Sound CRA Division 5 (reserved)
5. Port Salerno CRA Division 6 (reserved)
6. Golden Gate CRA Division 7 (reserved)

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





# Purpose & Intent

12.1.01

**Section 12.1.01.B. Adoption and modification of the Redevelopment Code.** The adoption or modification of the Redevelopment Code and Redevelopment Zoning Districts and the assignment of land to a Redevelopment Zoning District and Subdistrict shall be by an ordinance amending the Land Development Regulations. When such ordinance assigns land to a Redevelopment Zoning District and Subdistrict, public notice shall be the same as for development applications and for amendments to the Martin County zoning atlas as set forth in Article 10.

**Section 12.1.01.C. Function of the Redevelopment Code; consistency with other regulations.** Development under the Redevelopment Code shall comply with all requirements of the Martin County Land Development Regulations and General Ordinances, except where such requirements are in conflict with the requirements of this Article 12. In the case of conflicting requirements, Article 12 supersedes the requirements of the Martin County Land Development Regulations and General Ordinances.

**Section 12.1.01.D. Comprehensive Plan.** All development in a CRA shall comply with the Martin County Comprehensive Growth Management Plan (CGMP). In the event of a conflict between the CGMP and a requirement of this Article, the stricter shall apply.

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

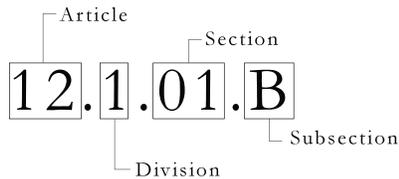
**Section 12.1.01.F. Subdistricts.** The land in each Redevelopment Zoning District is controlled by a Regulating Plan. The Regulating Plan may identify the following Subdistricts:

1. The **Core** Subdistrict is intended to be a pedestrian-oriented center for surrounding neighborhoods and the entire CRA. These are centers of dining, shopping, housing, and entertainment, with shaded sidewalks, large windows, intimate pedestrian spaces, outdoor dining, and richly detailed building facades. A broad mix of uses is encouraged in the Core Subdistrict.
2. The **Corridor** Subdistrict is intended to extend the pedestrian-oriented building types, frontages, and streetscapes along a major roadway.
3. The **General** Subdistrict offers a wide variety of housing, civic spaces, and pedestrian-oriented businesses. The General Subdistrict also fosters a mix of uses but is more residential in scale and character.
4. The **Waterfront** Subdistrict is defined by marinas and working waterfronts. In some Redevelopment Zoning Districts, it may also promote a mixed-use waterfront environment with restaurants, entertainment, resort and residential uses.
5. The **Industrial** Subdistrict identifies areas where industrial uses are permitted and encouraged.
6. The **Multifamily** Subdistrict allows for denser and more varied residential buildings.
7. The **Detached** Subdistrict is predominantly single-family homes with front yards and walkable sidewalks.
8. The **Mobile Home** Subdistrict identifies where mobile homes are permitted.



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

1. Review the standards in Division 1, which apply to all Redevelopment Zoning Districts.
2. Division 2 through Division 7 establish standards specific to each Redevelopment Zoning District(s). Review the Division applicable to the specific site.
3. Locate the site on the Regulating Plan. The Regulating Plan identifies the Subdistrict of each site in the Redevelopment Zoning District, the existing street network, the lot pattern, and additional regulatory information pertaining to that Redevelopment Zoning District.
4. Determine Permitted Uses for the Subdistrict.
5. Determine applicable Development Standards for the Subdistrict including lot size, density, and height.
6. Determine the permitted Building Types for the Subdistrict and development standards that correspond to those types.
7. Review applicable Stormwater Standards, Parking Standards, Wall and Fence Standards, Sign Standards, Architectural Standards and other standards that may be specific to the Redevelopment Zoning District and the Subdistrict.
8. Organization of Article 12 numbering.





# Regulating Plan

12.1.02

## Section 12.1.02. Regulating Plan

1. **Purpose.** A Regulating Plan is adopted for each Redevelopment Zoning District. The Regulating Plan illustrates zoning Subdistricts and provide detail about the existing and desired character of individual streets, blocks, and civic spaces. Certain standards in Redevelopment Zoning Districts are keyed to specific features shown on the Regulating Plan to manage the form and scale of buildings and their relationship with other buildings and the public realm.
2. **Content.** Regulating Plans contain regulatory information including the following:
  - a. **Boundary.** Boundary of the Redevelopment Zoning District.
  - b. **Subdistricts.** All land in a Redevelopment Zoning District is assigned to a Subdistrict that provides regulations for the characteristics and location of that land. Subdistricts are designated on the regulating plans.
  - c. **Primary and Secondary Streets and Alleys.** Primary Streets are intended to develop over time as pedestrian environments and, as such, are held to higher standards regarding building placement, building frontage, and the location of parking and service uses. Streets not designated as Primary Streets are Secondary Streets. Secondary Streets can accommodate service functions and vehicular-oriented development needs, including parking, loading, and drive-through facilities. Alleys are important assets in the Redevelopment Zoning Districts, performing many functions within small rights-of-way.
  - d. **Required Commercial Frontage.** Portions of Primary Streets within Redevelopment Zoning Districts are intended to support businesses, civic uses, and reinforce local character. These streets are designated as Required Commercial Frontage and are held to stricter standards regarding allowable frontage types and uses located within sidewalk level stories. Required Commercial Frontage shall be non-residential and open to the public at the ground level. Frontages shall be shopfront and arcades. Required Commercial Frontage shall be provided for a depth of no less than 20 feet measured from the front of the building.
  - e. **Recommended Future Street and Alley Connections.** Potential future connections may also be illustrated on Regulating Plans. Future connections are desired new vehicular or pedestrian connections to existing streets or alleys that will improve the overall transportation network. Future connections are not precise alignments or specific locations. The final street designations, exact alignment, location, maintenance responsibility and dedication of these intended links of the transportation network will be determined during the development review and approval process.
  - f. **Marine Service Areas.** Marine Service Areas cannot be converted to permanent housing unless the marine service uses can be replaced on the same parcel or another parcel not already designated a Marine Service Area. See CGMP Policy 4.13A.8(4).



## Section 12.1.03. Permitted Uses.

1. Table 12-2 below identifies potential uses of land included in “use groups” with similar impacts. Each use group contains one or more of the uses described in Article 3 (see definitions in Div. 1, Article 3, standards for specific uses in Div. 3, Article 3). Each Redevelopment Zoning District contains a table describing which use groups are permitted.
2. All uses listed in Table 12-2 are not permitted in every Redevelopment Zoning District or Subdistrict.
3. The Growth Management Director may approve uses other than those listed in the Permitted Use Tables upon a finding that the use is functionally similar to the permitted uses and that the use is not likely to generate harmful impacts or create incompatibilities with other uses in the area. Prior to the decision, the Growth Management Director may request a recommendation from the Neighborhood Advisory Committee for that Redevelopment Zoning District. The Growth Management Director shall keep a record of all such determinations.
4. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided with Development Standards Section 12.1.04.

**Table 12-2 - Permitted Uses in Each Use Group**

Residential Use Groups	Residential Uses in this Use Group
Accessory dwelling units	Accessory dwelling units, as accessory use
Mobile homes	Mobile homes Single-family detached dwellings
Other dwelling types	Apartment hotels Multifamily dwellings Single-family detached dwellings, if established prior to the effective date of this ordinance Townhouse dwellings
Single-family dwellings	Single-family detached dwellings Duplex dwellings Modular homes Family day care, as accessory use
Bed and breakfast inns	Bed and breakfast inns
Agricultural Use Groups	Agricultural Uses
Urban Farming	Urban Agriculture Agrihood Farmer’s Market, limited to open air markets and quarter acre fixed sites

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## Permitted Uses

12.1.03

**Table 12-2 - Permitted Uses in Each Use Group Continued**

Commercial & Business Use Groups	Commercial & Business Uses in this Use Group
Business & professional offices	Business & professional offices
Construction services, limited impact	Construction industry trades Trades & skilled services
Construction services, extensive impact	Construction sales & service
Convenience store with fuel	Convenience store with fuel
Drive-through facility	Drive-through facility, excluding restaurants with drive-through facilities
Drive-through restaurant	Drive-through restaurant
Hotels, motels, resorts & spas	Hotels, motels, resorts & spas
Marinas	Marinas, commercial Marine fuel sales Marine power sales, service and repair Watercraft sales, rentals, and charters Marine education & research
Medical offices	Medical services Veterinary medical services
Parking lots & garages	Parking lots & garages
Restaurants	Restaurants, convenience without drive-through facilities Restaurants, general
Retail & services, limited impact	Ancillary retail use Artisan, art studio, galleries Health and fitness club Limited retail sales & services
Retail & services, general impact	Commercial amusements, indoor Commercial day care Financial institutions Funeral homes General retail sales & services Residential storage facilities Theater, indoor
Retail & services, extensive impact	Commercial amusements, outdoor Flea markets Golf courses Golf driving ranges Plant nurseries & landscape services Kennels, commercial Shooting ranges, indoor Theater, outdoor
Recreational vehicle parks	Recreational vehicle parks
Vehicular service & maintenance	Vehicular service & maintenance
Wholesale trades & services	Wholesale trades & services
Working waterfront	Working waterfront Boat yards



**Table 12-2 - Permitted Uses in Each Use Group Continued**

Public & Institutional Use Groups	Public & Institutional Uses in this Use Group
Institutional uses, limited impact	Administrative services, not-for-profit Community centers Cultural or civic uses Neighborhood assisted residences with six or fewer residents Neighborhood boat launch Places of worship Post offices Protective & emergency services Public libraries Public parks and recreation areas, passive Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance
Institutional uses, general impact	Educational institutions Public parks & recreation areas, active Residential care facilities Recycling drop-off centers Utilities
Industrial Use Groups	Industrial Uses in this Use Group
Limited impact industries	Limited impact industries
Extensive impact industries	Extensive impact industries



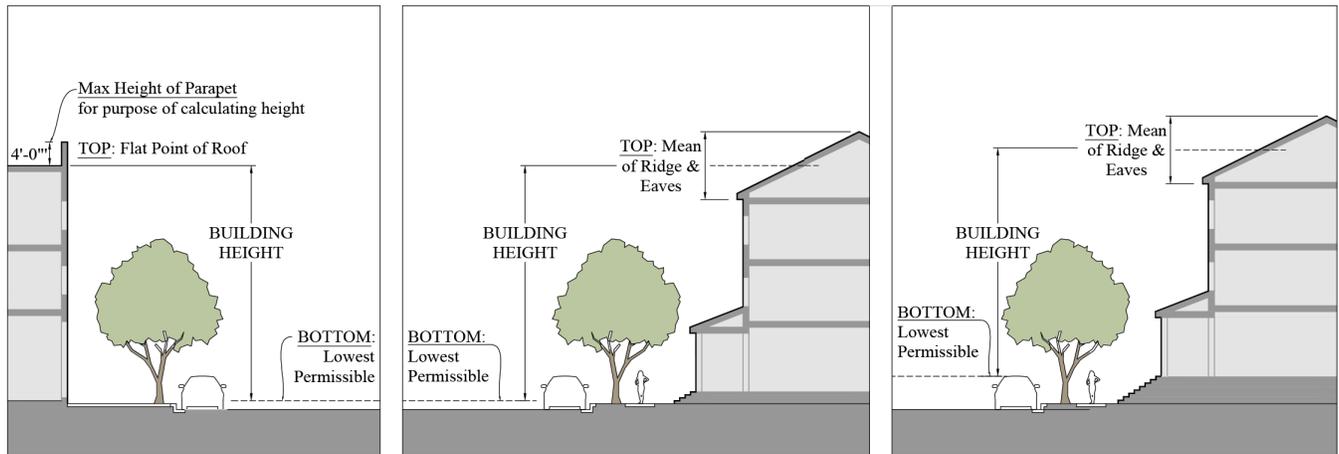
# Development Standards

## 12.1.04

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

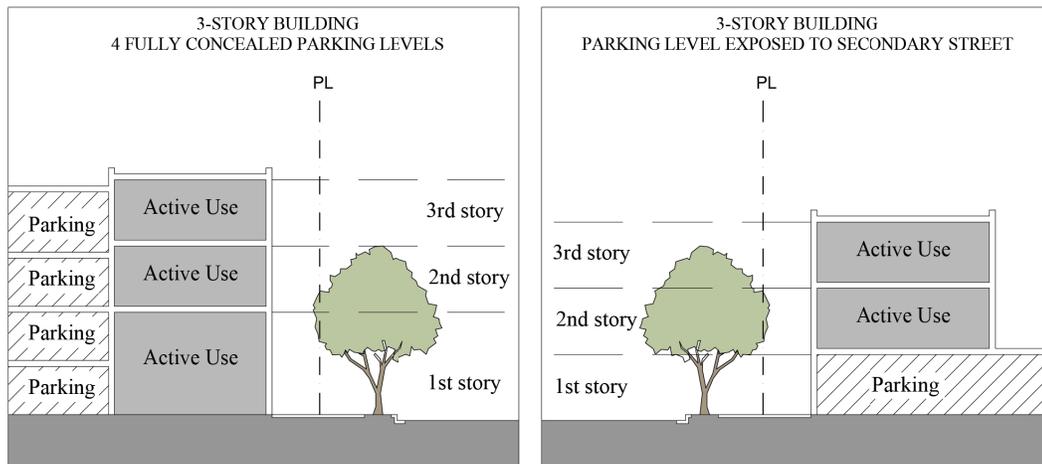
- 1. Lot Size.** Lot width shall be measured pursuant to Section 3.15.B, Div. 2, Article 3. Section 3.15.C, Div. 2, Article 3 provides exceptions to minimum lot size requirements.
- 2. Height.** Height is measured in accordance with Section 3.14, Div. 2, Article 3. Height exceptions are described in Section 3.14.B, Div. 2, Article 3. See Figure 12-3 for illustration. In case of a conflict between illustrations and text, Section 3.14, Div. 2, Article 3 controls.

**Figure 12-3 - Building Height Diagrams**



- Where maximum building heights are established in stories, all levels devoted to parking are considered as individual stories except when screened by a liner building with active use provided for a depth of no less than 20 feet measured from the front of the building. See Figure 12-4 for illustration. Under all circumstances the 40' and 4-story height limit shall not be exceeded.

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



- Minimum ceiling heights are provided for certain Building Types in individual Redevelopment Zoning Districts. Ceiling height is measured from finished floor to finished ceiling.

