

Division 4, Article 12
Old Palm City Community Redevelopment Code

Section 12.4.01. Purpose.

1. Old Palm City is an intimate, interconnected community that exhibits a traditional small town setting that forms the foundation for a pleasant, quality living environment. Schools, small shops and neighborhood serving businesses, parks and the St. Lucie River are within easy walking distance of residents within the community. This division is intended to:
 - a. Improve Old Palm City as a desirable place to live, and conduct business.
 - b. Strengthen Old Palm City's character and economic well-being through both public and private redevelopment initiatives.
 - c. Promote and accomplish the goals, objectives, and policies of the Martin County Comprehensive Growth Management Plan and achieve the vision for Old Palm City as set forth in its Community Redevelopment Plan.
2. **Old Palm City Redevelopment Zoning District.** This Article 12, Division 4 of the Martin County Land Development Regulations establishes the Old Palm City Redevelopment Zoning District and the permitted uses and development standards applicable therein.
3. **Organization.** How this Division is organized:

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



Figure OPC-1



Regulating Plan

12.4.02

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

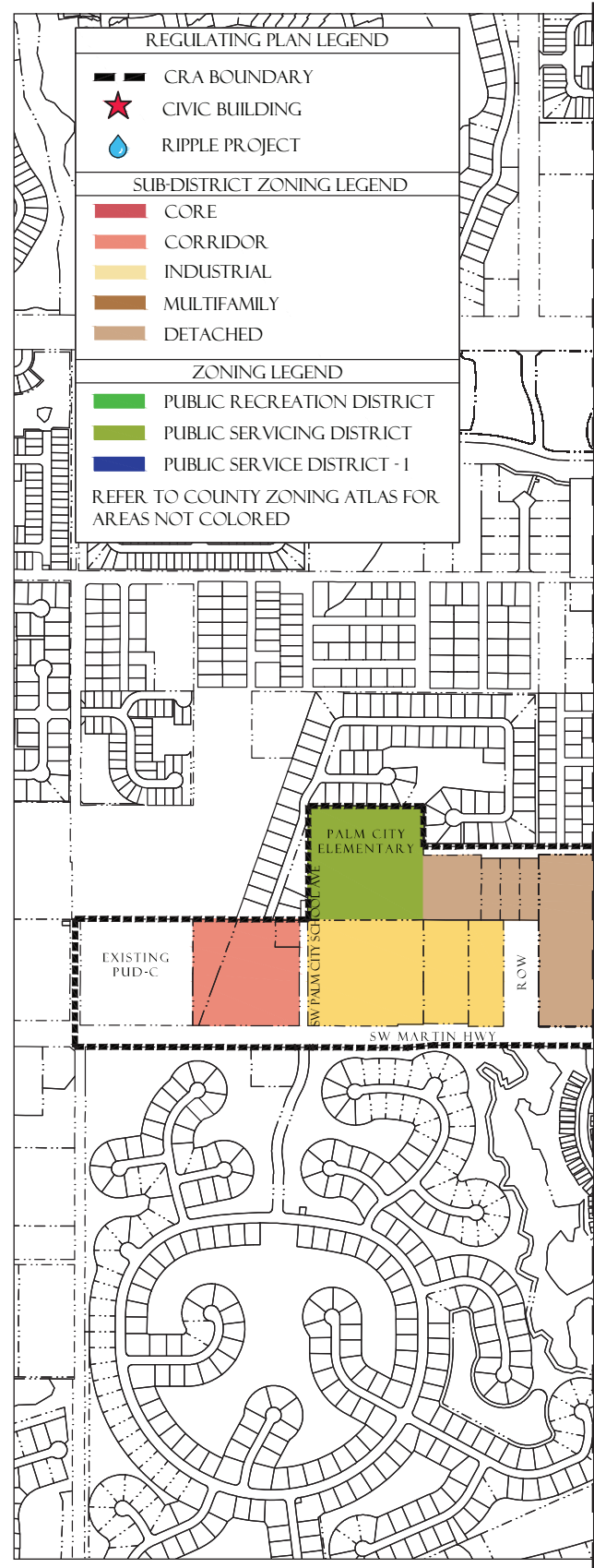
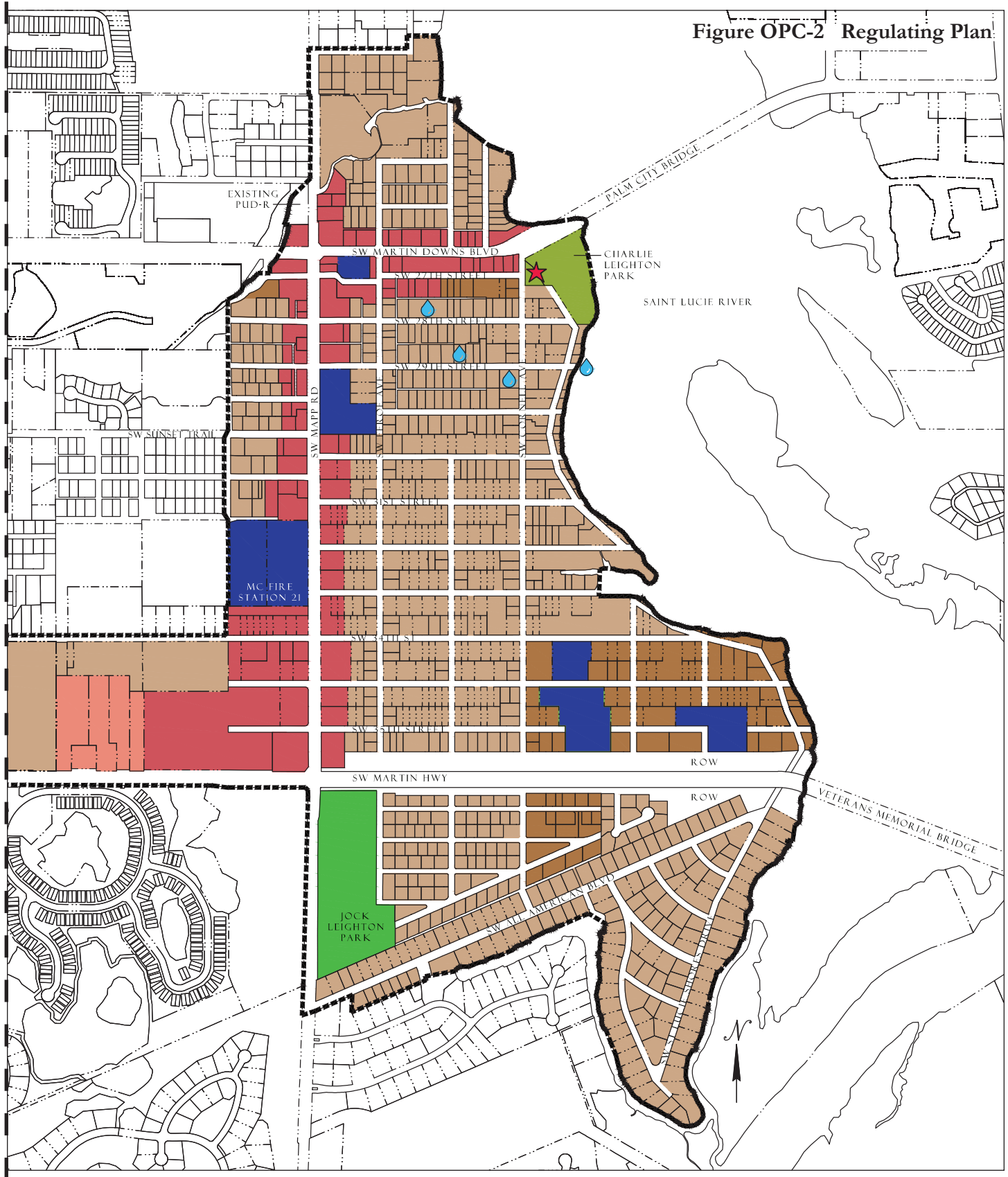