3. **Density.** The permitted densities shall be gross residential densities and the gross land area of which this density is applied is described as follows. These densities shall be applied to contiguous land areas under common ownership, with the following provisions and exceptions:
  - a. In cases where land abuts the waters of the Atlantic Ocean, St. Lucie River, Indian River, Loxahatchee River, Intracoastal Waterway, Lake Okeechobee or any tributary or manmade canal, the boundary of the land shall be delineated as established by State Statutes.
  - b. No submerged land areas waterward of the boundary described above shall be included under this definition.
  - c. No land areas proposed to be allocated to nonresidential uses shall be included under this definition except for contiguous land areas for:
    - i. Utilities under common ownership and principally supporting the residential use;
    - ii. Recreational facilities for the primary use of on-site residents;
    - iii. Dedication to the County or other County-approved agencies or notfor-profit corporations;
    - iv. In mixed-use projects in the six designated CRAs as described in Chapter 18.
    - v. The MUV future land use designation, as described in Policy 4.13A.15.
  - d. Maximum gross density is defined as maximum allowable units divided by gross land areas.
  - e. For development proposed for previously platted lots in a CRA and subject to calculation of gross residential density, the property owner may opt to include within the gross land area one-half of any right-of-way adjoining the development site.
  - f. **Small Dwelling Units.** When the lot is one acre or less, dwelling units of 800 square feet or less shall count as one-half a dwelling unit.
  - g. **Small Dwelling Units in Affordable Housing.** When the lot is larger than one acre, dwelling units of 800 square feet or less shall count as one-half a dwelling unit if at least 50 percent of the units qualify as affordable housing, as defined in the CGMP.
4. **Building Coverage.** Building coverage means the horizontal area measured from the building footprint of the roofed area at the ground floor of the principal and accessory structures on a lot.
5. **Open Space.** The open space requirements shall apply on a lot-by-lot basis unless the lot has been approved as part of a final site plan which demonstrates compliance on a project-wide basis, for example, by way of setting aside common areas such as upland and wetland preserve areas and other eligible open spaces.
6. **Building and Parking Placement.**
  - a. **Frontage.** Frontage is the percentage of the total width of a lot minus the required setbacks which is required to be occupied by the primary façade of a building. Building Frontage requirements are established for each Building Type.
    - i. The primary façade shall be generally parallel to the right-of-way, located in accordance with the minimum and maximum front setbacks of the Subdistrict or permitted Building Type.
    - ii. The location of the primary façade is not changed by the projection of

# Development Standards

## 12.1.04

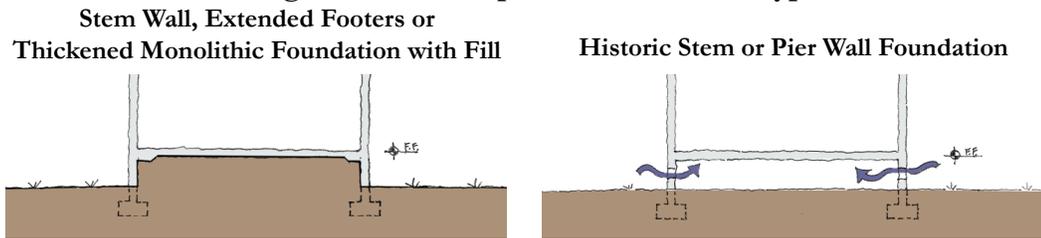
architectural elements such as cornices, bay windows, awnings, porches, balconies, stoops, or arcades.

- iii. On corner lots, the primary façade shall extend to the corner or provide civic open space.
  - b. **Setbacks.** Setbacks are measured from the property line and are illustrated in the Building Types for each Redevelopment Zoning District.
- 7. **Accessory Uses and Structures.** Accessory uses and structures shall be governed by Section 3.201, Div. 4, Article 3 except as provided in this Section 12.1.04.08.
- 8. **Accessory Dwelling Units.**
  - a. One accessory dwelling unit may be permitted on a lot which a single-family dwelling is located.
  - b. Accessory dwelling units shall not count as a separate unit for purposes of calculating density.
  - c. Accessory dwelling units may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.
  - d. Accessory dwelling unit shall not exceed a footprint of 850 square feet, and shall not have more than one-half the square footage of the primary dwelling.
  - e. Accessory dwelling units may have separate utility meters or share utilities with the principal dwelling, as required or permitted by the utility provider.
  - f. An accessory dwelling shall not be sold or conveyed separately from the principal dwelling unit.
- 9. **Garages, Sheds and similar structures.** Refer to Parking Standards Section 12.1.07.8 for Garage placement standards. Outbuildings, including sheds and similar structures, shall be located as permitted within the Building Type Standards of the Redevelopment Zoning District.
- 10. **Shielding from Street.** Garages, sheds, exposed pumps or electrical meters, air conditioning compressors or projecting air conditioning window units, clothes lines for clothes drying, antennas and satellite dishes, and similar structures and uses shall not be located between the front of a building and a street.
- 11. **Gates and Guardhouses.** Private gated communities are not permitted within the Redevelopment Zoning Districts. Gates and guardhouses may not be installed on public or private streets or alleys in Redevelopment Zoning Districts. This prohibition does not preclude gates that control access to a single parking lot.
- 12. **Building Length.** Buildings may not be longer than 200 feet without a street, alley, or paseo providing through access to another street, alley or paseo. Paseos shall be a minimum of 15 feet wide, open to the public, open to the sky, and illuminated at night. The building face shall have transparent windows covering at least 50% of the wall area. The incorporation of storefront standards is encouraged.
- 13. **Foundation Types.** Where buildings are required to be raised above existing or natural grade, a foundation type as shown in Figure 12-5 or a similar foundation type shall be provided. A slab on grade foundation on raised fill is not a permitted means of raising structures within the Redevelopment Zoning Districts.



14. **Residential Development.** When residential use is proposed on the first floor of a building, elevation of the first floor at least twenty-four inches above the finished grade as measured along the front building line is required.

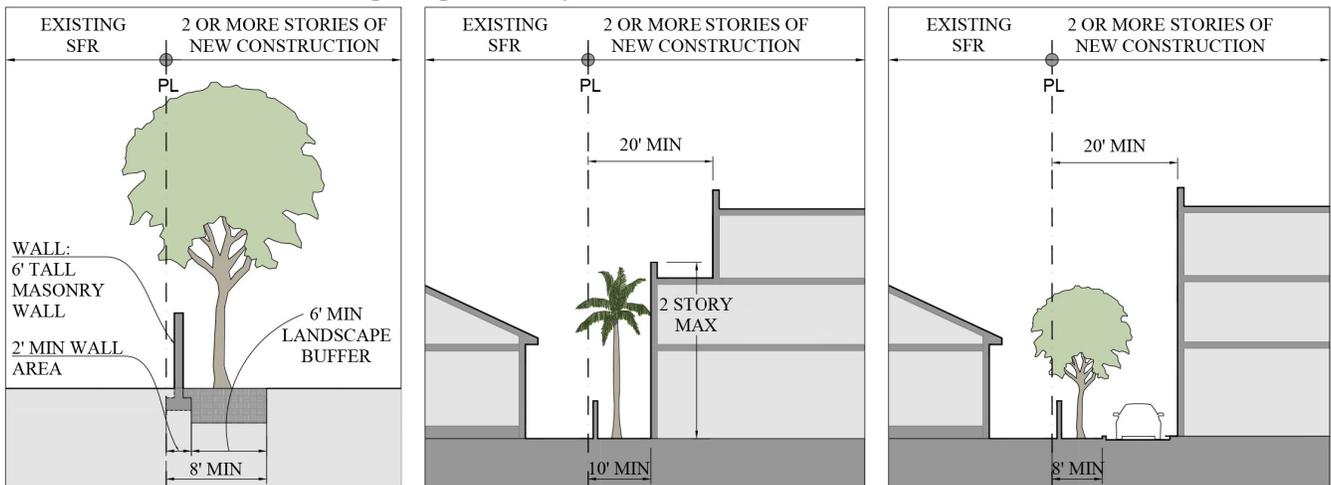
**Figure 12-5 - Acceptable Foundation Types**



15. **Building Transitions.** Where commercial, multifamily, or mixed-use construction along the rear or side yard of a property directly abuts a residential Subdistrict or an existing single family home with less than thirty feet (30') separation, such as a street, alley, railroad, waterway, park, right-of-way, or other public open space between them; the following shall apply:

- For buildings or portions of buildings two stories or less in height, a minimum side and rear setback of 10 feet from the property line shall be provided, unless a greater setback is required by another standard.
- A minimum side and rear building setback of 20 feet shall be provided from the property line for the portion of the building that is over two stories in height.
- A solid finished masonry wall six feet in height shall be located within 2 feet of the inside and adjacent to the portion of the property line which directly abuts the residential property followed by a minimum of a 6 foot planting strip with a hedge or tree. Walkways and other pedestrian or bicycle connections through the wall shall provide links encouraged by the CGMP to promote necessary or desirable connectivity between properties.

**Figure 12-6 - Building Transition Requirements between Existing Single Family Residential and New Construction**



16. **Substantial Improvement.** A substantial improvement is defined in Section 8.1, Article 8. Refer to Section 12.1.12 Applicability for Nonconforming uses, structures and lots as well as alternative compliance.

## Section 12.1.05. Building Types & Frontage Types.

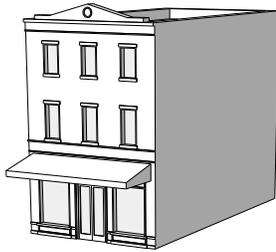
1. **Building Types** are required in Redevelopment Zoning Districts. Building Types do not prescribe use or architectural style. The following Building Types shall be incorporated or modified for use in Redevelopment Zoning Districts:
  - a. A **Shopfront Building** has ground-floor space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.
  - b. A **Mixed-Use Building** has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict. Mixed-use buildings may have a storefront frontage on the ground floor.
  - c. An **Office Building** has a one or more commercial tenants, occupancies, or businesses. An office building may have a storefront frontage on the ground floor.
  - d. An **Apartment Building** contains multiple residences above or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.
  - e. A **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.
  - f. A **Townhouse** is a building with common walls on one or both sides and often has a private garden to the rear. Service and parking access are from the rear.
  - g. 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.
  - h. 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 house types.
  - i. 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.
  - j. A **Cottage Court** is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas. Parking can be accommodated on-street and in a parking lot to the rear.
  - k. 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.
  - l. An **All Yard House** has yards on all sides and may contain accessory structures toward the rear.
  - m. 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 an accessory dwelling unit.
  - n. 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.

# Building Type & Frontage Type Standards

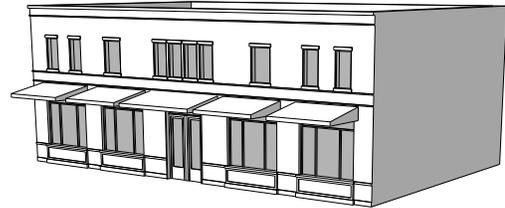
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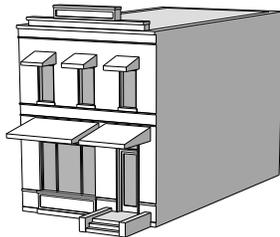
Figure 12-7 - Building Types Matrix



Shopfront Building



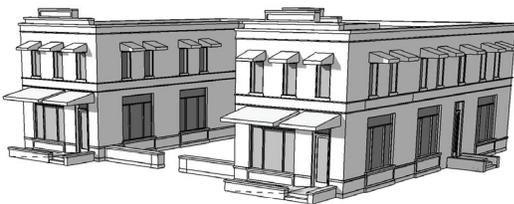
Mixed-Use Building



Office Building



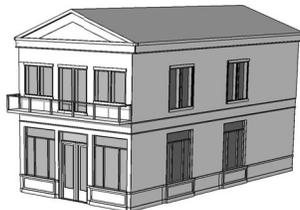
Apartment Building



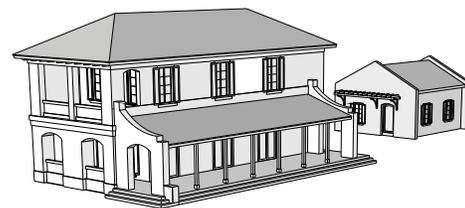
Courtyard Building



Townhouse Building



Live/Work Building



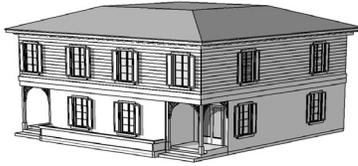
Side Yard House



# Building Type & Frontage Type Standards

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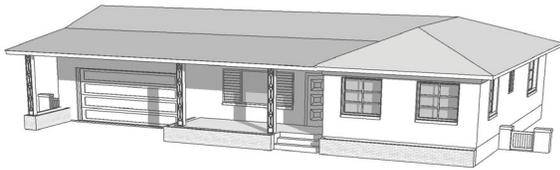
Figure 12-7 - Continued Building Types Matrix



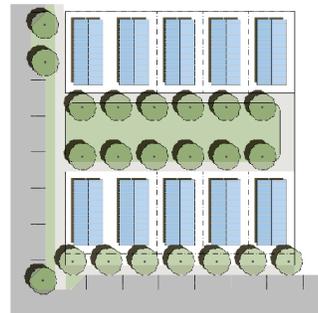
Duplex



Cottage



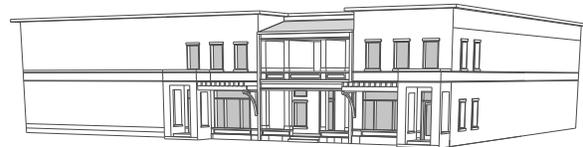
All Yard House



Cottage Court



Outbuilding

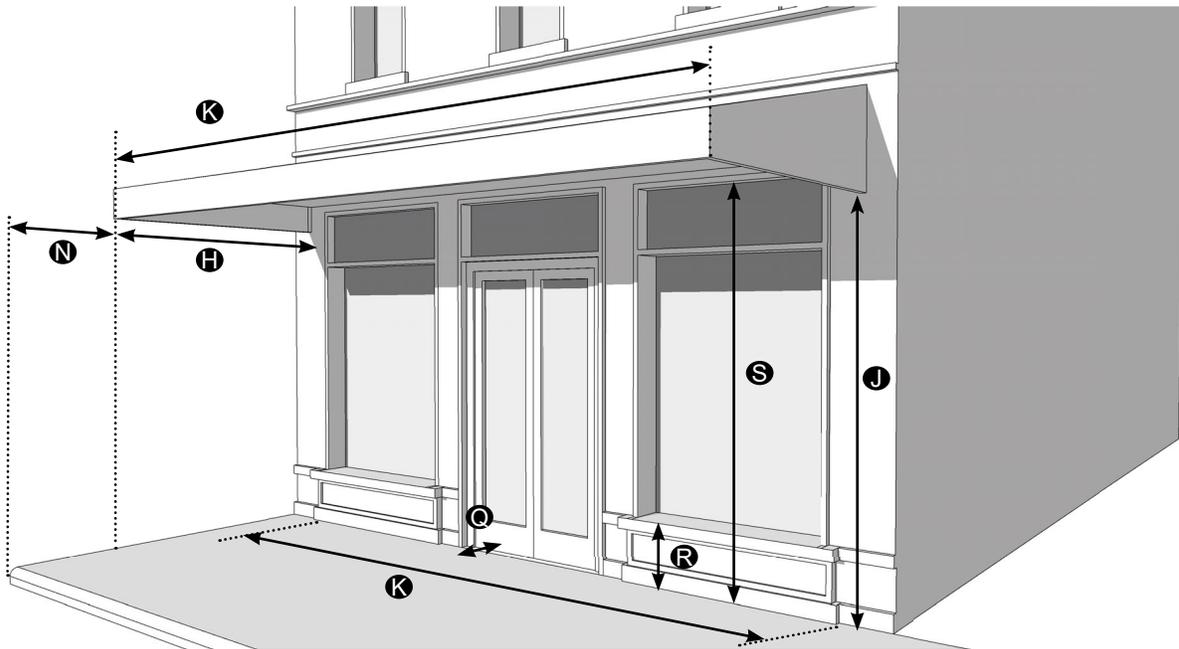


Industrial Building

2. **Frontage Types.** Building Frontage Types are required in certain Redevelopment Zoning Districts. The following frontage types as described further in Figures 12-7.01-12-7.06 may be incorporated or modified for use in Redevelopment Zoning Districts:
  - a. A **Storefront** frontage
  - b. An **Arcade** or gallery frontage
  - c. A **Bracketed Balcony** frontage
  - d. A **Porch** frontage
  - e. A **Stoop** frontage
  - f. A **Forecourt** frontage



Figure 12-7.01 - Storefront Frontage



### Description

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

### Dimensions

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

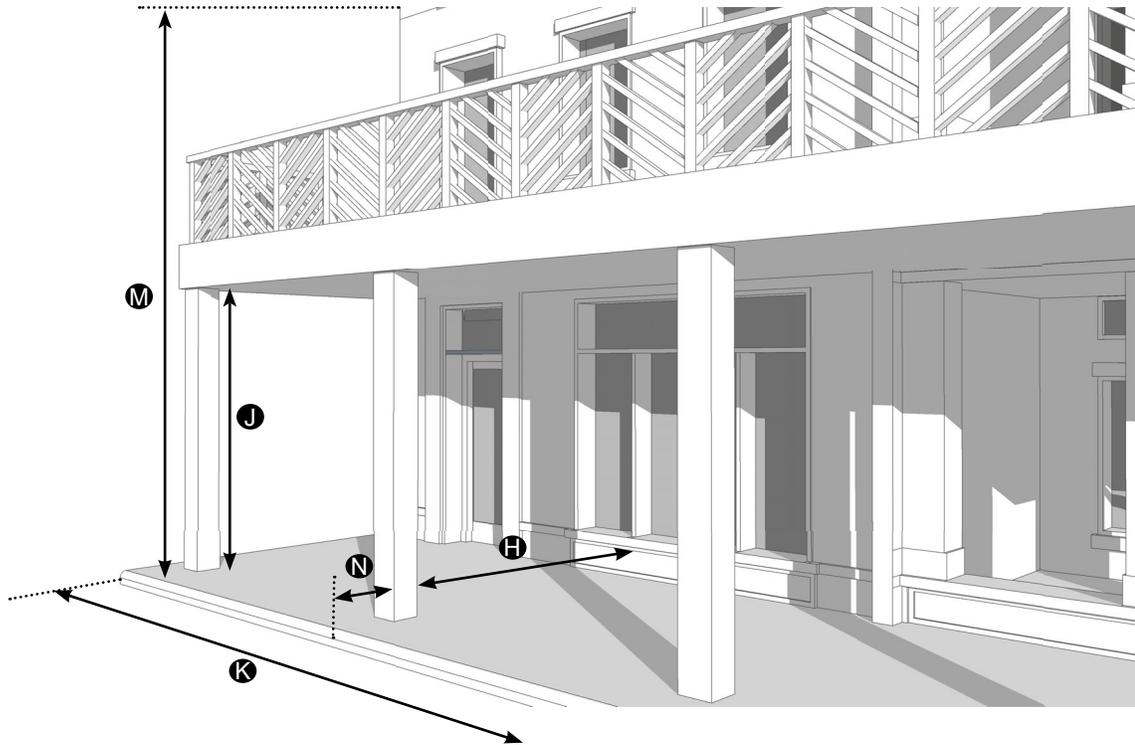




# Building Type & Frontage Type Standards

12.1.05

Figure 12-7.02 - Arcade Frontage



### Description

An arcade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade extends into the public right-of-way, over the streetscape area, creating a shaded environment ideal for pedestrians. This frontage type is typically associated with commercial uses. Arcades shall remain open to the public at all times. In the case where an arcade encroaches into the public right-of-way, a right-of-way maintenance agreement may be required.

### Dimensions

Depth, clear	8 feet min.	<b>H</b>
Height, ground level clear	10 feet min.	<b>J</b>
Width, length of facade	70% min.	<b>K</b>
Finish level above sidewalk	Not applicable	<b>M</b>
Height, stories	2 stories max.	<b>N</b>
Set back from curb	2 feet min. / 4 feet max.	





Figure 12-7.03 - Bracketed Balcony Frontage



### Description

A bracketed balcony is a second-story balcony, located over the main building entry, which provides cover for a person entering or exiting the building, emphasizes the entryway, and creates a semi-public space overlooking the street. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses if combined with a stoop.

### Dimensions

Depth	5 feet max.	<b>H</b>
Height, ground level clear	10 feet min.	<b>J</b>
Width	4 feet min.	<b>K</b>
Finish level above sidewalk	Not applicable	
Height, stories	Not applicable	
Set back from curb	Not applicable	

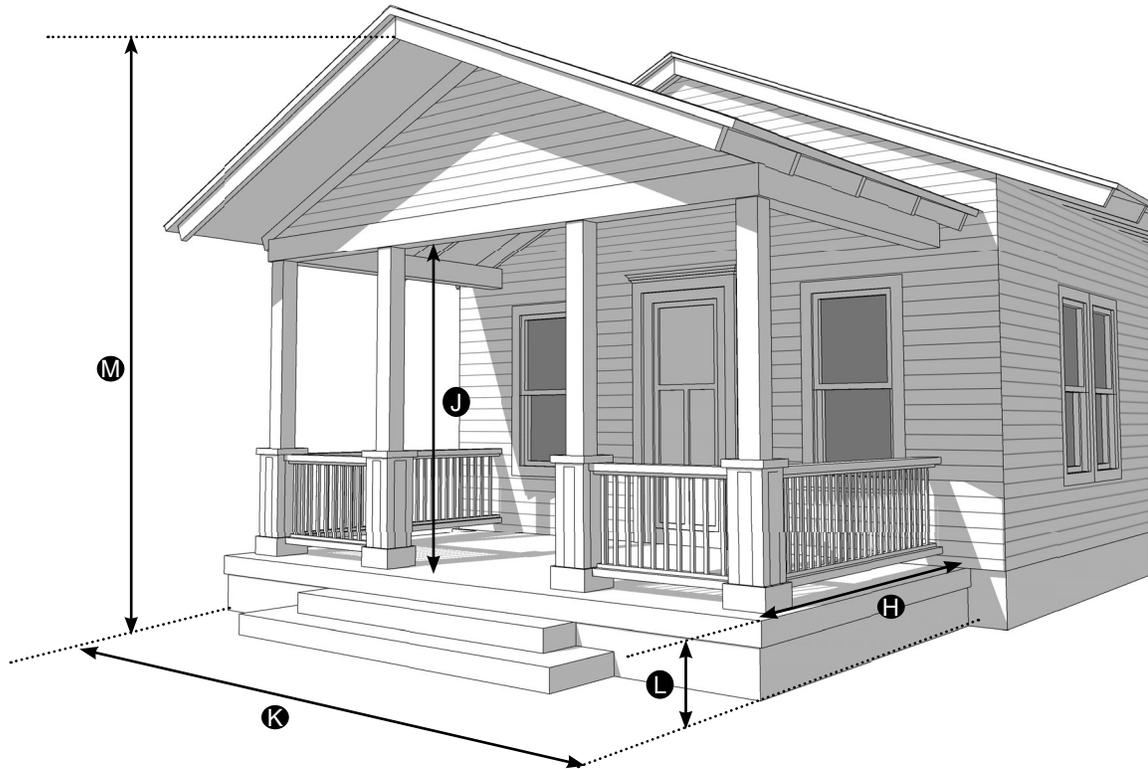




# Building Type & Frontage Type Standards

12.1.05

Figure 12-7.04 - Porch Frontage



### Description

A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. All porches shall cover at least 40% of the width of the facade the porch enfronts, including any garage. Front porches may be screened.

### Dimensions

Depth	8 feet min.	<b>H</b>
Height, ground level clear	8 feet min.	<b>J</b>
Width, length of facade	40% min.	<b>K</b>
Finish level above sidewalk	2 feet min.	<b>L</b>
Height, stories	2 stories max.	<b>M</b>
Set back from curb	Not applicable	





Figure 12-7.05 - Stoop Frontage



### Description

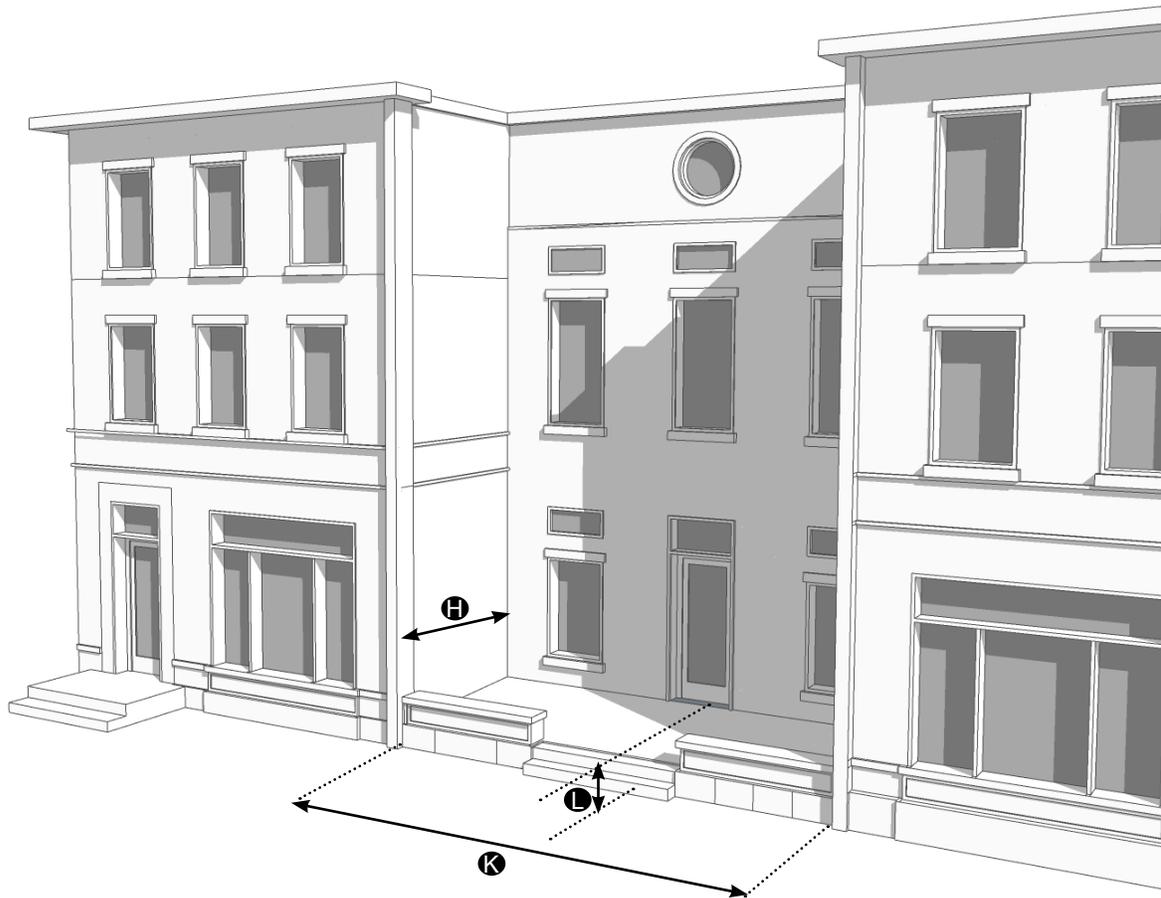
A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building.

### Dimensions

Depth	5 feet min.	<b>H</b>
Height, ground level clear	8 feet min.	<b>J</b>
Width, clear	4 feet min.	<b>K</b>
Finish level above sidewalk	2 feet min.	<b>L</b>
Height, stories	1 story max.	<b>M</b>
Set back from curb	Not applicable	



Figure 12-7.06 - Forecourt Frontage



### Description

A forecourt is an open area in front of the main building entrance(s) designed as a small garden or plaza. Low walls or balustrades no higher than three feet six inches in height when solid may enclose the forecourt. Forecourt walls are constructed of similar material as the principal building or are composed of a continuous, maintained hedge. A forecourt may afford access to one or more first floor residential dwelling units or incorporate storefronts for commercial uses. Forecourts are typically associated with multifamily, mixed-use, and commercial buildings.

### Dimensions

Depth, clear	20 feet max.	H
Height, ground level clear	Not required	
Width, length of facade	12 feet min. / 50% of facade max.	K
Finish level above sidewalk	2 feet min.	L



# Building Type & Frontage Type Standards

12.1.05

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Figure 12-7.07 - Possible Examples of Accessible Routes for Raised Ground Levels



## Description

The Florida Building Code contains technical requirements for accessibility for sites, facilities, buildings and elements by individuals with disabilities which may include code requirements for the access into a building. The images above depict possible solutions for buildings when raised above the natural or existing grade. Refer to the latest version of Florida Building Code for the specific requirements and standards of the code. See Figure 12-7.07 for images of examples.



# Street Standards

12.1.06

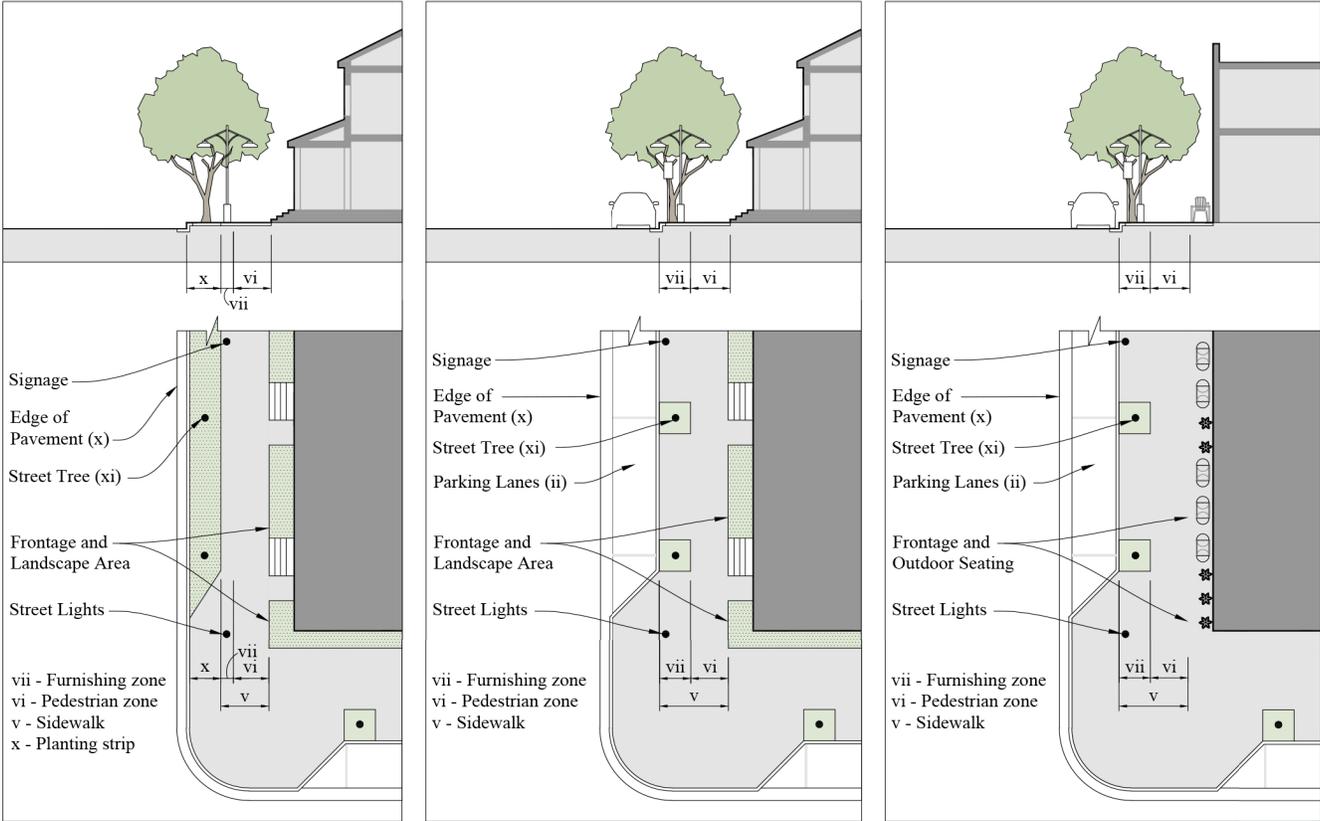
## Section 12.1.06. Street Standards.