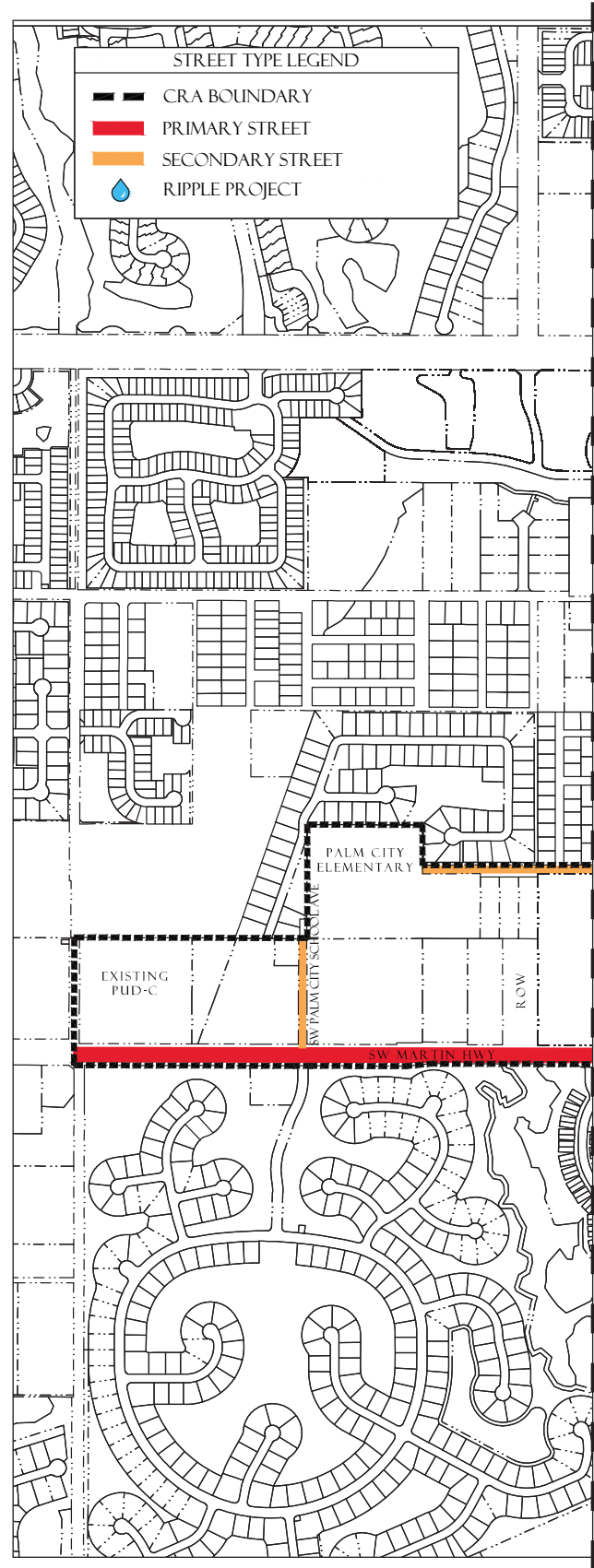
Figure OPC-2 Regulating Plan

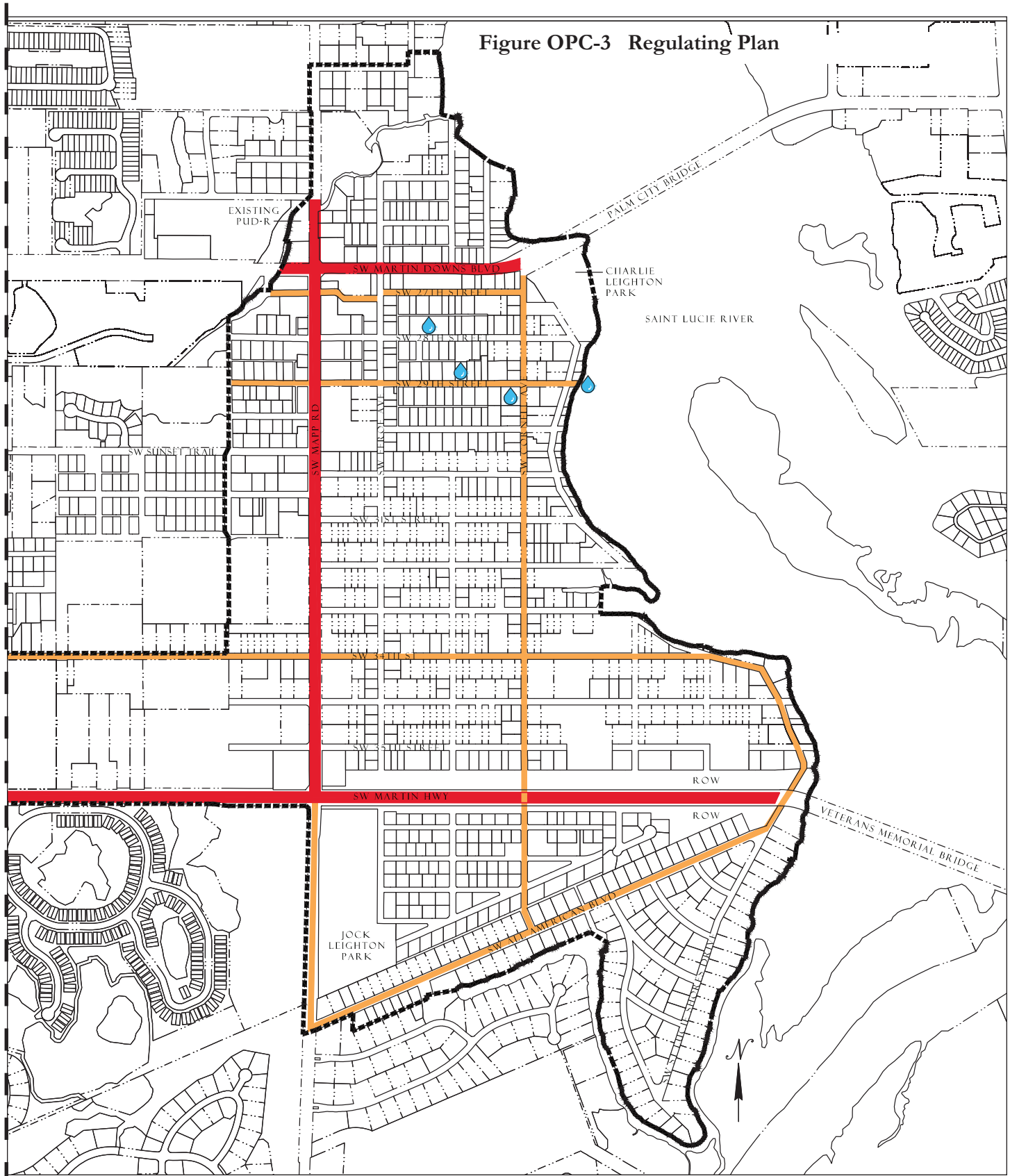




Regulating Plan

12.4.02







Permitted Uses

12.4.03

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

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



Table OPC-4 Use Groups Permitted in Old Palm City Subdistricts

	Core	Corridor	Industrial	Multifamily	Detached
Residential Use Groups, see 12.1.03					
Accessory dwelling units	P	P	P ¹	P	P
Mobile homes	-	-	-	-	-
Other dwelling types	P	P	P ¹	P	-
Single-family dwellings	-	-	-	P	P ²
Bed and breakfast inns	P	P	-	P	P
Agricultural Use Groups, see 12.1.03					
Urban farming	-	-	P	-	-
Commercial & Business Use Groups, see 12.1.03					
Business & professional offices	P	P	P	-	-
Construction services, limited	P	P	P	-	P ³
Construction services, extensive	-	-	P	-	-
Convenience store with fuel	-	-	-	-	-
Drive-through facility	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-
Hotels, motels, resorts spas	P	P	-	-	-
Marinas	-	-	-	-	-
Medical offices	P	P	P	-	-
Parking lots and garages	P	-	-	-	-
Restaurants	P	P	P	-	-
Retail & services, limited impact	P	P	P	-	-
Retail & services, general impact	P	P	P	-	-
Retail & services, extensive impact	-	-	P	-	-
Recreational vehicle parks	-	-	-	-	-
Vehicular service and maintenance	-	-	P	-	-
Wholesale trades and services	-	-	P	-	-
Working waterfront	-	-	-	-	-
Public & Institutional Use Groups, see 12.1.03					
Institutional uses, limited impact	P	P	P	P	P
Institutional uses, general impact	P	P	P	-	-
Industrial Use Groups, see 12.1.03					
Limited impact industries	-	-	P	-	-
Extensive impact industrial industries	-	-	-	-	-
Footnotes, see above					

¹ Residential development in the Industrial Subdistrict shall be within a Mixed-Use Projects.² No duplexes are permitted.³ Construction services, limited shall be permitted use if established prior to the effective date of this ordinance.



Development Standards

12.4.04

Section 12.4.04. Development Standards.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior shall comply with the Development Standards in Table **OPC-5**.
2. **Existing Buildings.** Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with this Division, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.
3. **Accessory Dwelling Units.** Standards for accessory dwelling units are provided in Development Standards 12.1.04.8.
4. **Building Types.** Each new building, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table **OPC-5**. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables are regulatory requirements.
5. **Façade Transparency.** Shopfront, Mixed-use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 40 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than forty percent.

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

	Core	Corridor	Industrial	Multifamily	Detached
Lot Size, see 12.1.04.1					
Lot area - sf in minimum	-	-	15,000	-	-
Lot width - feet in minimum	-	-	100	25	50
Height, see 12.1.04.2					
Building height, max in stories	3	3	3	3	3
Building height, max in feet	40	35	30	35	35
Ceiling height, max in feet	Established in 12.4.05 for certain building types				
Density, see 12.1.04.3					
Residential density, max in units/acre	15	15	10 ¹	10	1 per lot
Hotel/motel density, max in units/acre	20	20	-	-	-
Building Coverage, see 12.1.04.4					
Building coverage, max %	80	60	40	60	50
Open Space, see 12.1.04.5					
Open space, min in %	20	20	20	30	30
Building & Parking Placement, see 12.1.04.6					
Build-to Zone min/max in ft	Established in 12.4.05 for certain building types				
Side and Rear setbacks	Established in 12.4.05 for certain building types				
Frontage percentage, min %	Established in 12.4.05 for certain building types				
Parking Setbacks, min in feet	Established in 12.4.05 for certain building types				
Building Types, see 12.4.05					
Shopfront Building	P	P	P	-	-
Mixed-use Building	P	P	P	-	-
Office Building	P	P	P	-	-
Apartment Building	P	P	-	P	-
Courtyard Building	P	P	-	P	-
Townhouse	P	P	-	P	-
Live/Work Building	P	P	P	-	-
Side Yard House	-	P	-	P	P
Cottage	P	P	-	P	P
Cottage Court	P	P	-	P	-
Duplex	-	-	-	P	-
All Yard House	-	-	-	P	P
Outbuilding	P	P	P	P	P
Industrial Building	-	-	P	-	-
Footnotes, see above					
¹ Residential development in the Industrial Subdistricts shall be within a Mixed-Use Projects.					