1. **Intent.** The intent of this section is to provide flexibility for the design of traditional neighborhood streets and to achieve the transportation, environmental, aesthetic, economic, safety, and maintenance objectives for each street and neighborhood. These streets expand options for vehicular, pedestrian, and bicycle access through an integrated network of narrow streets that incorporates traffic calming and often allows on-street parking.
2. **Street Layout Principles.** All development and public improvements within Redevelopment Zoning Districts shall incorporate the following street layout principles:
  - a. Street layout shall exhibit a high degree of overall connectivity, with allowances for topographic or wetlands conditions.
  - b. Cul-de-sacs are strongly discouraged, but may be used where physical barriers preclude street connectivity.
  - c. Oversized blocks shall be avoided so that neighborhoods can be traversed easily.
  - d. Shade trees shall be planted between the sidewalk and vehicles.
  - e. Wherever possible, provisions shall be made for on-street parking.
3. **Description of Street Types.** Table 12-8 describes street types that are appropriate for Redevelopment Zoning Districts. Figures 12-1.8.01 through 12-1.8.17 are illustrative examples of the street types.
4. **New Streets.** New streets or alleys or the extension of an existing street or alley, the street types in Table 12-8 and illustrated in Figures 12-1.8.01 through 12-1.8.17 shall be considered.
5. **Existing Streets.** Within a Redevelopment Zoning District, the street design standards of Section 12.1.06 should be incorporated into the construction or reconstruction of streets to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards. The abandonment of existing streets or paved or unpaved rights-of-way is strongly discouraged.
6. **Specific Standards.**
  - a. **Street Design Standards.** The standards for street designs are provided in Figures 12-1.8.01 through 12-1.8.17. Where particular elements are not required, they are not prohibited if its design is appropriate to the context and is approved by the County Engineer. The illustrative street designs address the desired street elements in a Redevelopment Zoning District:
    - i. **Travel lanes** – primarily for vehicular circulation
    - ii. **Parking lanes** – on-street parking
    - iii. **Bike facility** – may be the shared use of a travel lane or a separate bicycle lane; bicycle lanes are always required if included among the "Top 20 Priorities" of the latest *Martin County Bicycle and Pedestrian Action Plan* or identified as a project recommendation in the latest Metropolitan Planning Organization (MPO) bicycle, pedestrian and trails master plan



- iv. **Pavement width** – width of pavement from edge of pavement or curb which is dedicated for vehicular travel, but could include bike lanes. Where appropriate, pavement may include pervious areas to manage stormwater
- v. **Sidewalk** – A sidewalk shall be at least six feet (6') wide and be provided on both sides of all the streetscapes
- vi. **Pedestrian zone** – A pedestrian zone is free of any street furnishings or utilities and allows the clear passage of pedestrians. A six feet (6') wide pedestrian zone is preferred. Any portion of the pedestrian zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition
- vii. **Furnishing zone** – paved area adjacent to the sidewalk for street furniture, tree wells, and extra sidewalk width
- viii. **Median** – vegetated area between travel lanes of opposing direction (required only where indicated) Medians, when present, should be used to integrate stormwater management
- ix. **Edge of pavement** – curb and gutter may be required
- x. **Planting strip or planting area** – vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate stormwater management
- xi. **Street trees** – required type and placement of street trees

Figure 12-8 - Streetscapes Diagrams

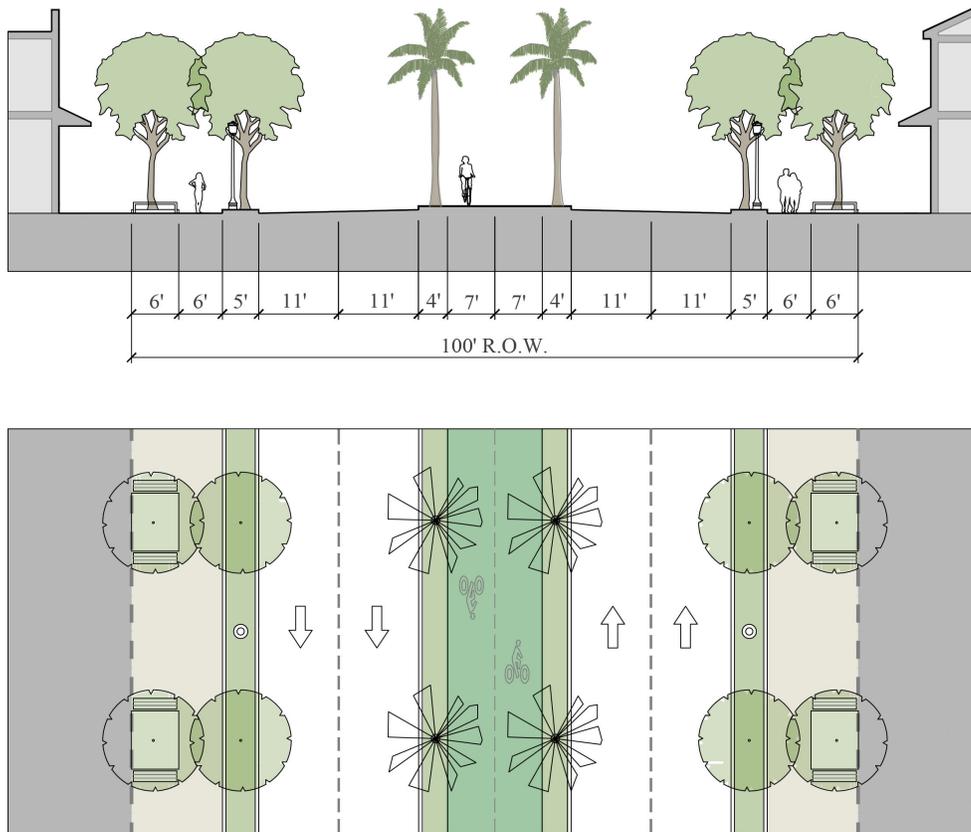


- b. Deviation from Street Design Standards.**
    - i.** The County Engineer after consulting with the Office of Community Development may allow deviations from the standards contained in Figures **12-1.8.01** through **12-1.8.17** when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for the particular street segment. Such deviations may include, but are not limited to, the width of a furnishings zone, sidewalk, median, or bike facility that is greater or less than that provided in Figures **12-1.8.01** through **12-1.8.17**.
    - ii.** These street design standards may also be modified by provisions specific to a particular Redevelopment Zoning District.
  - c. Block standards.** Blocks created by new streets shall not exceed 660 feet on any side of the block. New block perimeters shall not exceed 2,000 feet.
  - d. Gates and guardhouses.** Private gated communities are not permitted within the Redevelopment Zoning Districts. Gates and guardhouses may not be installed on public or private streets or alleys in Redevelopment Zoning Districts. This prohibition does not preclude gates that control access to a single parking lot.
  - e. Stormwater and landscape.** The recommended filtration strategies from the *Stormwater Design Toolkit* (Martin County CRA, January 2012) shall be used whenever feasible. Green infrastructure stormwater best practices, such as pervious paving, bioretention systems, rain gardens, bioswales, and stormwater planters, are encouraged to slow and treat stormwater runoff while providing additional community benefits.
- 7. Conflicting standards.**
  - a.** The standards contained in the following sub-sections of Section 4.843, Div. 19, Article 4 do not apply to streets designed in conformity with Article 12:
    - i.** Section 4.843.B (Right-of-way requirements),
    - ii.** Section 4.843.C. (Lane and buffer widths), and
    - iii.** Section 4.843.E. (Radius at street intersections).
  - b.** Section 4.627, Div. 14, Article 4 Parking and Loading, does not apply to streets designed in conformity with Section 12.1.06.

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

Street Type	Description	Preferred ROW (ft)
Boulevard 1	A street with four travel lanes and a center median with a two way cycle track.	100
Boulevard 2	A street with four travel lanes and a center median which allows for a turning lane where needed and a raised bike lane on each side of the street.	100
Avenue 1	A street with four travel lanes, a center median, buffered bike lanes and on-street parking.	100
Avenue 2	A street with two travel lanes, a center median, buffered bike lanes and on-street parking.	90
Avenue 3	A street with two travel lanes, a center median, raised bike lanes or multi-use path and on-street parking.	90
Main Street 1	A street with two travel lanes and a center median. A wide sidewalk accommodates a large pedestrian zone and furnishing zone or a multi-use path.	80
Main Street 2	A street with two travel lanes, buffered bike lanes and on-street parking.	80
Main Street 3	A street with two travel lanes, a center median, buffered bike lanes and on-street parking. Buildings are setback from the right-of-way.	80
Main Street 4	A street with two travel lanes, a center median, and raised bike lanes.	80
Local Street 1	A local street with two travel lanes, a center turn lane, and buffered bike lanes.	70
Local Street 2	A local street with two travel lanes, on-street parking, and wide pedestrian and furnishing zone.	70
Local Street 3	A local street with on-street parking, street trees, and sidewalks on both sides.	60
Local Street with Shared Use Path	A local street with two travel lanes, and a wide pedestrian and furnishing zone on one side and a shared use path on the other side of the roadway.	50
Neighborhood 1	A local street with on-street parking, street trees, and sidewalks on both sides.	50
Neighborhood 2	A local street with on-street parking on one side of the roadway, street trees, and sidewalks on both sides.	50
Yield Street	A narrow local street that slows vehicular travel with on-street parking, street trees, and sidewalks on both sides.	44
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15

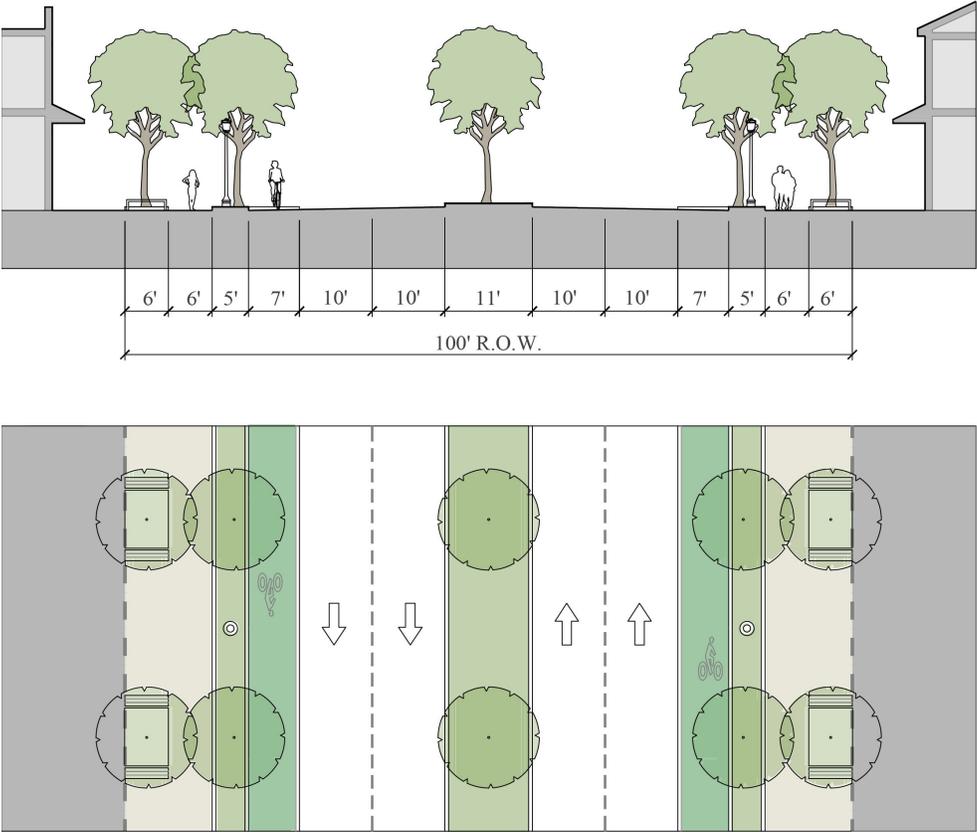
Figure 12-8.01 - Boulevard 1



Type	Boulevard 1
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	2-way cycle track 7 feet each lane
Preferred R.O.W.	100 feet
Pavement Width	22 feet and 22 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	22 feet with cycle track
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center



Figure 12-8.02 - Boulevard 2



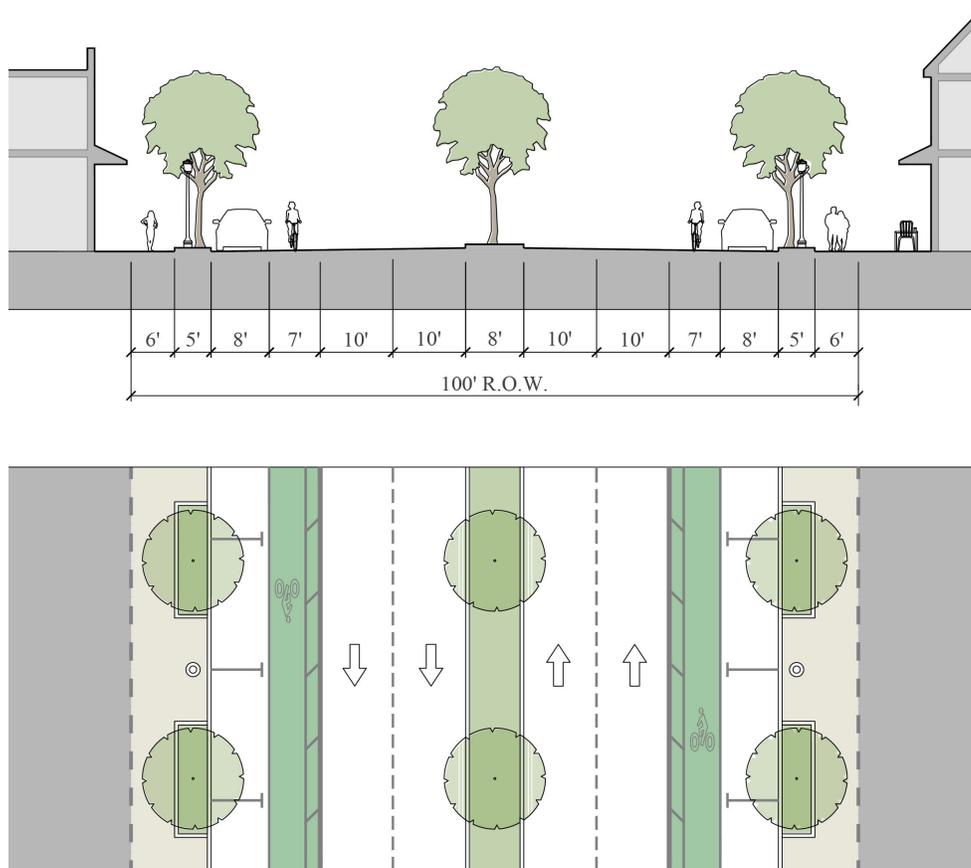
Type	Boulevard 2
Traffic Lanes	10 feet
Parking Lanes	Not required
Bike Facility	7 feet raised bike lane
Preferred R.O.W.	100 feet
Pavement Width	20 feet and 20 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	12 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

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## Street Standards

12.1.06

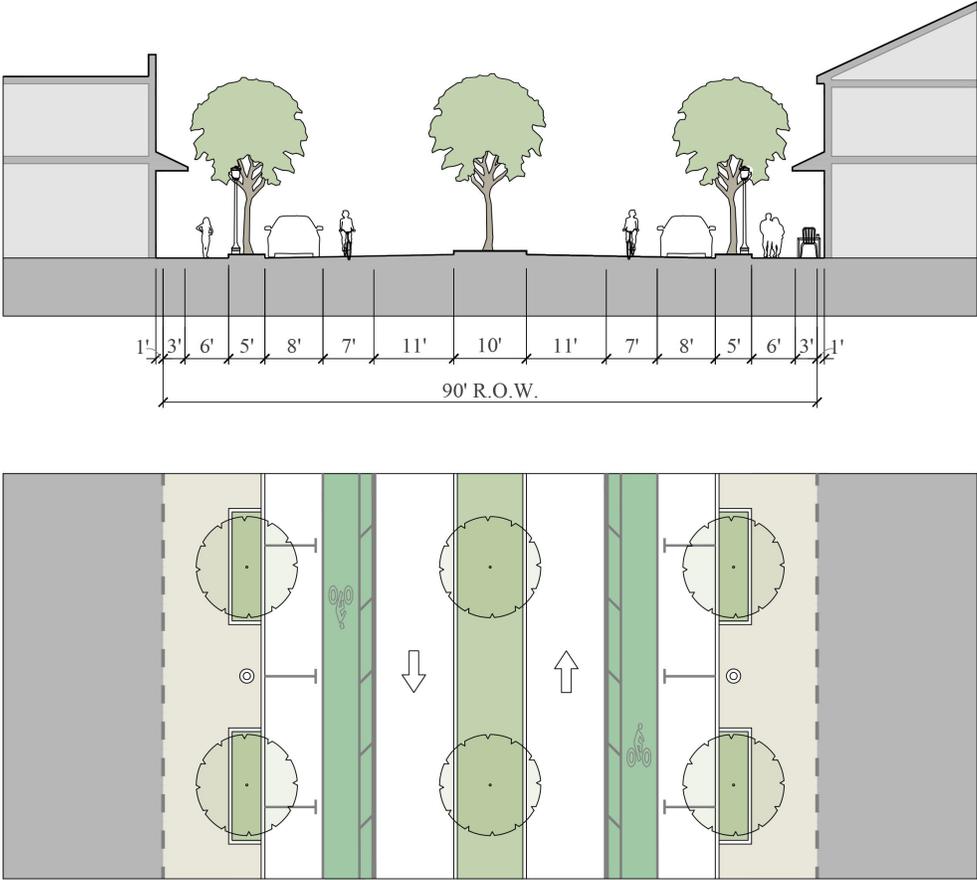
Figure 12-8.03 - Avenue Street 1



Type	Avenue 1
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	100 feet
Pavement Width	35 feet and 35 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center



Figure 12-8.04 - Avenue Street 2



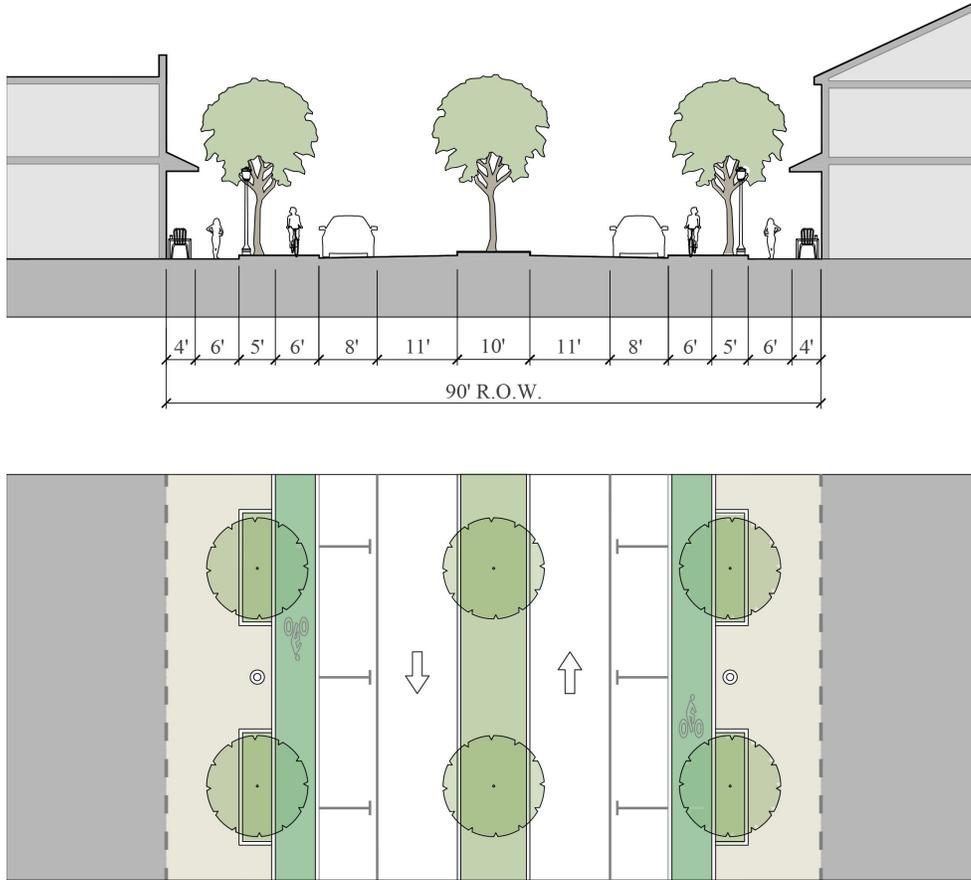
Type	Avenue 2
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	90 feet
Pavement Width	26 feet and 26 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center



# Street Standards

12.1.06

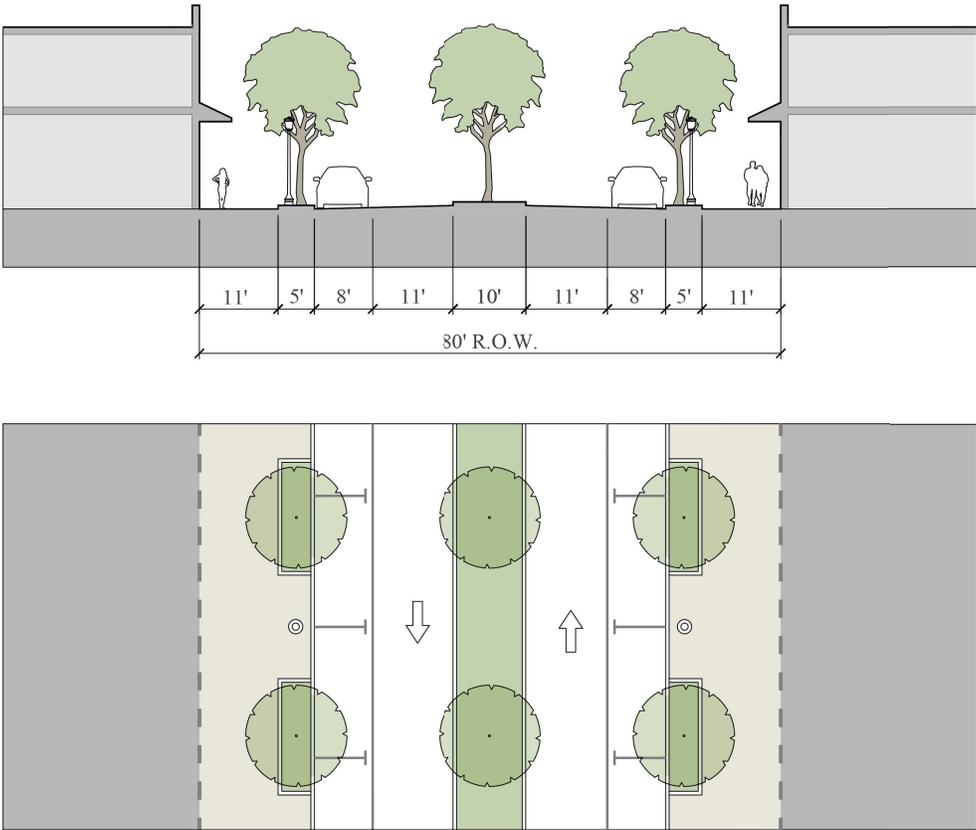
Figure 12-8.05 - Avenue Street 3



Type	Avenue 3
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	6 feet raised bike lane
Preferred R.O.W.	90 feet
Pavement Width	19 feet and 19 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center



Figure 12-8.06 - Main Street 1



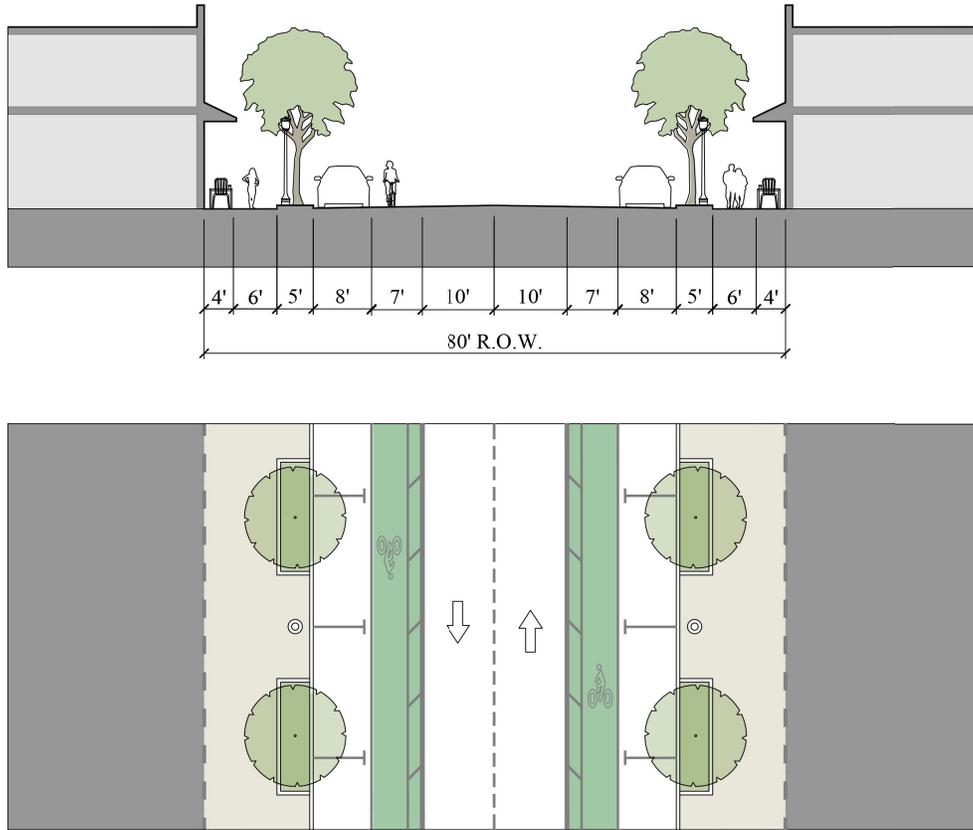
Type	Main Street 1
Traffic Lanes	11 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	80 feet
Pavement Width	19 feet and 19 feet
Sidewalk	16 feet
Pedestrian Zone	11 feet
Furnishing Zone	5 feet
Median	10 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

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## Street Standards

12.1.06

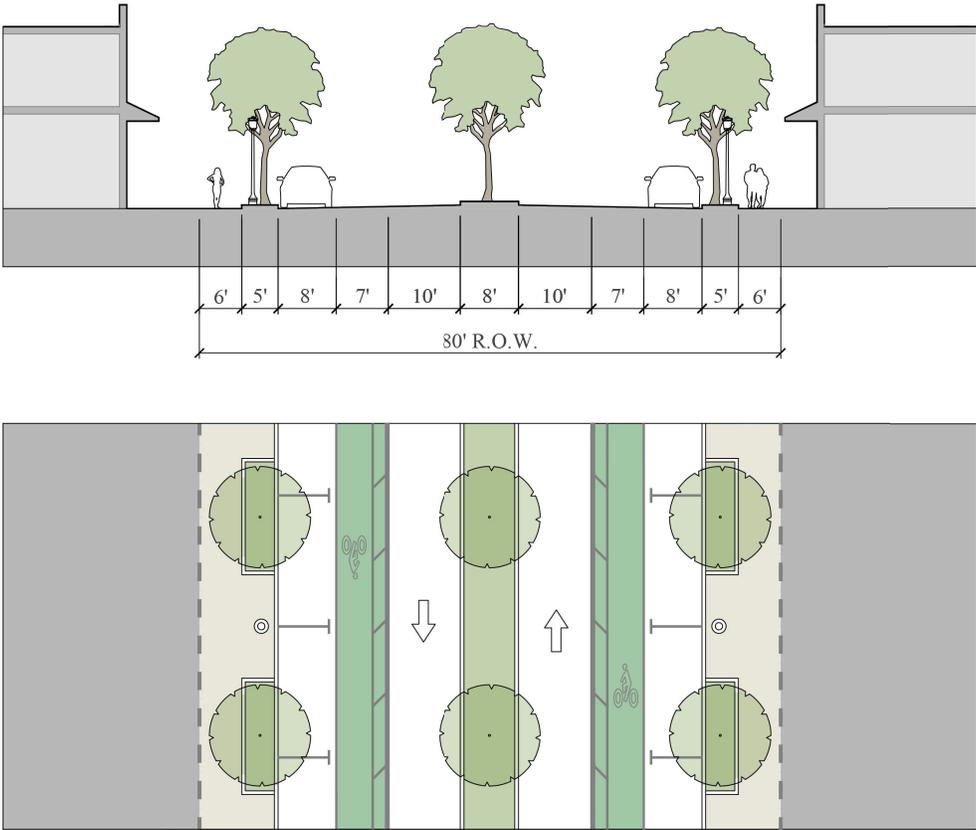
Figure 12-8.07 - Main Street 2



Type	Main Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	80 feet
Pavement Width	50 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center



Figure 12-8.08 - Main Street 3



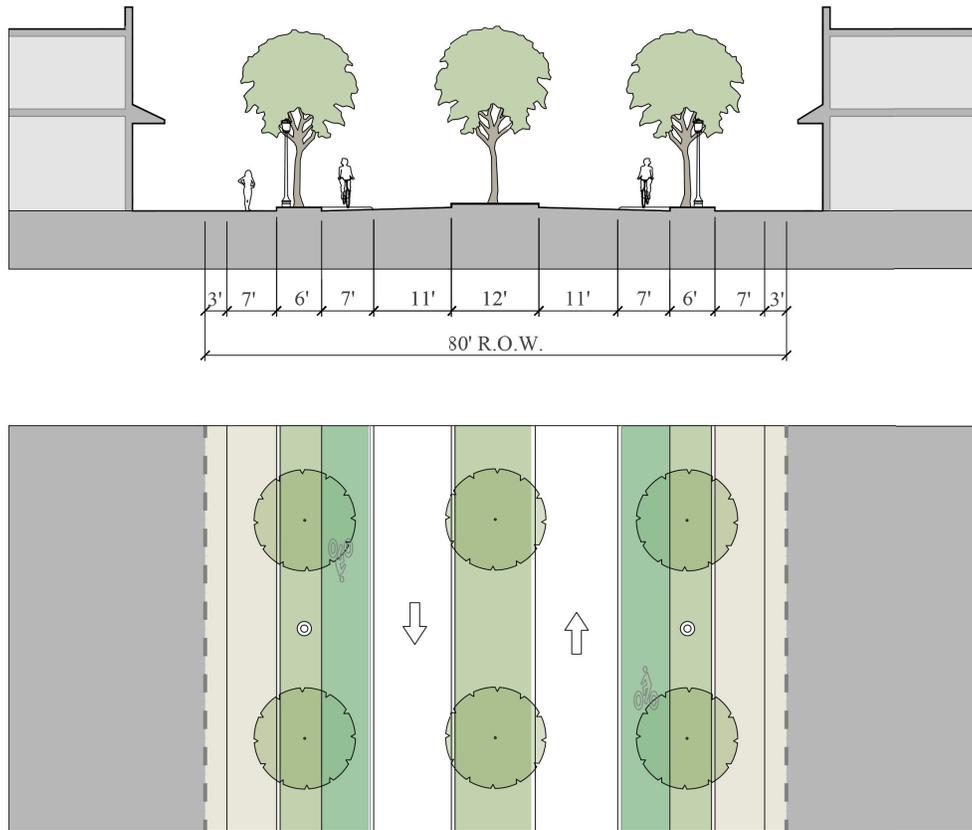
Type	Main Street 3
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	80 feet
Pavement Width	25 feet and 25 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