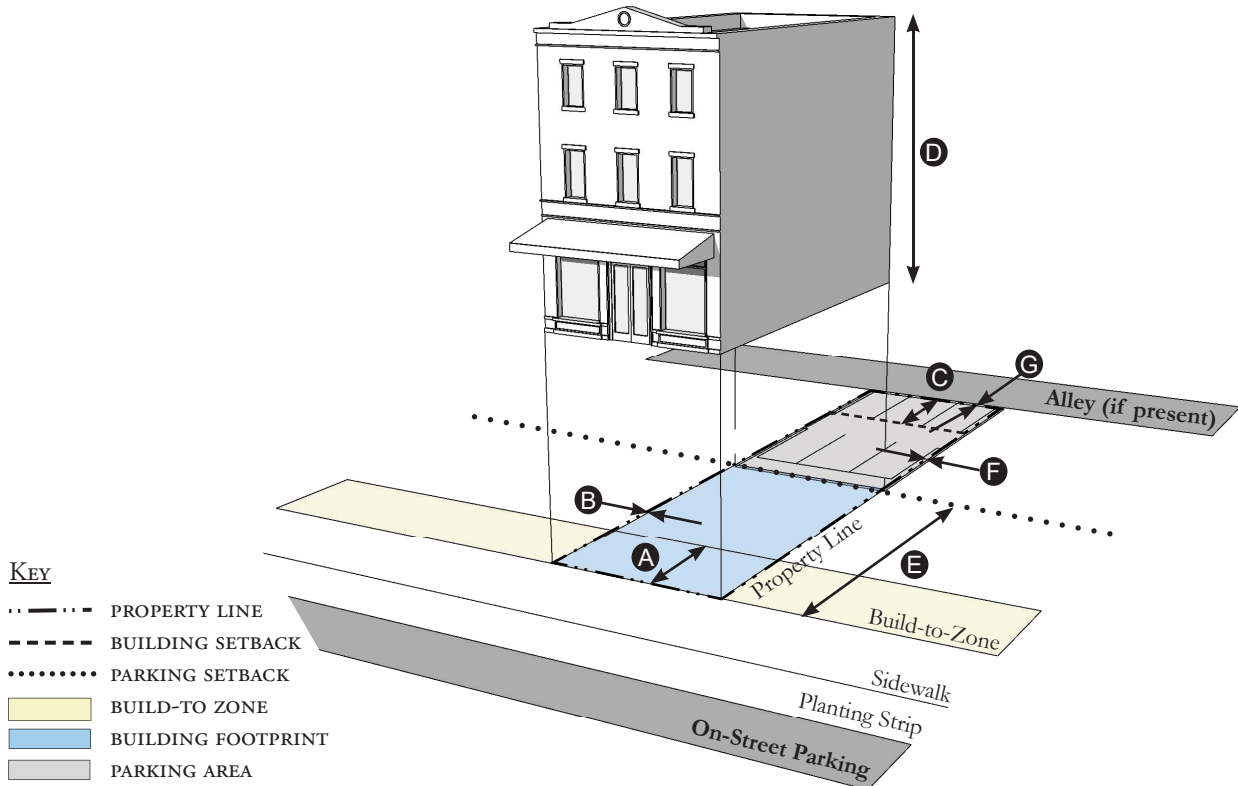
Building Type & Frontage Type Standards

12.4.05

Section 12.4.05. Building Type & Frontage Type Standards.

1. **Building Types.** The following Building Type standards shall apply in the Old Palm City Subdistricts. Table **OPC-5** provides additional Development Standards.

Figure OPC-5.01 - Shopfront Building



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.4.02

Core	Corridor	Industrial
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Description

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

Façade Transparency, see 12.2.04.6

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

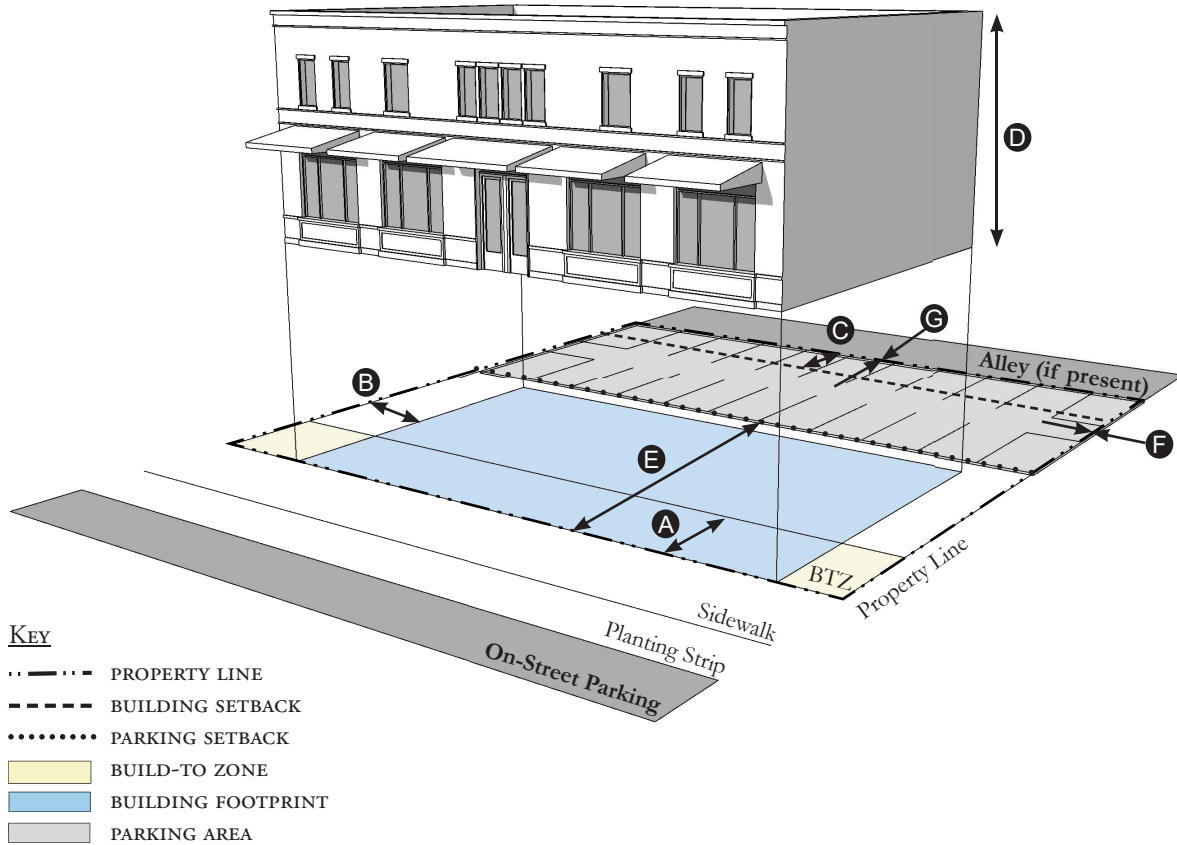
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Building Type & Frontage Type Standards

12.4.05



Figure OPC-5.02 - Mixed-Use Building



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.4.02

Core	Corridor	Industrial
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Description

A Mixed-Use Building has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict. Mixed-Use Buildings may have a shop frontage on the ground level.

Façade Transparency, see 12.2.04.6

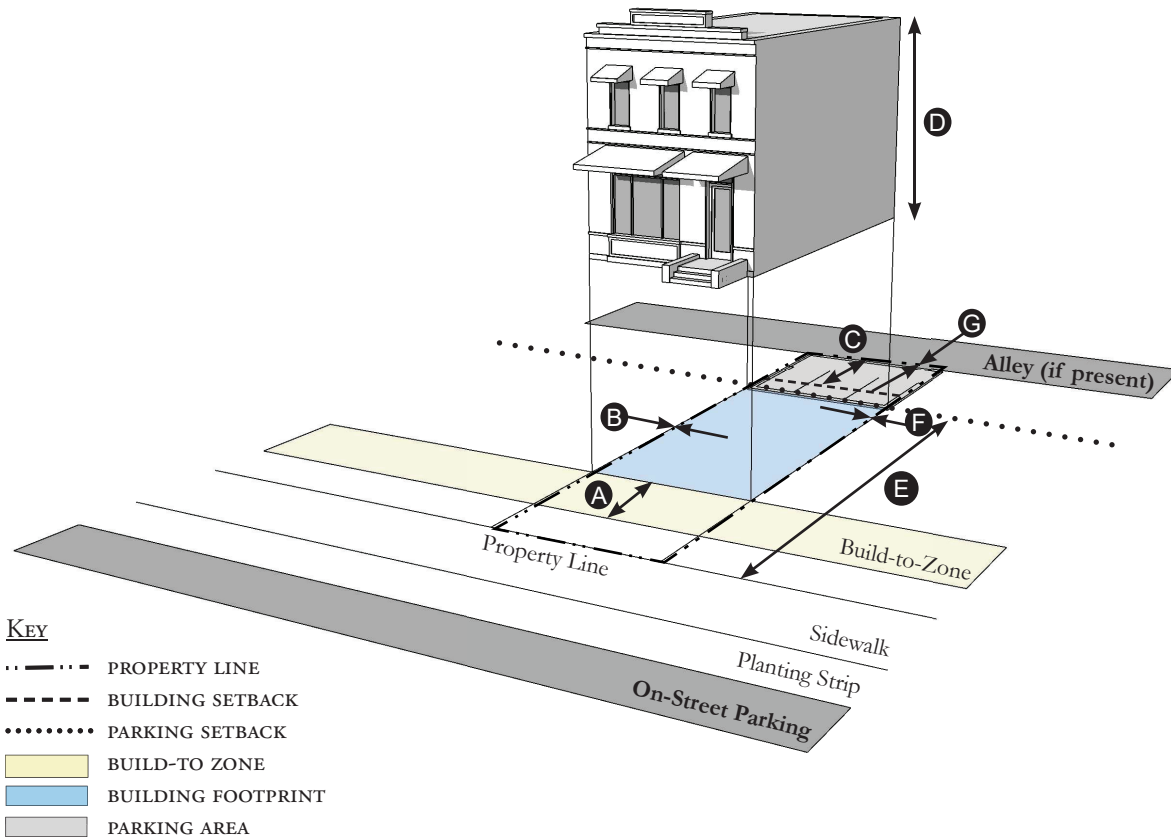
	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Figure OPC-5.03 - Office Building