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## Street Standards

12.1.06

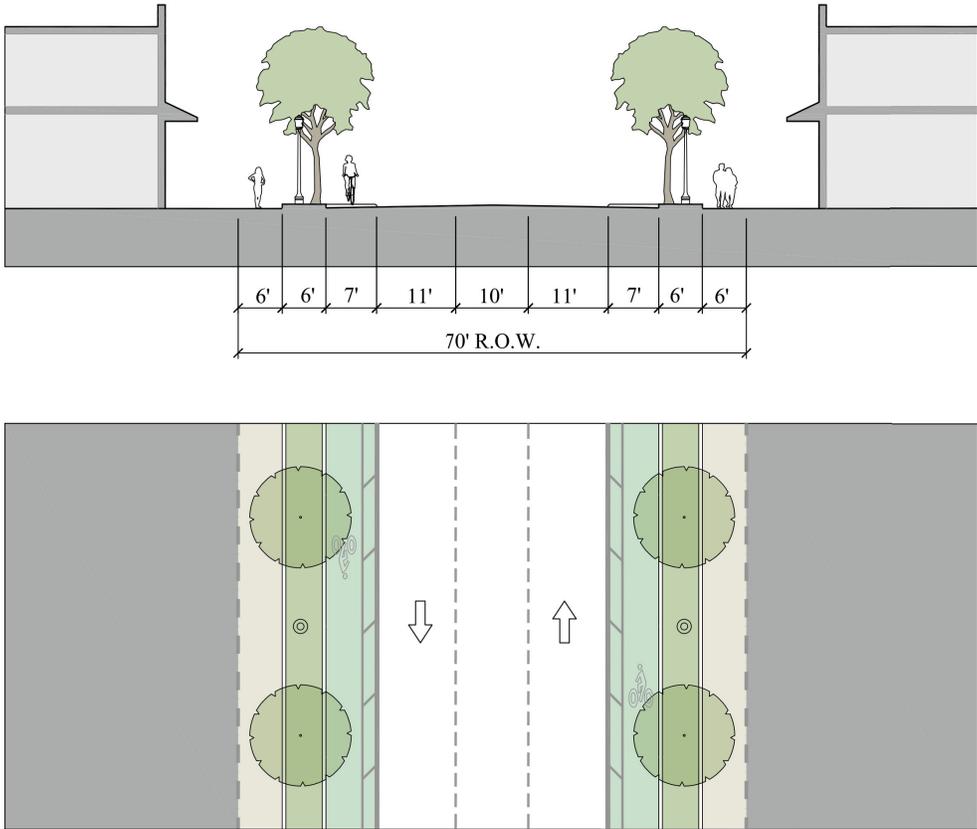
Figure 12-8.09 - Main Street 4



Type	Main Street 4
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	7 feet raised bike lane
Preferred R.O.W.	80 feet
Pavement Width	11 feet and 11 feet
Sidewalk	13 feet
Pedestrian Zone	7 feet
Furnishing Zone	6 feet
Median	12 feet
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center



Figure 12-8.10 - Local Street 1



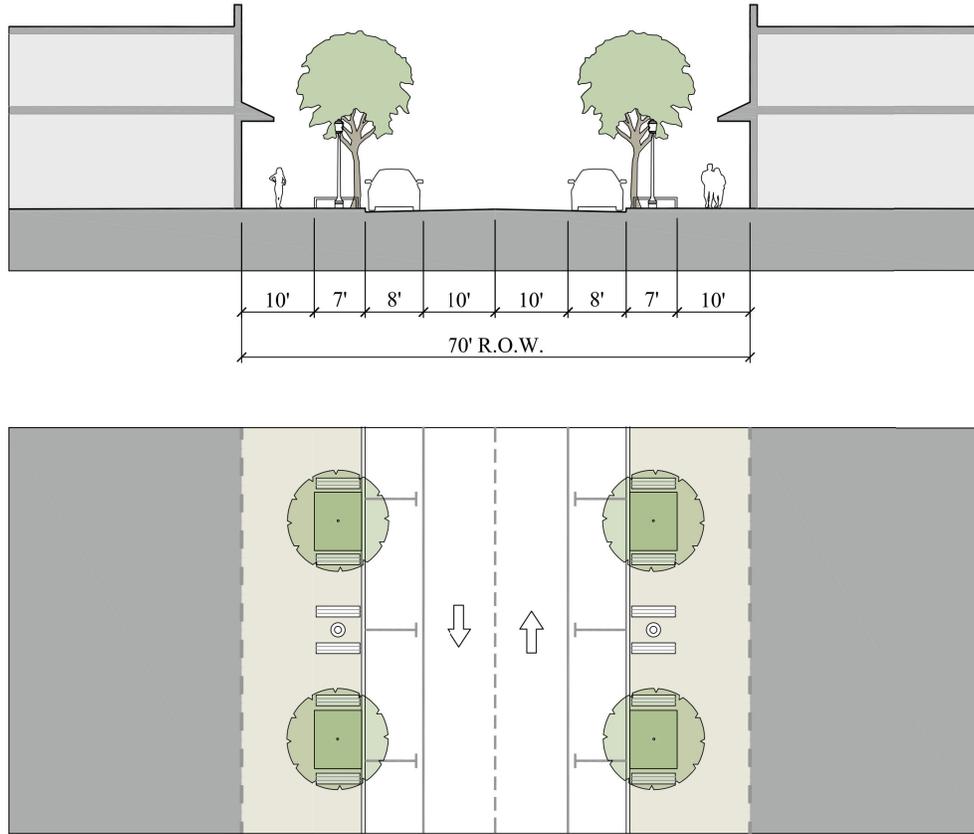
Type	Local Street 1
Traffic Lanes	11 feet
Parking Lanes	Not required
Bike Facility	7 feet buffered lane
Preferred R.O.W.	70 feet
Pavement Width	46 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center



# Street Standards

12.1.06

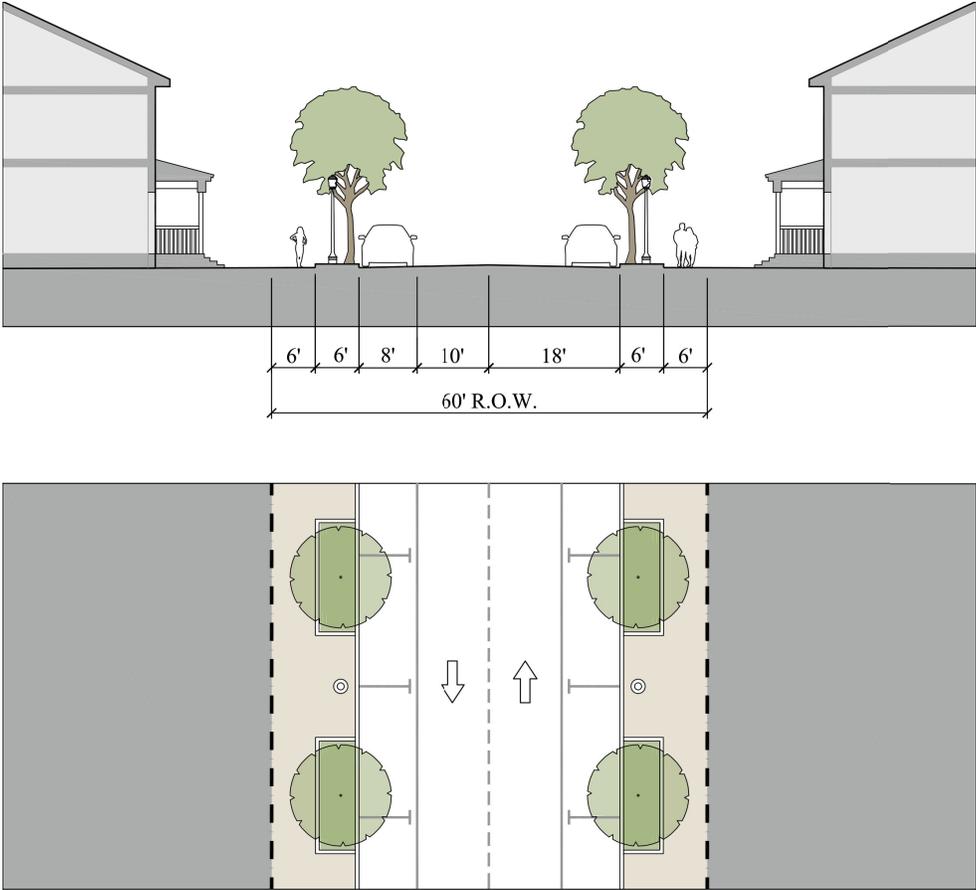
Figure 12-8.11 - Local Street 2



Type	Local Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Not required
Preferred R.O.W.	70 feet
Pavement Width	36 feet
Sidewalk	17 feet
Pedestrian Zone	10 feet
Furnishing Zone	7 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	7 feet planting box or tree well with shade trees 30 feet on center



Figure 12-8.12 - Local Street 3



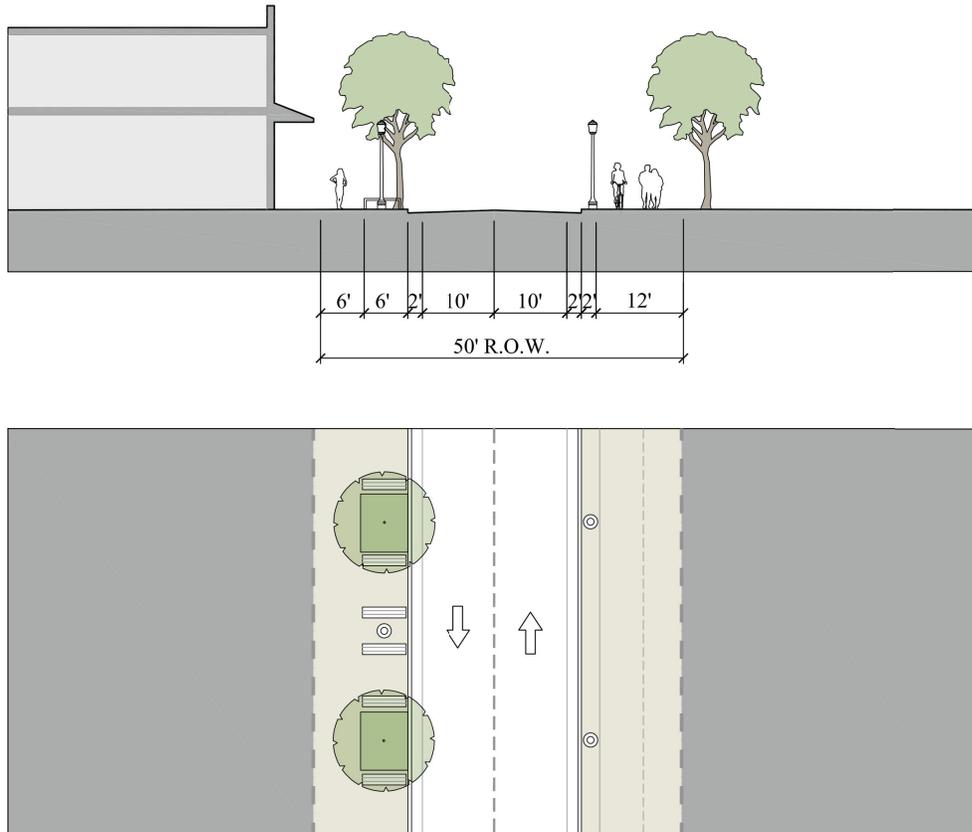
Type	Local Street 3
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet
Furnishing Zone	6 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center

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## Street Standards

12.1.06

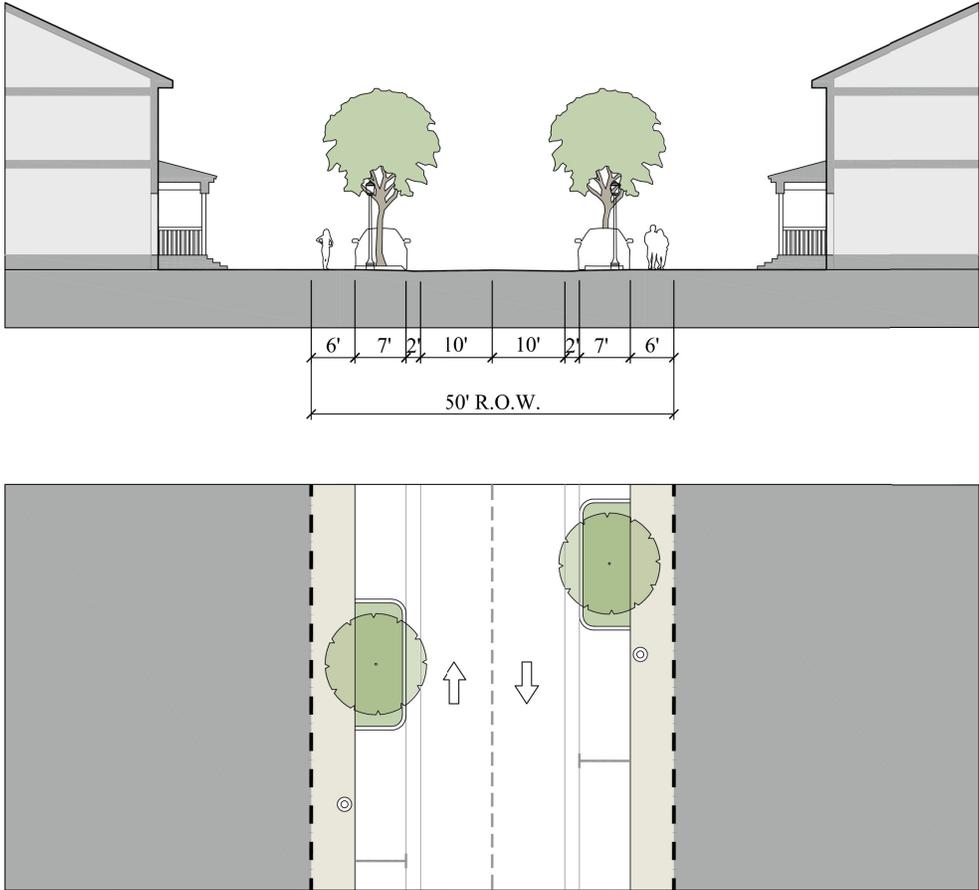
Figure 12-8.13 - Local Street with Shared Use Path



Type	Local Street with Shared Use Path
Traffic Lanes	10 feet
Parking Lanes	Not required
Bike Facility	Not required
Preferred R.O.W.	50 feet
Pavement Width	20 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet one side, 12 feet shared path other side
Furnishing Zone	6 feet one side
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting box or tree well with shade trees 30 feet on center