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.4.02

Core **Corridor**

Description

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

Façade Transparency, see 12.2.04.6

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

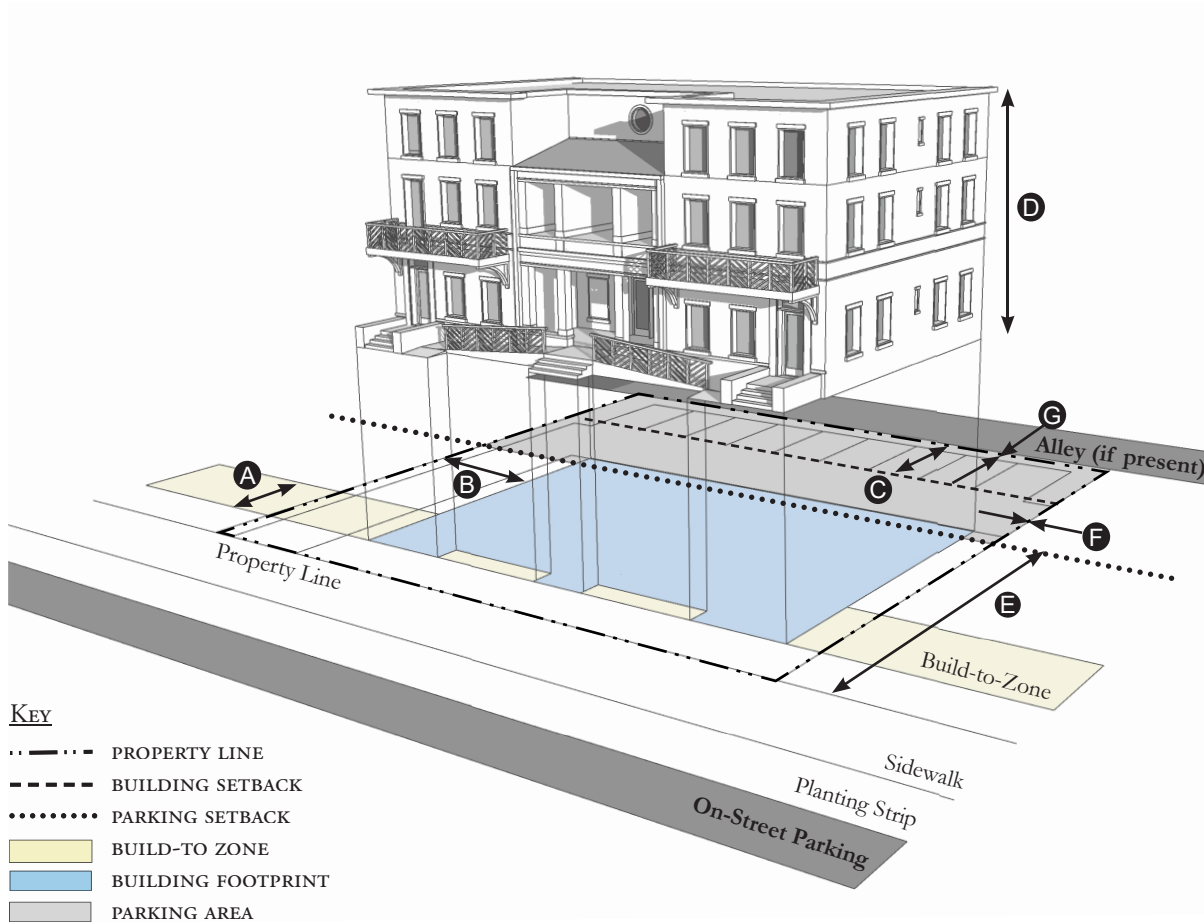
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Building Type & Frontage Type Standards

12.4.05



Figure OPC-5.04 - Apartment Building



KEY

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

Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.4.02

Core	Corridor	Multifamily
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Description

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

Façade Transparency, see 12.2.04.6

	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

12.4.05

Key

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- BUILD-TO-ZONE
- BUILDING FOOTPRINT
- PARKING AREA

Permitted Subdistricts, see 12.4.02		
Core	Corridor	Multifamily

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

Façade Transparency, see 12.2.04.6	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Notes

The proportions of the courtyard space shall be at least as deep as it is wide.

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

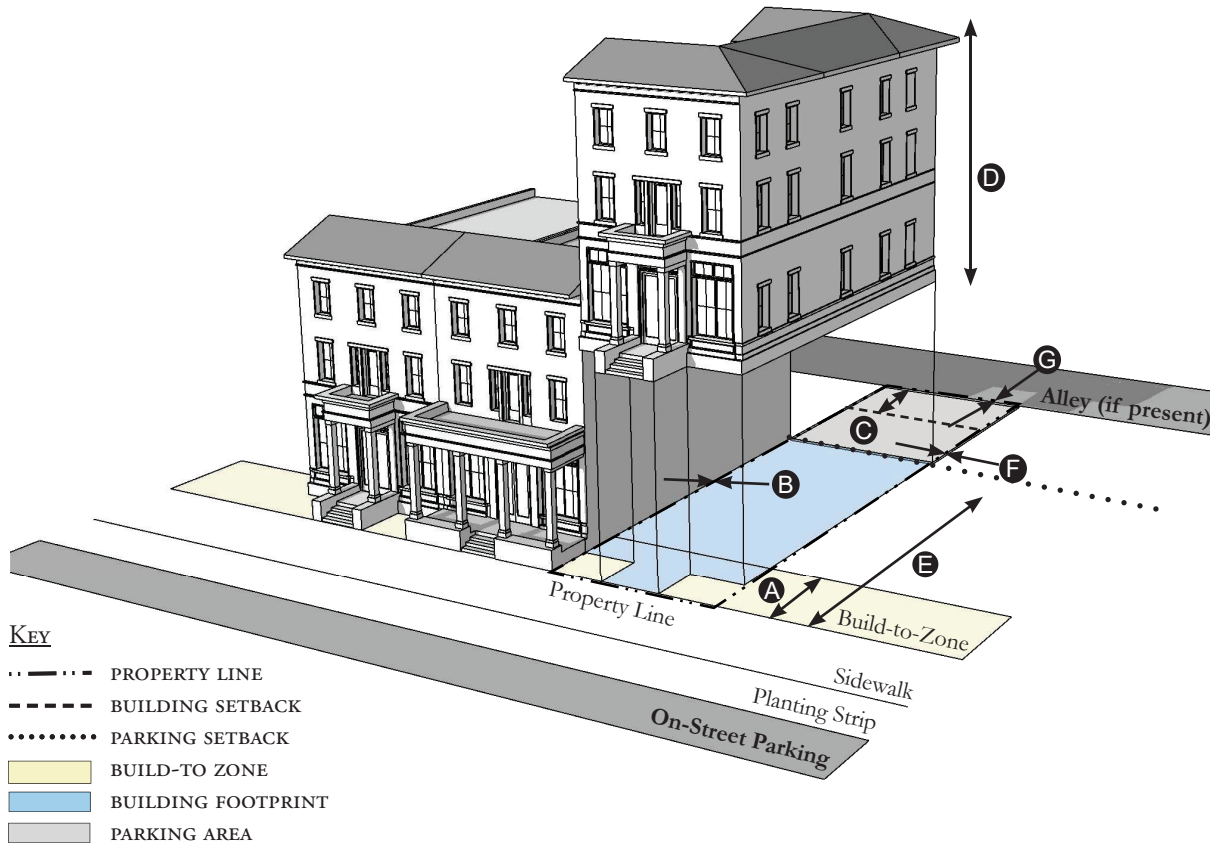
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Building Type & Frontage Type Standards

12.4.05



Figure OPC-5.06 - Townhouse



Building Placement, see 12.1.04.6

Frontage	80% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	0' min., 15' max.	
Side at Property Line Setback ^{1,2}	0' min. or 10' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.4.02

Core	Corridor	Multifamily
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Description

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

Notes

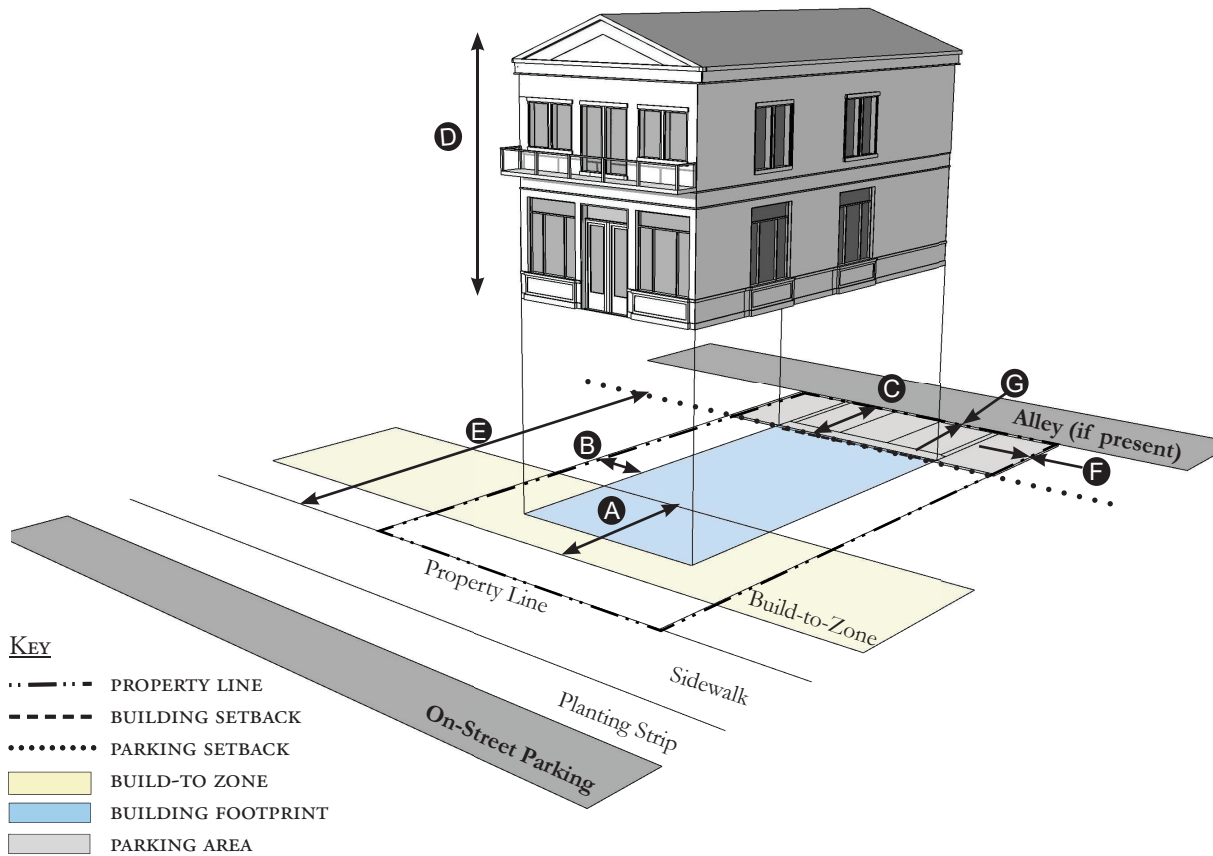
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

² When directly adjacent to another property that is not part of the townhouse development the Side Setback is 10 feet minimum from the property line.