Figure 12-8.14 - Neighborhood Street 1



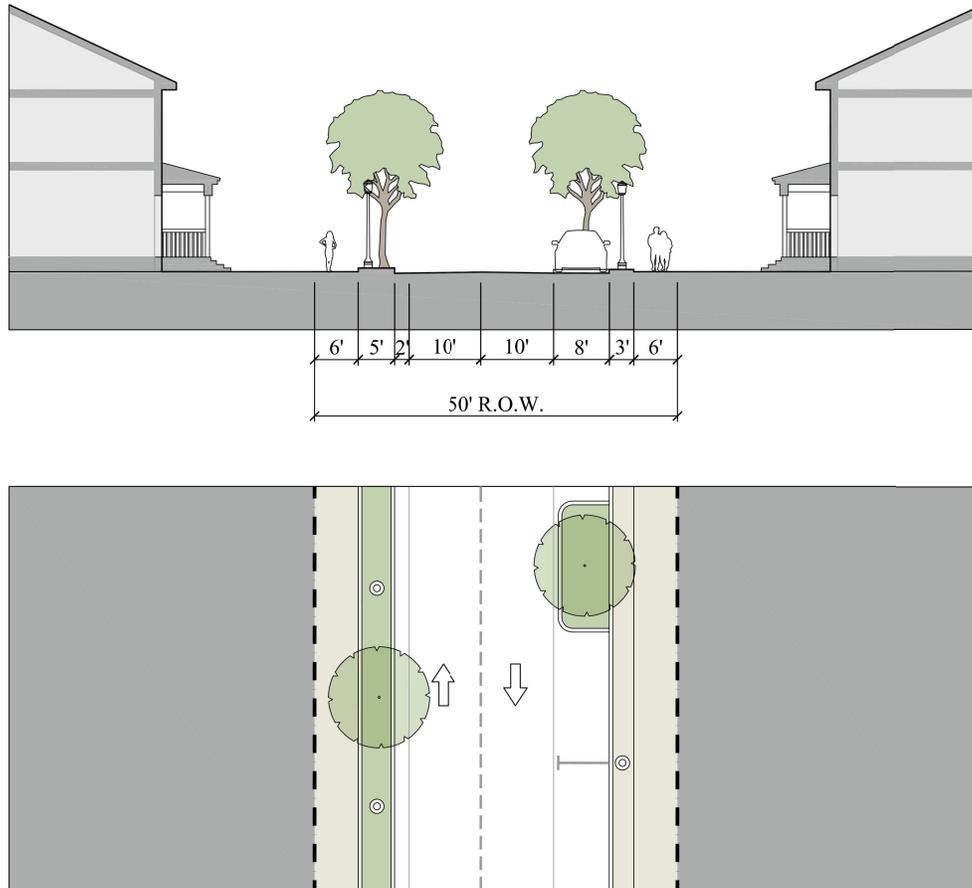
Type	Neighborhood Street 1
Traffic Lanes	10 feet
Parking Lanes	7 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	50 feet
Pavement Width	38 feet with valley gutters
Sidewalk	6 feet
Pedestrian Zone	4 feet (6 feet sidewalk with furnishing zone)
Furnishing Zone	2 feet
Median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

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## Street Standards

12.1.06

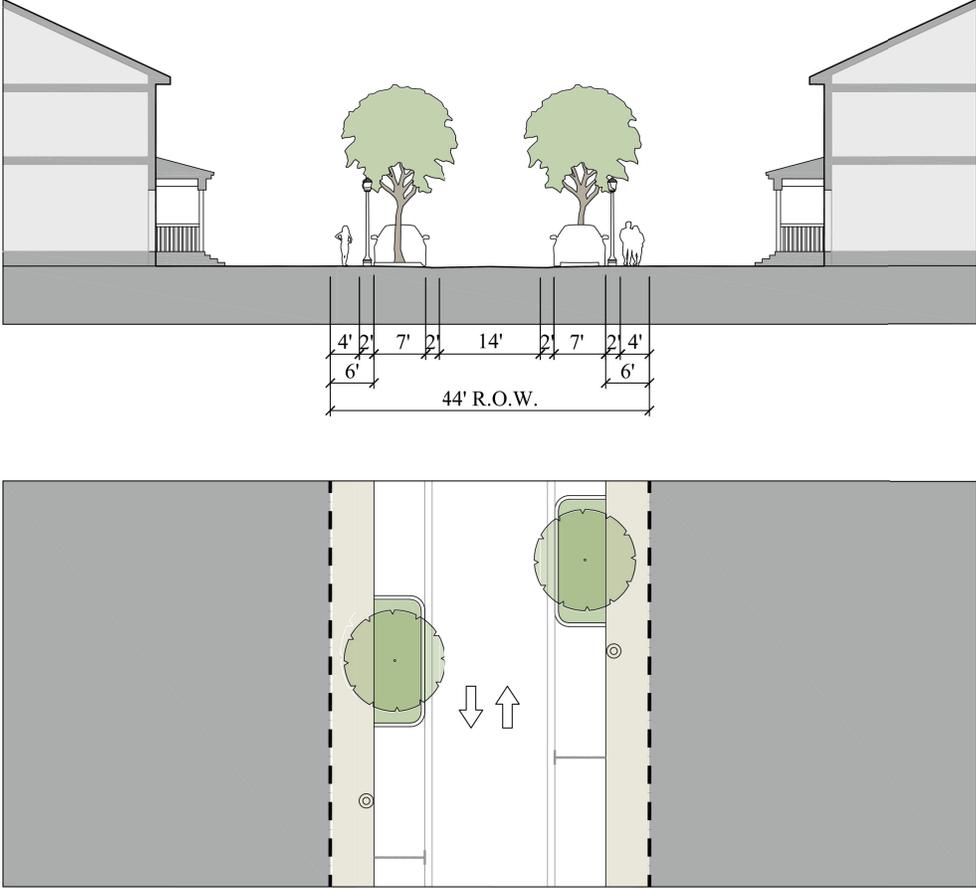
Figure 12-8.15 - Neighborhood Street 2



Type	Neighborhood Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel one side
Bike Facility	Shared lane
Preferred R.O.W.	50 feet
Pavement Width	30 feet
Sidewalk	9 feet
Pedestrian Zone	6 feet
Furnishing Zone	3 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip and 7 feet bulb-outs with shade trees 30 feet on center



Figure 12-8.16 - Yield Street



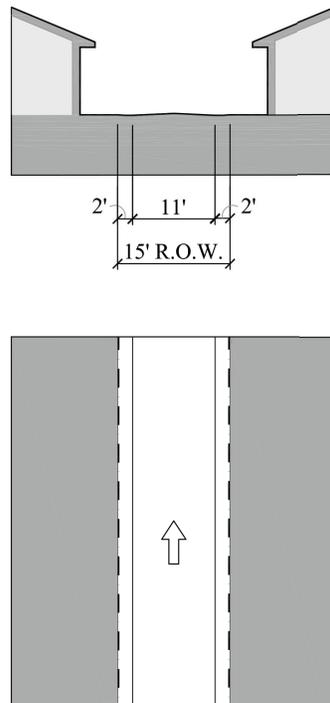
Type	Yield Street
Traffic Lanes	Shared 14 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	44 feet
Pavement Width	32 feet
Sidewalk	6 feet
Pedestrian Zone	4 feet
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	2 feet valley gutter
Planting	7 feet bulb-outs with shade trees at bulb-outs



# Street Standards

12.1.06

Figure 12-8.17 - Alley



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Type	Alley
Traffic Lanes	11 feet paved 1-way traffic
Parking Lanes	Not required
Bike Facility	Shared lane
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Sidewalk	Not required
Road Edge Treatment	Valley gutter
Planter Strip	Not required
Planting	Not required



## Section 12.1.07. Parking Standards.

1. **Parking rates.** Table 12-9.1 provides the minimum parking rates in Redevelopment Zoning Districts, unless specifically modified further in a Redevelopment Zoning District. Parking rates in Table 4.14.1, Section 4.624, Div. 14, Article 4 do not apply in Redevelopment Zoning Districts where modified in Table 12-9.1.

**Table 12-9.1 - Minimum Parking Rates for Each Use Group**

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

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

2. **Loading standards.** The loading standards in Section 4.626.4, Div. 14, Article 4 do not apply in Redevelopment Zoning Districts, unless specifically included or modified further in a particular Redevelopment Zoning District.
3. **Parking design standards.** The parking design standards in Section 4.627, Div. 14, Article 4 include certain modifications that apply in all Redevelopment Zoning Districts, unless specifically modified further in a particular Redevelopment Zoning District.
4. **On-street parking.** On-street parking within a public right-of-way along the lot frontage can be counted towards on-site parking requirements.
5. **Combined parking lot.** Where feasible, combined parking lots or continuous parking lots are encouraged.

# Parking Standards

12.1.07

6. **Bicycle and Pedestrian Standards.** Commercial and mixed-use development shall provide bicycle parking in accordance with Table 12-9.2 and below standards. Redevelopment Zoning Districts may require additional bicycle parking as described in a particular Redevelopment Zoning District.

**Table 12-9.2 - Minimum Bicycle Parking & Pedestrian Amenity**

Gross Floor Area of Commercial Development	Required Bicycle or Pedestrian Amenity
0—9,999 square feet	0—9,999 square feet
0—9,999 square feet	1 bike rack, 1 bench
50,001—100,000 square feet	2 bike racks, 2 benches
100,001+ square feet	4 bike racks, 4 benches, outdoor water fountain

- a. **Pedestrian Access.** Parking lots and structures shall provide pedestrian and bicycle access directly from a street. In addition, pedestrian access shall also be provided directly from a building. Pedestrian access shall be separated from the vehicular travel path. All development should be designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle ways and to provide safe passage from public rights-of-way to the building(s) within the commercial development, between adjoining developments, and between alternative modes of transportation. Wherever possible, pedestrian ways should be constructed of paver blocks, stamped or colored concrete or similar materials that clearly distinguish them from vehicular use areas and promote traffic calming.
- b. Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet.
- c. **Bicycle and pedestrian amenities.** Bicycle and pedestrian amenities shall be provided as determined by the square footage of buildings on the site as indicated in the Table 12-9.2. These amenities may be incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this Article 12. Bicycle racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials, consistent with the design of the principal structures on site and principles found in *Bicycle Facilities Planning and Design Handbook* (State of Florida, Department of Transportation, 1997). Benches shall not be less than six feet in length and shall have either structural or vegetative shading. Required bike racks shall be the inverted “U” type and shall be designed to store a minimum of six bicycles each.
- d. **Lighting.** Lighting fixtures shall be a maximum of 30 feet in height within a parking lot and shall be a maximum of 20 feet in height within non-vehicular pedestrian areas.
- e. **Public transit stops.** Any development providing more than 200 parking spaces and located adjacent to any arterial or collector street shall designate a minimum 100 square foot area on the site plan as a future public transit stop. The future public transit stop shall be located immediately adjacent to the right-of-way line of the arterial or collector street. The future transit stop area may be landscaped or used for overflow parking but shall not be used to comply with the minimum landscape, buffer, open

space or similar requirements. The landowner shall execute an easement authorizing the County to construct and maintain a transit stop at that location.

7. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** This program provides a mechanism for landowners to satisfy all or part of their on-site parking requirement by paying for a proportionate share of the cost of providing public or other off-site parking.
  - a. **Establishment of SPARC fund accounts.** Martin County shall establish SPARC fund accounts for each CRA participating in the program, into which shall be deposited all payments made pursuant to this program. Monies deposited into said accounts shall be used by the Martin County Board of County Commissioners, or their assigns, for the exclusive purpose of developing public parking within the particular CRA. Appropriate uses of SPARC funds include, but is not limited to, the cost associated with land acquisition, design and permitting, lease payments, construction, reconstruction, and signage. Said cost shall include the cost of all labor and materials, the cost to acquire all lands, property, rights, easements, and franchises acquired, the cost of financing, the cost of interest prior to and during construction and, for one year after completion of construction, discount on the sale of municipal bonds, the cost of plans and specifications, surveys of estimates of costs and of revenues, the costs of engineering and legal services, and such other costs and expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, administrative expenses, and such other expenses as may be necessary or incident, to the construction or reconstruction of its financing.
  - b. **Provision of public or other common parking facilities.** The master plan for each CRA that authorizes the use of the SPARC program shall include provisions for the development of the public or other common parking facilities to be developed with SPARC funds, such as, but not limited to, potential locations for common parking, the preferred form of parking (e.g., elevated parking structures or on-street parking) and the maximum number of spaces likely to be developed at each location.
  - c. **Tracking and management of parking spaces.** Prior to the acceptance of contributions for a given SPARC fund, the County shall develop a system for documenting the number of off-site parking spaces for which each development has contributed funds and for ensuring that the public or other common parking facilities will be sufficient to provide all committed spaces.
  - d. The County shall use professionally accepted methods to determine the proportionate share of the cost of providing public or other off-site parking within each of the participating CRAs and shall adopt such fees by resolution.

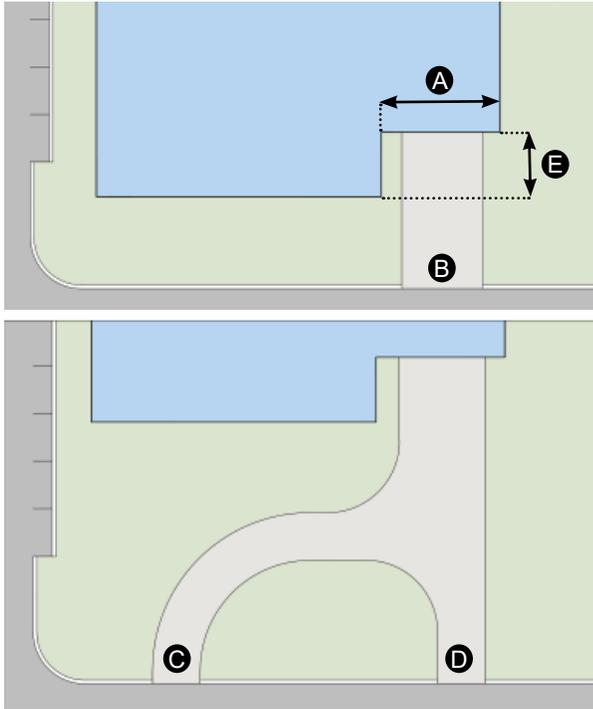
# I

## Parking Standards

12.1.07

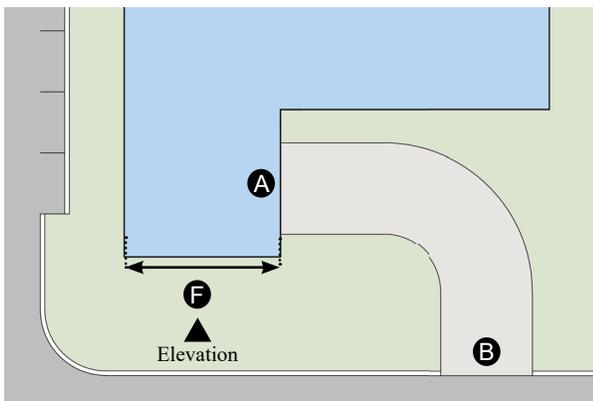
8. **Garage & Driveway.** Garages shall not be the principal element of the front facade. Garages shall be set back from the front facade as described in Figure 12-9.01 or configured with a side entry, shown in Figure 12-9.02. The total driveway width at the property line shall not exceed 20 feet.