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

Figure OPC-5.07 - Live/Work Building



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

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

Permitted Subdistricts, see 12.4.02

Core	Corridor	Industrial
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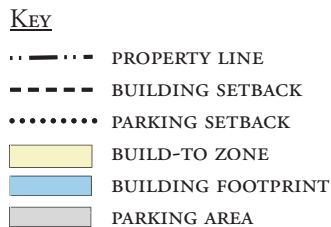
Description

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

Notes

¹ Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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



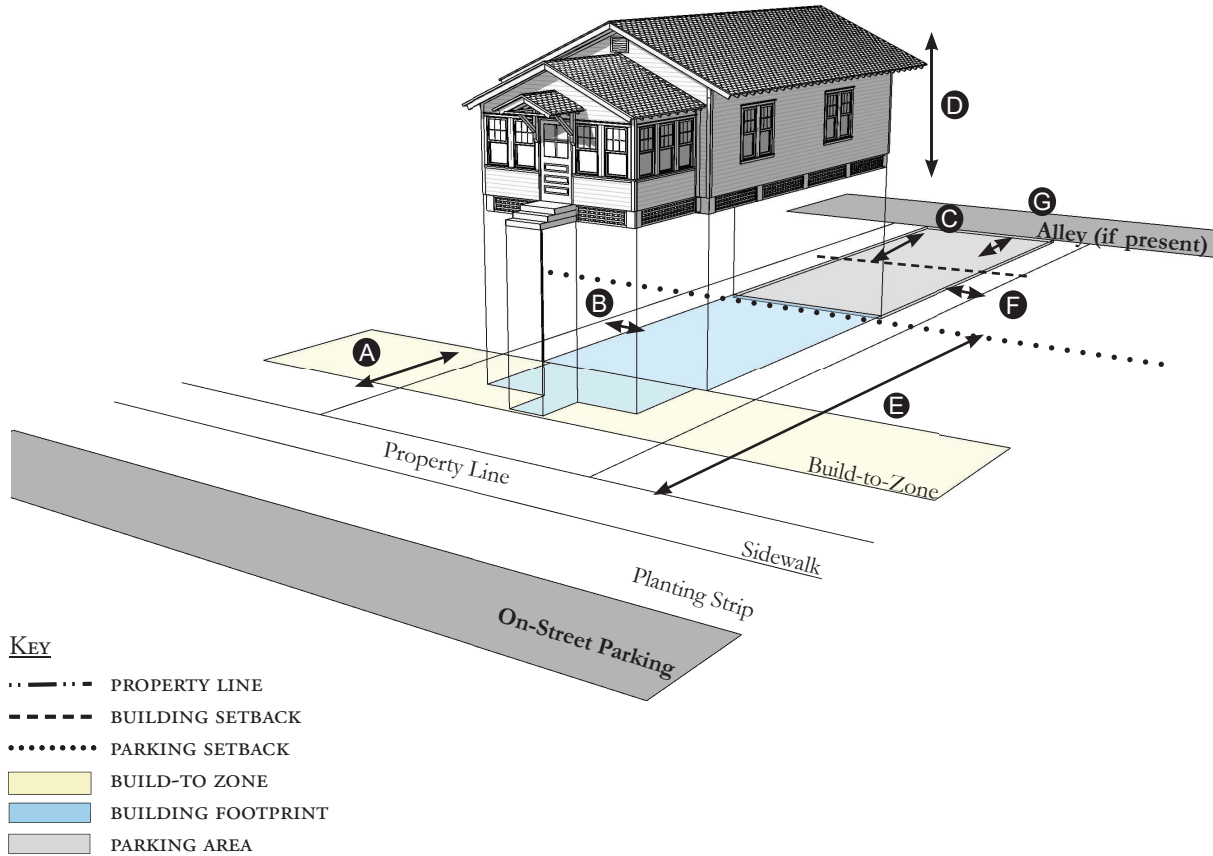
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **OPC-5**.



Building Type & Frontage Type Standards

12.4.05

Figure OPC-5.09 - Cottage



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

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

Permitted Subdistricts, see 12.4.02

Core	Corridor	Multifamily
Detached		

Description

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

Notes

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

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

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

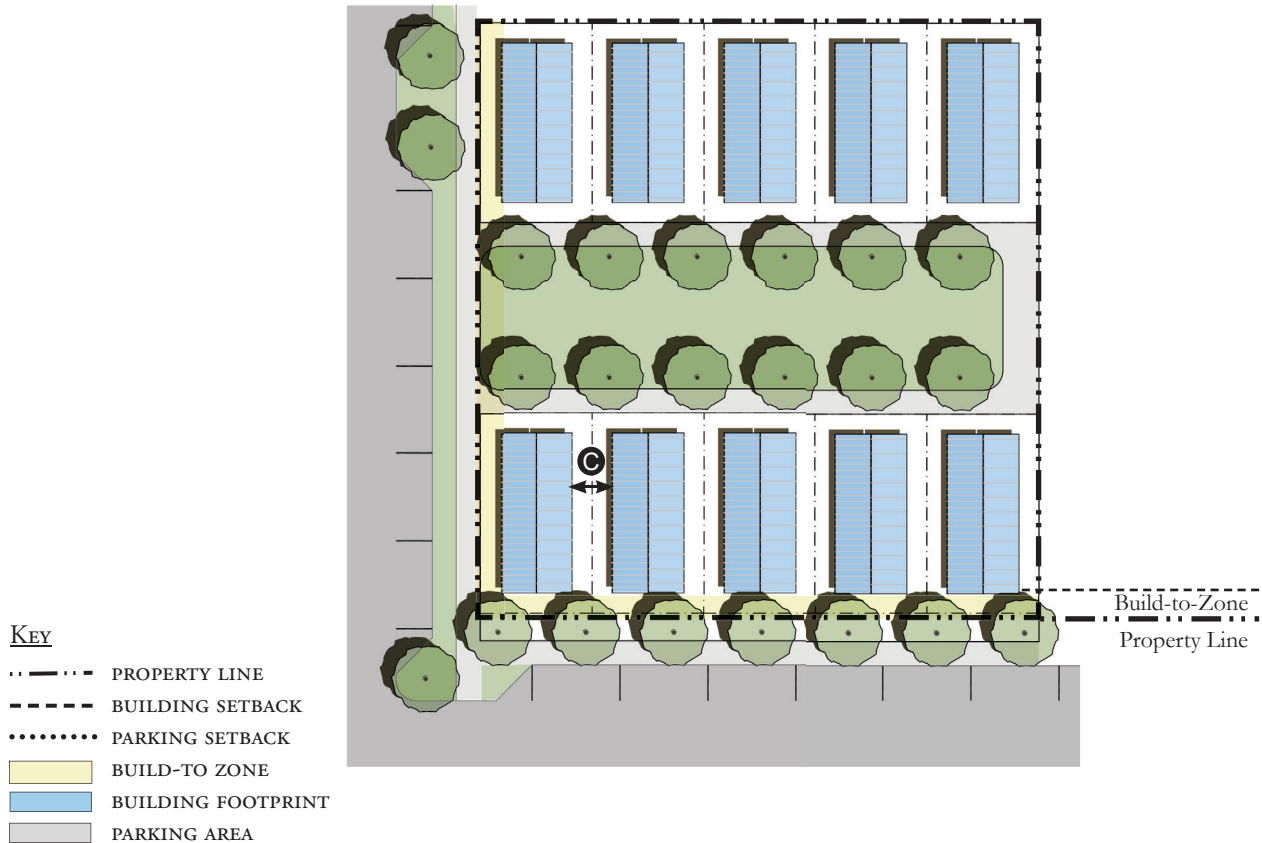
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Building Type & Frontage Type Standards

12.4.05



Figure OPC-5.10 - Cottage Court



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	6' min.	(A)
Side/Rear at Street Setback	6' min.	
Side/Rear at Property Line Setback	6' min.	(B)
Unit Separation	10' min.	(C)

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.4.02

Core	Corridor	Multifamily
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Description

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.

Notes

Cottage Courts may include duplexes.

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

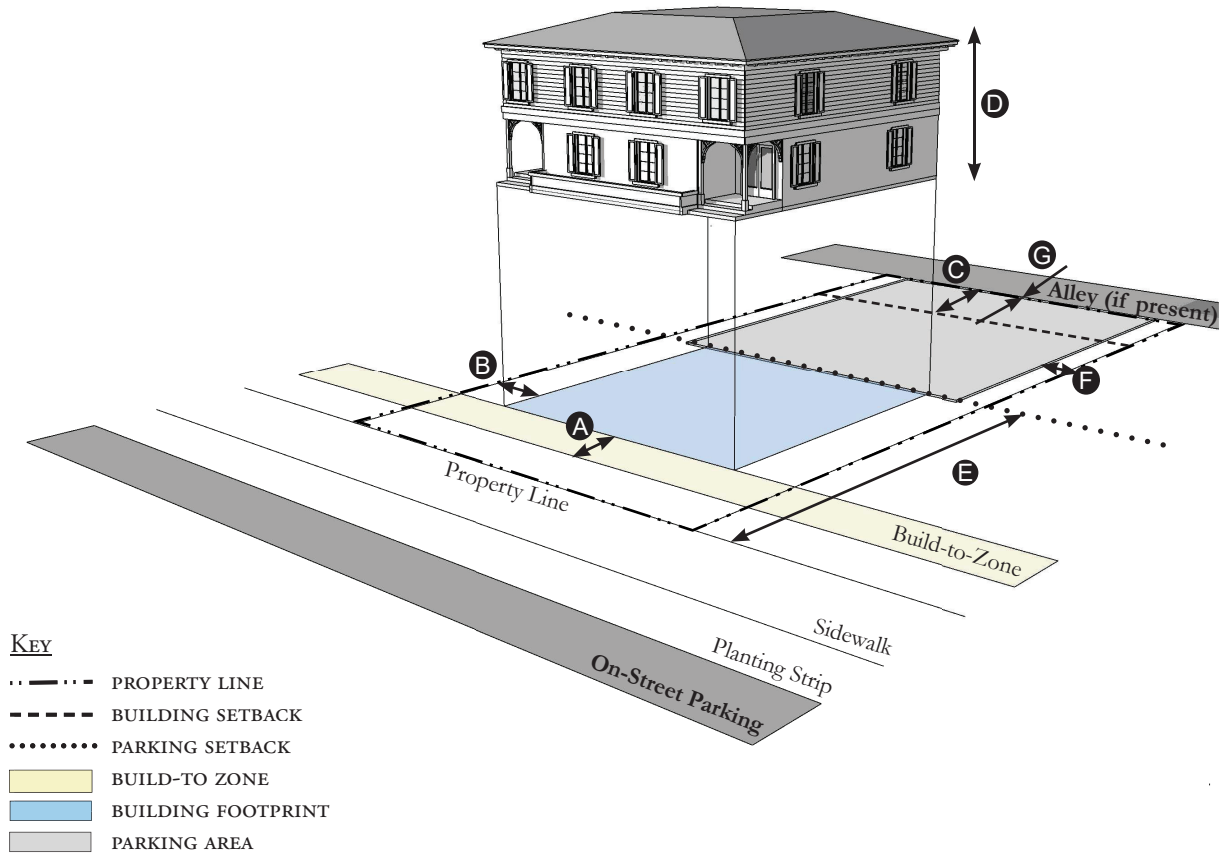
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.



Building Type & Frontage Type Standards

12.4.05

Figure OPC-5.11 - Duplex



KEY

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- BUILD-TO ZONE
- BUILDING FOOTPRINT
- PARKING AREA

Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6

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

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

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

Permitted Subdistricts, see 12.4.02

Multifamily

Description

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

Notes

Duplexes do not permit accessory dwelling units.

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

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

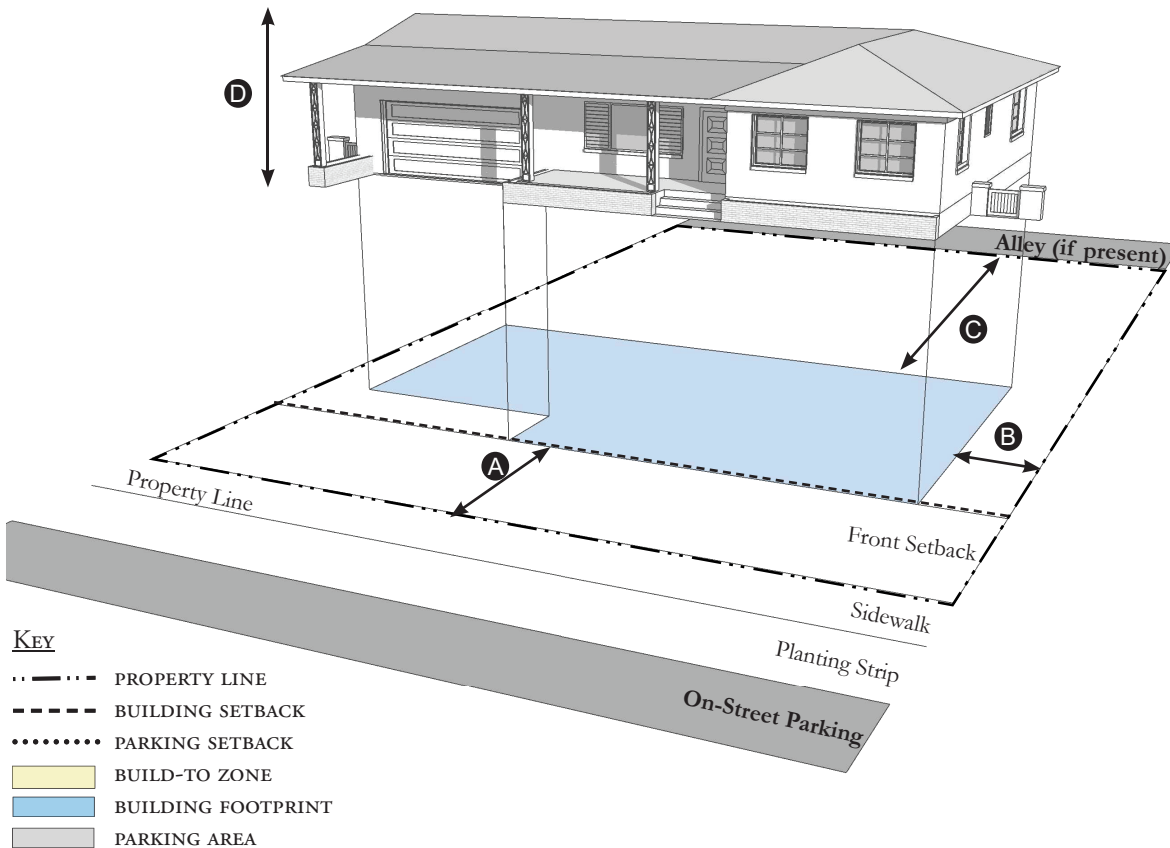
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Building Type & Frontage Type Standards

12.4.05



Figure OPC-5.12 - All Yard House



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6

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

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

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

Permitted Subdistricts, see 12.4.02

Multifamily	Detached
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Description

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

Notes

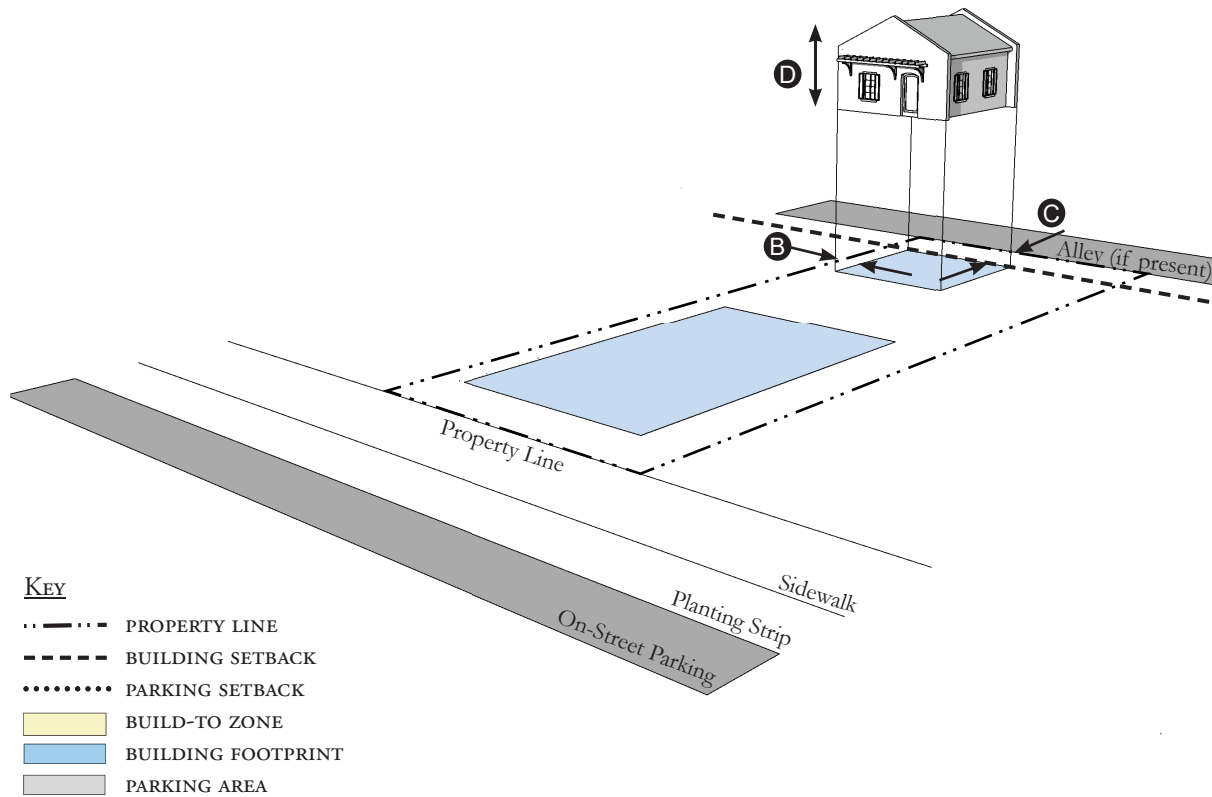
For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table OPC-5.