**Figure 12-9.01 - Single Family Dwelling - Front Loaded**

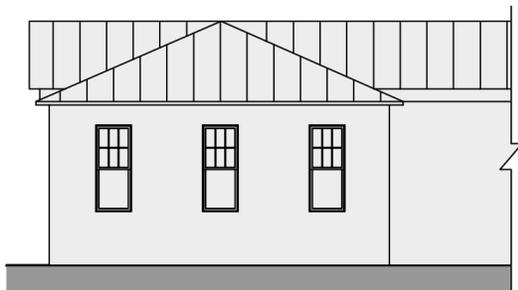


Description		
Setting the garage back from the primary façade emphasizes the building entrance and living spaces.		
Dimensions		
Garage	40% max front elevation 2 car garage max.	A
Width of Driveway	20' max. total width at property line	B
	or 20' max. total width (C+D) at property line	C D
Setback from Front Facade	5' min. (1 car garage)	E
	10' min. (2 car garage)	

**Figure 12-9.02 - Single Family Dwelling - Front Loaded - Side Entry**



Description		
Side entry garage continues the character of the home and diminishes the appearance of non-livable space to the street.		
Dimensions		
Garage	2 car garage max.	A
Width of Driveway	20 feet max.	B
Building Width	40% max. front elevation must be in character of main house and have operable windows.	F



Garage Elevation with Operable Windows



## Section 12.1.08. Stormwater Standards.

1. Flood protection standards are provided in Div. 10, Article 4. Flood protection standards apply in all Redevelopment Zoning Districts and cannot be modified or exempted.
2. Stormwater management standards provided in Div. 9, Article 4 apply in Redevelopment Zoning Districts except as modified in this section for Small Sites. A Small Site is defined as the construction or expansion of a principal building or accessory structures on a lawful parcel, provided the parcel being developed is less than one-half acre.
3. The stormwater management requirements identified in Sections 4.384, 4.385.B.6, 4.385.C, 4.385.D, and 4.385.F.4, Div. 9, Article 4 are not applicable to Small Sites. Development on Small Sites shall be designed to control stormwater runoff, retain or detain stormwater runoff, and clean stormwater runoff by using one or more strategies from each Stormwater Strategy Category (pavement, storage and filtration) listed below in Table 12-10. The following strategies are recommended in the *Stormwater Design Toolkit* (Martin County CRA, January 2012).

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

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

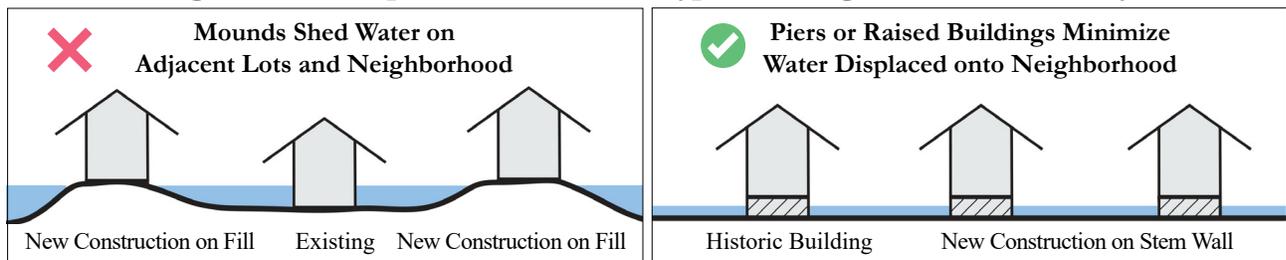
4. The application requirements for single family residential development found in the *Martin County Stormwater Management and Flood Protection Standards* shall also apply to Small Sites.
  - a. Topographic map with one foot contour lines extending a minimum of 25 feet off of the project site.
  - b. A plan showing existing adjacent development, FEMA flood zones, location relative to the Coastal High Hazard Area, or any other significant onsite features.
  - c. A drawing or map showing proposed alterations of the site including proposed excavations, dredging, grading, filling or clearing, impervious surfaces and water management facilities and the location, dimensions and the elevations of the first finished floor of all buildings to be constructed including:
    - i. A detail on the plan for the control of erosion and sedimentation at the perimeter of the area disturbed by construction which describes in detail the type and location of control measures.
    - ii. A detail on the plan of any temporary culverts that may be necessary to maintain the flow through roadside swales during construction.

# Stormwater Standards

12.1.08

- iii. Cross section details of the fill to be placed on the lot.
  - iv. Cross section details of swales that are required to direct runoff to the street or other approved outfall.
  - v. Cross section detail with elevations of the driveway and driveway culvert (if applicable) where the driveway crosses a roadside swale.
5. Small Sites shall be developed in accordance with Section 4.389.B, Div. 9, Article 4 to ensure absolute minimal impact on adjacent property; however the use of perimeter berms is discouraged. Approaches on Small Sites shall be stem wall foundations, extended footers, concrete piers, or treated wood pilings to achieve required finished floor elevations while avoiding the need for excessive fill and perimeter berms. Within Redevelopment Zoning Districts the maximum slope of fill on the lot must not exceed 10:1 for structures (H:V). See Figure 12-11 and Figure 12-5 in Section 12.1.04 for reference.

**Figure 12-11 - Impact of Foundation Types on Neighborhood Resiliency**





## Section 12.1.09. Landscape Standards.

1. Landscape, buffering, and tree protection standards are provided in Sections 4.661 through 4.668, Div. 15, Article 4. Each Redevelopment Zoning District shall specify which provisions apply in that Redevelopment District.



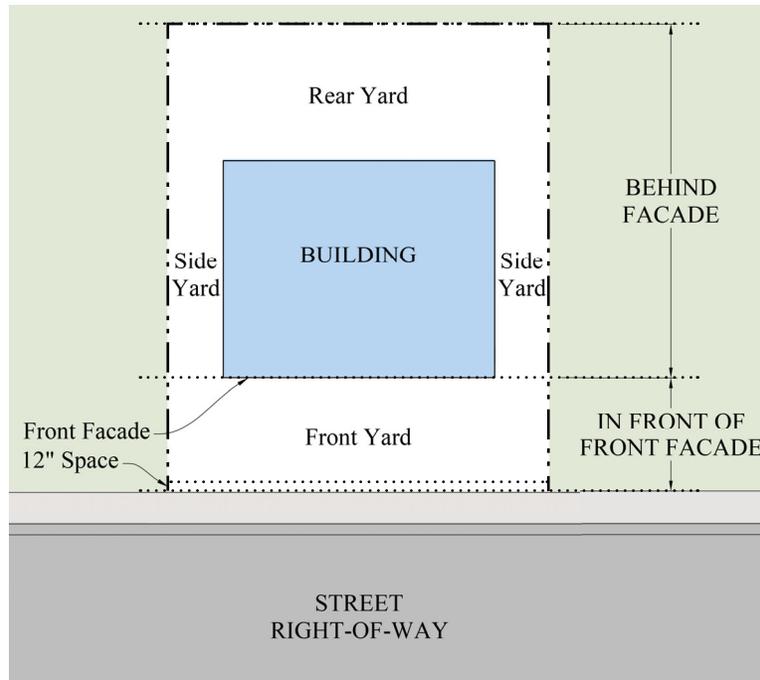
# Wall & Fence Standards

12.1.10

## Section 12.1.10. Wall & Fence Standards.

1. Fence and wall standards provided in Div. 4, Article 3 do not apply in Redevelopment Zoning Districts. Fences and walls in Redevelopment Zoning Districts must comply with the following standards, except as may be modified in a particular Redevelopment Zoning District.
2. **Location.**
  - a. Figure 12-12 illustrates how these fence and wall standards are applied on different portions of a lot.
  - b. Fences and walls adjoining a sidewalk on public property must allow no less than 12” of open space from the sidewalk.

**Figure 12-12 - Wall & Fence Locations**



3. **Materials.** Fences and walls shall be constructed with one or more of the materials listed in Table 12-13.

**Table 12-13 - Wall & Fence Materials**

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

4. **Height.** Fences and walls shall not exceed the following heights as measured from the adjacent natural grade:
  - a. 42 inches tall in front yards and in portions of side yards that are in front of the building's front façade.
  - b. 48 inches tall only where screening is required between an allowable Vehicular Use Area and a street.
  - c. 72 inches tall in rear yards and in portions of side yards that are behind or in line with the building's front façade.
  - d. Along the side or rear setback where commercial, multifamily, or mixed-use construction directly abuts a residential zoning district or an existing single family home without any separation between them of 30' feet or more, such as a street, alley, railroad, waterway, park, right-of-way, or other public open space, a 72 inch tall masonry wall is required. Refer to Building Transitions within Section 12.1.04 Development Standards.
  - e. Fences and walls on corner lots may be further restricted in height to maintain required site distance standards.
5. **Types.** Fences and walls must comply with these additional restrictions:
  - a. Chain link fences are permitted only in rear yards, and in side yards behind the façade of a building. Chain link fences must have vegetative screening where visible from a street or public park.
  - b. Dangerous fences, such as electrically charged fences or fences topped with barbed wire or other sharp objects, are not permitted unless approved as necessary to protect the public from hazardous conditions.
  - c. When one side of a fence or wall is finished to a higher standard than the other, the finished side must face outwards, except when abutting an existing fence or wall on the adjoining property.

## Section 12.1.11. Sign Standards

1. Sign standards as provided in Sections 4.691 through 4.709, Div. 16, Article 4 apply in Redevelopment Zoning Districts. However, as stated in Section 4.709, Div. 16, Article 4: “To the extent any sign regulations in any ordinances governing Community Redevelopment Areas in the County conflict with this ordinance, the regulations in the ordinances governing the Community Redevelopment Areas shall control unless otherwise provided by law.”
2. **Clear Height.** All **projecting** and **under canopy signs** shall be 9’ minimum above sidewalk.
3. **Window Signs.** Window signs shall not exceed 20 percent of the window area.
4. **Prohibited signs.** The list of prohibited signs in Section 4.695, Div. 16, Article 4 is adjusted for the Redevelopment Zoning District by adding the following prohibited signs:
  - a. **Back-lit awning signs** (signs affixed to awnings that have a translucent covering material that is illuminated from behind)
  - b. **Billboards and off premises signs** of any kind.
5. **Maintenance.** Signs shall be kept clean, painted and free from all hazards such as, but not limited to, faulty wiring and loose fastenings. Weeds shall be cut underneath and around the base of ground signs and no rubbish or debris shall be permitted that would constitute a fire hazard or be detrimental to the public health and safety. All signs shall be maintained in a manner which will withstand hurricane wind load requirements.
6. **Nonconformities.** Nonconforming signs shall not be structurally modified. Any nonconforming sign damaged in excess of 50 percent of the integrity of the structure as determined by the Building Official shall only be repaired in full compliance with the requirements of this section.
7. Certain sign standards may be modified in individual Redevelopment Zoning Districts to reflect the local character of an individual CRA. This character is a reflection of historic platting patterns, the greater mix of uses and stronger pedestrian orientation in older communities, and the evidence of blight that is being overcome through efforts of the Community Redevelopment Agency.

## Section 12.1.12. Applicability.

1. **Nonconforming uses, structures, and lots.** All legally permitted uses, structures, and lots that are existing on the effective date of Article 12 that do not comply with Article 12 shall comply with Article 8, Nonconformities. Additionally, an existing structure in a special flood hazard area that does not comply with the base flood elevation requirements in Article 4, Div. 10. may be subject to Division 10 restrictions on substantial improvements to the structure.
2. **Alternative compliance.** An applicant for development approval may propose a site, landscape, or architectural plan which varies from the requirements of Article 12 in order to accommodate unique circumstances of the proposed development site or to propose a different but comparable design solution. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after review by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of Article 12 as well as, or more effectively than, adherence to the strict requirements of Article 12 and/or would help carry out specific goals or objectives outlined in the particular CRA plan. The alternative compliance process shall not be used to increase the height of buildings beyond the limits provided in Article 12. Appropriate justifications for approving alternative plans include, but are not limited to:
  - a. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Article 12 or the expansion of existing buildings and structures.
  - b. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
  - c. Improve or provide integration of proposed development with the surrounding off-site development.
  - d. The preservation of the historical or archaeological features of the area.
  - e. Accepting a design solution that is comparable to, but different from a standard in Article 12.



# Review Process

12.1.13

## Section 12.1.13. Review Process.

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

**Section 12.1.14. Glossary.** For purposes of this Article, the following words, terms and phrases shall have the meanings as set forth below:

## A

**Accessory Dwelling Unit (ADU).** Accessory dwelling unit (ADU) also referred to as an accessory apartment, second unit, or granny flat — is an additional dwelling on the same lot as a single-family dwelling or a lot developed for nonresidential purposes, that is independent of the principle dwelling unit or principal use. The separate living space is equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.

**Agrihood.** Agrihoods are neighborhoods organized with residential and agriculture food cultivation.

**Artisan, art studio, galleries.** Artisan, art studios and galleries are the location of art production or art display. They may be private or open the public and may include retail sales.

## B

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

**Building Type.** A structure defined by its configuration.

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

**Build-to-Zone (BTZ).** The range of allowable

distances from the front property line along which the principal vertical plane of the building's primary facade shall be built in order to create a moderately uniform line of building along the street.

**Building Coverage.** The horizontal area measured from the exterior surface of the exterior walls of the ground floor of the principal and accessory structures on a lot.

## C

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

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

## D

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

**Drive-through facility.** An establishment that provides physical facilities which allow its customers or patrons to obtain food or goods, receive services, or be entertained while remaining in their motor vehicles. This definition applies to this Article only.

# I

## Glossary

12.1.14

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

### E

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

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

### F

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

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

**Farmer's market.** An establishment providing for the retail sale of agricultural products, primarily involving the sale of fresh produce, such as fruits and vegetables, but also including such products and services that are customarily provided in rural or agricultural areas.

**Form based code.** Form based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than full separation of uses) as the code's primary organizing principle.

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

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

### M

**Mixed-use development pattern.** A development pattern where a complementary mix of uses are located within walking distances. This pattern is allowed by the Redevelopment Zoning Districts that specify allowable uses and development standards that are appropriate for a mixed-use development pattern. These complementary uses may be, but are not required to be, within a single building or development project.

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

### O

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

### P

**Paseo.** A public walk, plaza or pedestrian streetscape.



**Primary Building.** The building or buildings on a lot that contain the principal use or uses.

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

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

**R**

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

**S**

**Shared Use Path.** Shared use path is a multi-use trail or other path, physically separated from motorized vehicular traffic by an open space or barrier, either within a highway right-of-way or within an independent right-of-way, and usable for transportation purposes. Shared use paths may be used by pedestrians, bicyclists, skaters, equestrians, and other nonmotorized users.

**Small Site.** Small Site is defined as the construction or expansion of a principal building or accessory structures on a lawful parcel, provided the parcel being developed is less than one-half acre.

**U**

**Urban Agriculture.** Urban farming or community gardens which promote local food production. Livestock is prohibited. Private residential gardens are excluded and do not apply.

**Use groups.** Use groups combine individual uses described in the LDR into groups of uses with similar impacts. Use groups are used in Redevelopment

Zoning Districts. Individual uses are defined in the glossary in Section 3.3, Div. 1, Article 3.

**W**

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

1. Additional definitions are found in these sections of the LDR:
  - a. Sec. 3.3 Zoning District General Provisions
  - b. Sec. 3.403 Category ‘C’ Zoning District Terms Defined
  - c. Sec. 4.141 Wellfield Protection
  - d. Sec. 4.31 Upland Protection
  - e. Sec. 4.382 Stormwater Management
  - f. Sec. 4.661 Landscaping, Buffering and Tree Protection
  - g. Sec. 4.73 Mangrove Protection
  - h. Sec. 4.842 Roadways
  - i. Sec. 7.3 Development Agreements