Building Type & Frontage Type Standards

12.4.05

Figure OPC-5.13 - Outbuilding



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

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

Permitted Subdistricts, see 12.4.02

Core	Corridor	Multifamily
Detached		

Description

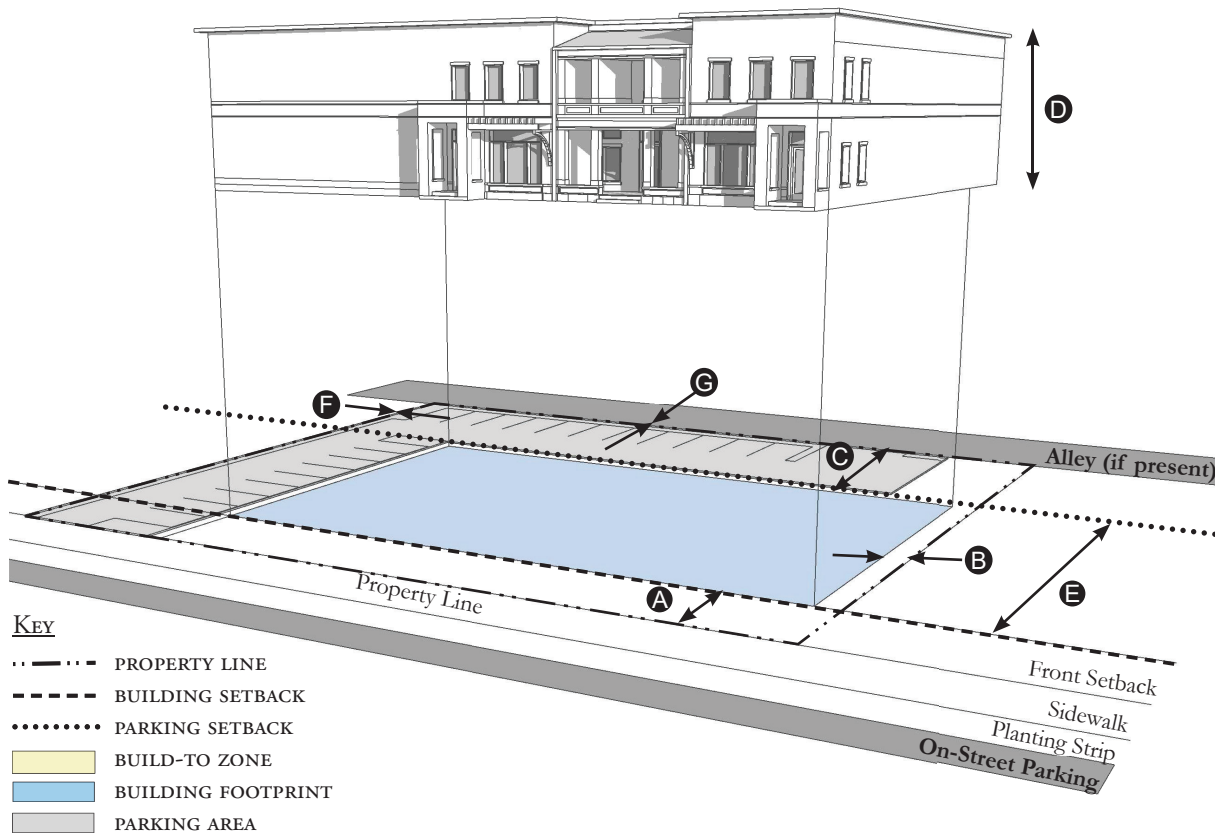
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. Outbuildings may include a garage, shed, workshop, or accessory dwelling unit.

Notes

Outbuildings shall not exceed a footprint of 850 square feet.

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

Figure OPC-5.14 - Industrial Building



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

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

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.4.02

Industrial

Description

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

Notes

¹ Measured from existing Right-of-Way or edge of pavement.

² Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

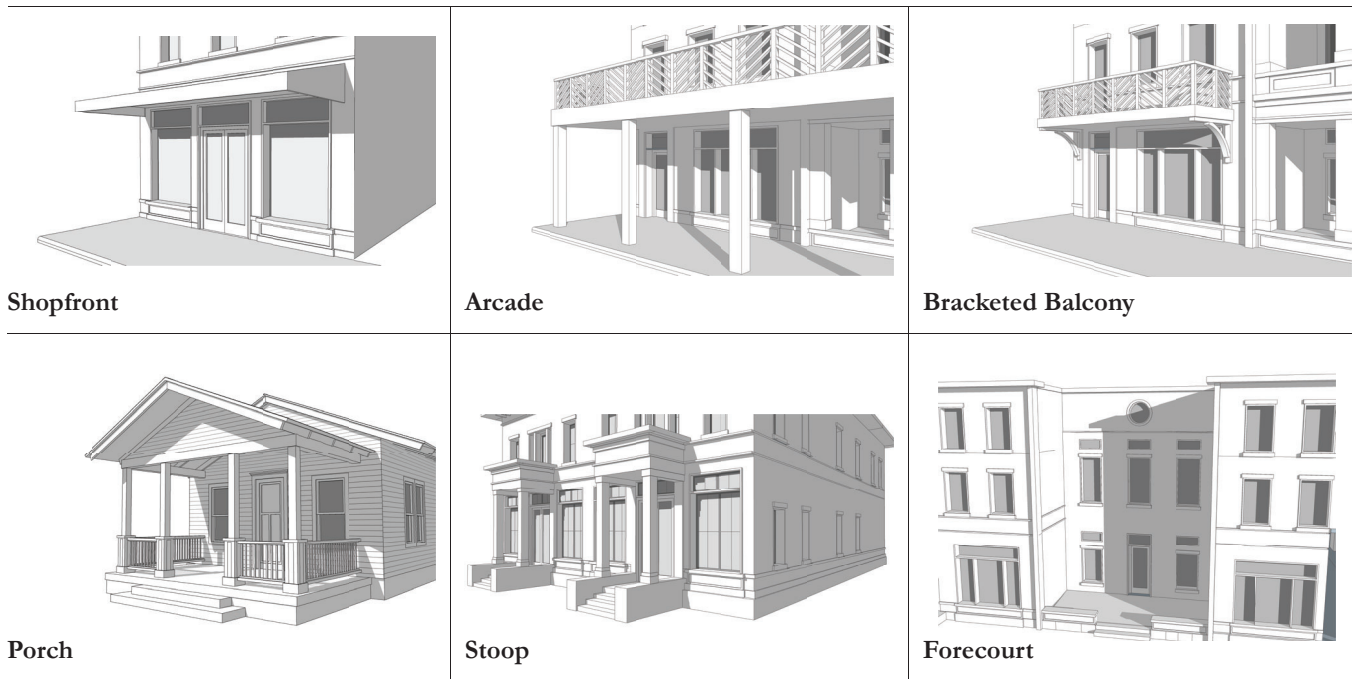
For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table OPC-5.



Building Type & Frontage Type Standards

12.4.05

Figure OPC-5.15 - Frontage Types Matrix



2. **Frontage Types.** Using one or more of the permitted frontage types indicated in Table OPC-5.16 are required within the Core and Corridor Subdistricts. Standards for Frontage Types are found in 12.1.05. Frontage Types are encouraged in the Industrial, Multifamily and Detached Subdistricts, but are not required.

Table OPC-5.16 - Permitted Frontage Types Matrix

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



Section 12.4.06. Street Standards.

1. **Applicability.** Street Standards that apply in all Redevelopment Zoning Districts are provided in Section 12.1.06. The additional street standards which apply in the Old Palm City Redevelopment Zoning District are specified in this section.
2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **OPC-3**, Section 12.2.02. That Regulating Plan identifies the following features:
 - a. **Primary Streets** allow movement through as well as within the Old Palm City Redevelopment Zoning District.
 - b. **Secondary Streets** are local streets that supplement the primary streets to provide an interconnected street network that serves users of all ages and abilities and that fully integrates residential neighborhoods with shopping, employment, and civic features. The secondary street network is priority for street improvements within the neighborhood which should include sidewalks and landscape improvements.
 - c. **Recommended Future Streets** would become additional streets to complete a highly interconnected street network.
 - d. **Recommended Future Alleys** are not required but are strongly encouraged within the blocks created by the construction of proposed streets. Alleys may be designed and constructed as the alley type in Section 12.1.06.
3. **Shade Trees.** Seventy-five percent of all street trees and trees planted in fulfillment of the requirements regarding perimeter landscaping for vehicular use areas that front Mapp Road, Martin Downs Boulevard, and Martin Highway, shall be of the following species:
 - a. Canopy trees (60 percent minimum):
 - i. Live or Laurel Oak
 - ii. Magnolia
 - iii. Mahogany
 - iv. Red Maple
 - v. Bald Cypress
 - vi. Buttonwood
 - vii. Gumbo Limbo
 - b. Palm trees:
 - i. Medjool or Canary Island Date Palm
 - ii. Royal Palm
 - iii. Ribbon Palm
 - iv. Sabal Palm (3:1 ratio)



Street Standards

12.4.06

4. **Improvements To Existing Streets.** The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements. As provided in Section 12.1.06, the County Engineer may allow deviations from these minimum standards when necessary due to the location of existing buildings, constrained right-of-way, or to meet other goals for the particular street section.
 - a. **Mapp Road.** Every block shall be complemented with a bench and a garbage container. The landscape islands shall be sized appropriately to the maximum mature size of the tree. The landscaping shall include trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting, planted at a maximum of 30-foot intervals. The species mix shall be governed by Section 12.4.06.3 Shade Trees.
 - b. **Martin Downs Boulevard.** The landscaping shall include trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting, planted at a maximum of 30-foot intervals. The species mix shall be governed by Section 12.4.06.3 Shade Trees.
 - c. **Martin Highway.** The landscaping shall include trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting, planted at a maximum of 30-foot intervals. The species mix shall be governed by Section 12.4.06.3 Shade Trees.

**Section 12.4.07. Parking Standards.**

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



Stormwater Standards

12.4.08

Section 12.4.08. Stormwater Standards.

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



Section 12.4.09. Landscape Standards.

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

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

Div. 15, Article 4		In OPC CRA
General Requirements		
4.661.A	Purpose and intent	Applies as written
4.661.B	Applicability	Does not apply
4.661.C	Glossary	Applies as written
Application Requirement		
4.662.A	Landscape Plan	Modified by 12.4.09.5
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.4.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Modified by 12.4.09.4
A.4-5	Vehicular use areas	Modified by 12.4.09.6
A.6	Service areas	Modified by 12.4.09.7
A.7	Commercial buildings	Does not apply
4.663.B	Buffer-yard requirements	Does not apply
4.663.C	Add't req. for landscaping	Does not apply
4.663.D	Water efficient landscaping	Applies as written
4.663.E	Preserve area interface	Applies as written
Landscape Material Standards		
4.664	(All Subsections)	Applies as written
Maintenance of Required Landscaping		
4.665	(All Subsections)	Applies as written
Tree Protection		
4.666	(All Subsections)	Applies as written
Alternative Compliance		
4.667	(All Subsections)	Replaced by 12.1.13.3
Certificate of Compliance		
4.668	(All Subsections)	Applies as written

2. **Single family dwellings or duplexes.** Lots cannot be cleared without a clearing permit. Single-family dwellings and duplexes on existing lots shall plant one tree for each 3,000 sq. ft. of lot area. Such tree shall meet the standards in Section 4.664, landscape material standards. The maintenance requirements in Section 4.665 also shall apply. Construction of SFR and duplexes on existing lots is exempt from all other landscaping requirements.



Landscape Standards

12.4.09

3. Required landscape area.

- a. Landscaping shall be permitted in easements only with the written permission of the easement holder. A written agreement shall specify the party responsible for restoring disturbed landscape areas, shall be submitted to the county in a form acceptable to the County Attorney, and shall be recorded in the public records.
- b. Exposed dirt yards are prohibited.

4. Required tree planting.

- a. Table **OPC-10** indicates the minimum number of trees that must be planted.
- b. Trees planted in adjacent right-of-way as indicated in Section 12.4.06, or in other nearby public space, shall be credited towards meeting the number of trees required by Table **OPC-10**. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.

Table OPC-10 - Required Tree Planting

Subdistrict	One Tree for this Amount of Total Site Area
Core	1,500 sf
Corridor	1,500 sf
Industrial	2,500 sf
Multifamily	3,000 sf
Detached	3,000 sf

- c. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table **OPC-10**
- d. FPL's *Right Tree/Right Place Guidelines* shall be considered when trees are planted near utilities.

5. Landscape Plan. Development applications shall include a landscape plan prepared by a qualified professional that provides the location and type of existing and proposed features that are identified in Table **OPC-11**, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.

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

6. Vehicular Use Areas.

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

Table OPC-11 - Landscape Plan Application Requirements

Div. 15, Article 4		In OPC CRA	
		A	B
1	Property boundaries	Yes	Yes
2	Land use features	Yes	Yes ¹
3	Structures & paving	Yes	Yes ¹
4	Utilities	Yes	Yes
5	Vehicular use areas	Yes	Yes
6	Water bodies	Yes	Yes
7	Tree survey	Yes	Yes
8	Installation methods	Yes	Yes
9	Development areas	Yes	-
10	Ditches & swales	Yes	Yes
11	Tabular data	Yes	-

¹ On-site features only

- i. The side of a vehicular use area fronting Mapp Road, Martin Downs Boulevard, or Martin Highway shall be landscaped with a minimum width of 8 feet and planted with trees at 30-foot intervals. The trees shall be 16 feet in height, with a four-foot clear trunk, and four-inch caliper at the time of planting.
 - ii. The side of a vehicle use area abutting a residential property shall be planted with trees with a minimum height of 16 feet, four-foot clear trunk, and four-inch caliper, at 25-foot intervals in a landscape area that is at least eight feet wide. A five-foot wall or hedge shall also be provided. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.
 - iii. Any side of a vehicular use area not included in paragraph (i) or (ii) shall be planted with trees minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals.
 - iv. A wall, fence, or hedge shall be provided around all vehicle use areas. Between the vehicle use area and a road right-of-way, the wall, fence, or hedge shall not exceed four feet in height. For the remainder of the lot, it shall be no more than six feet in height. Walls and landscaping around parking areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.
- b. **Interior landscaping.** If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.



Landscape Standards

12.4.09

7. **Service areas.** Service function areas including dumpsters, shall be screened in accordance with Section 4.663.A.6, Div. 15, Article 4, except that landscaping shall not be required around the perimeter of the screen, and an enclosure shall be a finished masonry wall. All nonconforming enclosures shall be brought into compliance no later than two years from the effective date of this Division.



Section 12.4.10. Wall & Fence standards.

1. Walls and fences must comply with the Wall and Fence Standards established for all Redevelopment Zoning Districts in Section 12.1.10 except where modified below.
2. **Types.**
 - a. Chain link fences are not permitted in the in Core Subdistrict.



Sign Standards

12.4.11

Section 12.4.11. Sign Standards.

1. Signs must comply with the Sign Standards established for all Redevelopment Zoning Districts in Section 12.1.11 except where modified below.
2. **Wall signs.** Table **OPC-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.
3. **Freestanding signs.** One freestanding sign is permitted per building or each 200 lineal feet of property frontage, with a maximum square footage of 50 square feet per sign face.
4. **Murals.** Are permitted and defined in Art. 4, Div. 16.
5. **Types of signs permitted.** The list of permitted signs in Section 4.703, Art. 4, Div. 16. is adjusted by adding the following type of sign:
 - a. **Sandwich or sidewalk signs** as defined in Section 4.693, Art. 4, Div. 16. are permitted in the Core and Corridor Subdistricts, provided the signs do not exceed 6 square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 PM daily.
6. **Lettering and logo size.** Table **OPC-12** provides the maximum height of lettering and logos. Section 4.699, Div. 16, Article 4 establishes how the height of irregularly shaped features shall be measured.

Table OPC-12 - Sign Size Limitations

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



Section 12.4.12. Architectural Standards. The following Architectural Standards are applicable within Old Palm City Redevelopment Zoning District:

1. **Accessory Structures.** Materials shall be or have the appearance of that of the primary structure.
2. **Historic Structures.** Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div.13, Article 4.
3. **Architectural Guidelines.** The *Old Palm City Design Regulations* illustrate the architectural styles that are preferred within the Old Palm City Redevelopment Zoning District. The Design Guidelines are available by searching on the County website: www.martin.fl.us. All applications for new development and redevelopment shall include architectural drawings.
4. **Architectural styles.**
 - a. All new development in the Old Palm City zoning and mixed-use overlays is required to be in the Florida Vernacular style.
 - b. All new development in the Old Palm City CRA, outside the zoning and mixed-use overlays, is required to be in the Florida Vernacular, Florida Bungalow, Caribbean, or Mediterranean Revival architectural style.
 - c. Any substantial improvement of an existing structure or substantial renovation of a building exterior shall be consistent with the existing architectural style of the structure or the Florida Vernacular, if in a zoning or mixed-use overlay, or consistent with the existing architectural style of the structure or one of the four identified architectural styles, if outside the zoning and mixed-use overlays.
 - d. Design regulations in Old Palm City, a publication available from the Community Redevelopment Agency, provides helpful guidance regarding the intent and aspirations of the Old Palm City CRA zoning code, especially the building types and architectural styles.
5. **Florida Vernacular.** The Florida Vernacular style is derived from several different building styles within the Sunshine State, and is a blend of many traditional architectural styles, including, Colonial, Victorian, Queen Anne, etc. The Florida Vernacular also consists of many variations, including Key West, Cracker, Bungalow, Caribbean, and Coastal. General characteristics:
 - a. Metal standing seam or “V” crimp roofs predominant. Asphaltic shingle or wooden shakes are also used.
 - b. Roofs are primarily gabled with slope 6:12 or greater with deep (two feet to four feet) overhangs, exposed rafters, and roof vents.
 - c. Vertically proportioned massing.
 - d. Horizontal wood lap siding (four inch to six inches exposed) with vertical corner boards.
 - e. Vertically proportioned windows (double hung) and doors with wooden surrounds and sills.
 - f. Deep porches are signature Florida Vernacular. Many porches are full-length or wrap around, with post supports. Sometimes the roof of the porch has a different slope



Architectural Standards

12.4.12

than the primary building.

- g. Usually sits on continuous skirted base, concealing crawl space for ventilation.
 - h. Other elements of this style include widow walks, cupola or tower, Bahama shutters, exposed structural details (beams, rafters), shingles, post and rails, and picket fences.
6. **Florida Bungalow.** Florida Bungalow is itself a variation of the countrywide Bungalow style, which began in California, evolving from the Craftsmen Style. Homes generally have low and simple lines with wide projecting roofs and large porches with tapered wooden posts or masonry piers. Variations of this style include, Prairie, Craftsman or “Stick” style. General characteristics and elements:
- a. Predominately gabled roofs with shallow slopes (3:12-6:12) with asphalt shingles, deep overhangs, exposed rafters.
 - b. The roof often has shed dormers.
 - c. Primarily wood or masonry exterior finishes, commonly stucco, or wood siding and shingles.
 - d. Continuous masonry or stone building base, steps, and pedestal for porch columns.
 - e. Wooden brackets, railings, and tapered columns are very common
 - f. Vertically proportioned windows (double hung with multiple vertically divided lights).
 - g. Doors have wooden surrounds.
 - h. Porches with tapered posts are the most obvious bungalow
7. **Caribbean or Anglo-Caribbean.** Caribbean or Anglo-Caribbean is a hybrid of Wood Vernacular and Spanish or Mediterranean detailing and materials. A prominent feature is the clear distinction between first and second floors, between the massive and masonry (Mediterranean), and the delicate and wood (Wood Vernacular). General characteristics and elements:
- a. Typically, hipped roofs with 4:12 to 8:12 slopes, of wood or asphalt shingles, metal, or slate.
 - b. Deep overhangs often with different, shallower roof slope.
 - c. Exposed rafters and thin eaves.
 - d. Combination of masonry or stone and wood façades, typically ground floor stucco-masonry and wood siding second floor, with long covered balconies and porches, louvered openings and shutters.
 - e. Vertical or square proportioned windows (double hung or casement) and doors, with deep openings to give the impression of thickness and solidity.
 - f. Columns (smooth and round or squared masonry), posts, wooden and masonry balustrades, and brackets are common elements.
 - g. Front porches and balconies under the primary roof, and loggias are common elements.
 - h. Examples:
 - i. HOUSE, WINDSOR, FL: Materials are another important aspect of proper



Anglo-Caribbean design. They should be local whenever possible. Here a concrete base, wooden upper story and wooden shingle roof create a logical building system for Florida. The masonry base continues as a property wall and also defines a courtyard within.

- ii. HOUSE, ROSEMARY BEACH, FL: The Anglo-Caribbean style is showcased in the Florida Panhandle at Rosemary Beach. Large roofs shed water and provide shade to interior spaces, while porches and loggias offer outdoor rooms with pleasant properties. Roof vents can help keep materials dry

8. **Mediterranean Revival.** The Mediterranean Revival style is characterized and recognized by barrel tile roofs, richly painted stucco masonry façades, arched openings and windows, and the appearance of solidity and permanence. Mediterranean Revival style variations include Mission and Santa Fe, or Pueblo revival. General characteristics and elements:

- a. The roofs are generally shallow sloped hipped or gabled roofs (3:12 to 6:12).
- b. The building has irregular massing with a variety of shapes and heights.
- c. The building has eclectic ornamentation.
- d. The building has arcades, loggias, balconies, porches, and courtyards.
- e. Windows and doors are generally of vertical or square proportions, sometimes with arches and ornamentation. The openings are deep and cast shadows which give the impression of thickness and solidity.
- f. Brackets, balconies, shutters and other supporting elements are usually wood or iron.