Section 12.5.01. Purpose.

1. Hobe Sound is an intimate, historic community in Martin County which boasts a rich and diverse cultural, physical, economic, and geographic history. Originally a pineapple plantation, Hobe Sound has matured over time into a desirable destination for tourists, a strong community for residents, and a unique location for business activities. In an effort to maintain and strengthen the historical and cultural attributes of Hobe Sound, this LDR Division is intended to:

a. Promote and accomplish the goals, policies, and objectives of the Martin County Growth Management Plan as they pertain to Hobe Sound;

b. Preserve the character, quality, and scale of historic Hobe Sound and ensure the compatibility of future investment;

c. Provide clarity and predictability in future planning and development in Hobe Sound;

d. Maintain the high-quality standards of residential and non-residential growth;

e. Ensure a desirable and controlled natural and built environment for future generations.

2. **Hobe Sound Redevelopment Zoning District.** This Article 12, Division 5 of the Martin County Land Development Regulations establishes the Hobe Sound Redevelopment Zoning District and the permitted uses and development standards applicable therein.

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

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

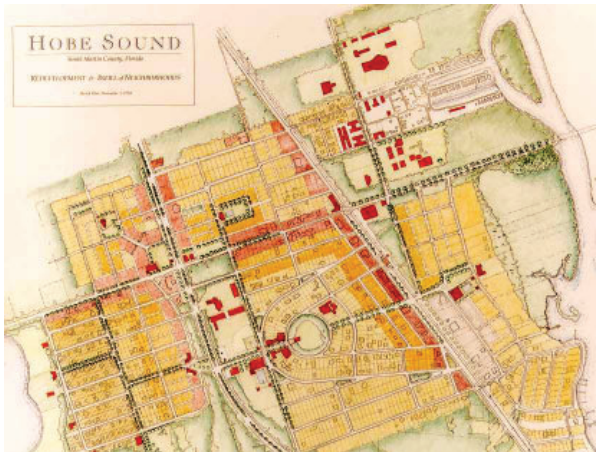


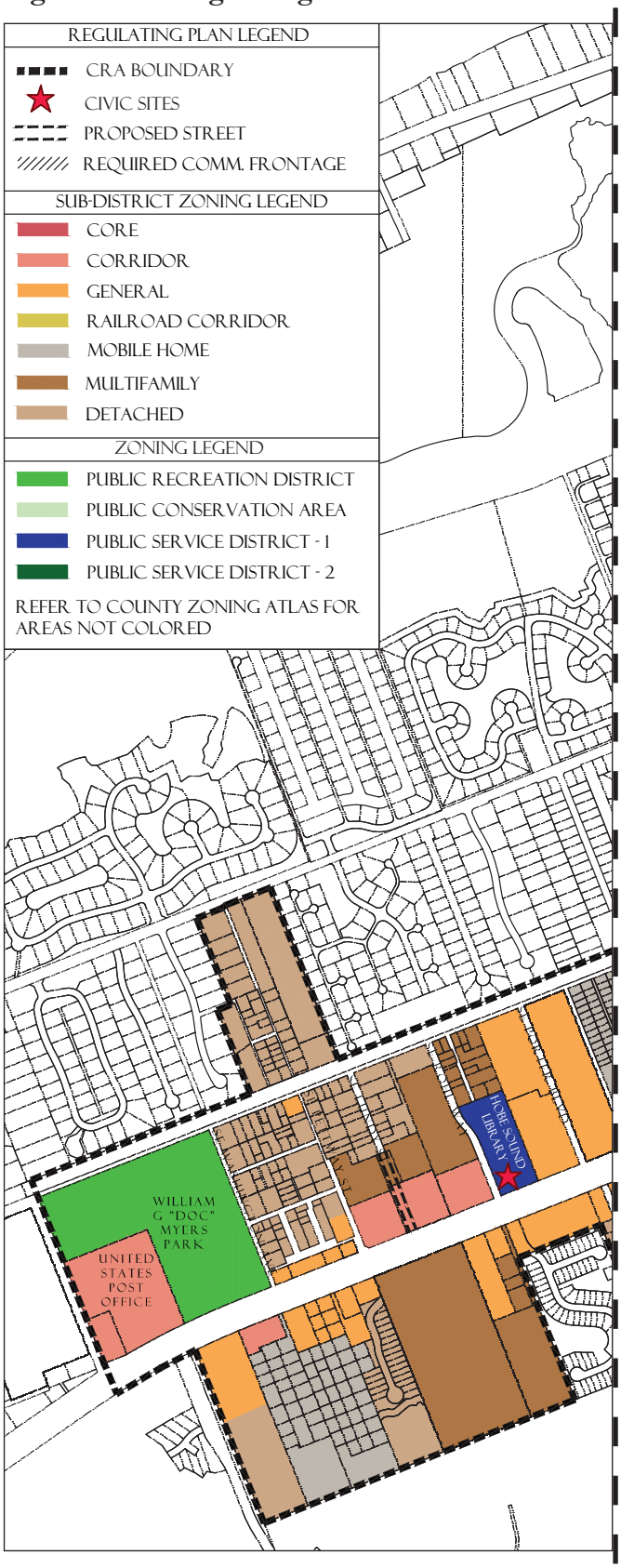
Figure HS-1 Artist rendering of the future vision of Hobe Sound as established in 1994.

HS Regulating Plan

12.5.02

Section 12.5.02. Regulating plan. Figures **HS-2** and **HS-3** are the Regulating Plans that apply to the Hobe Sound Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

Figure HS-2 Regulating Plan



Regulating Plan

12.5.02

HS

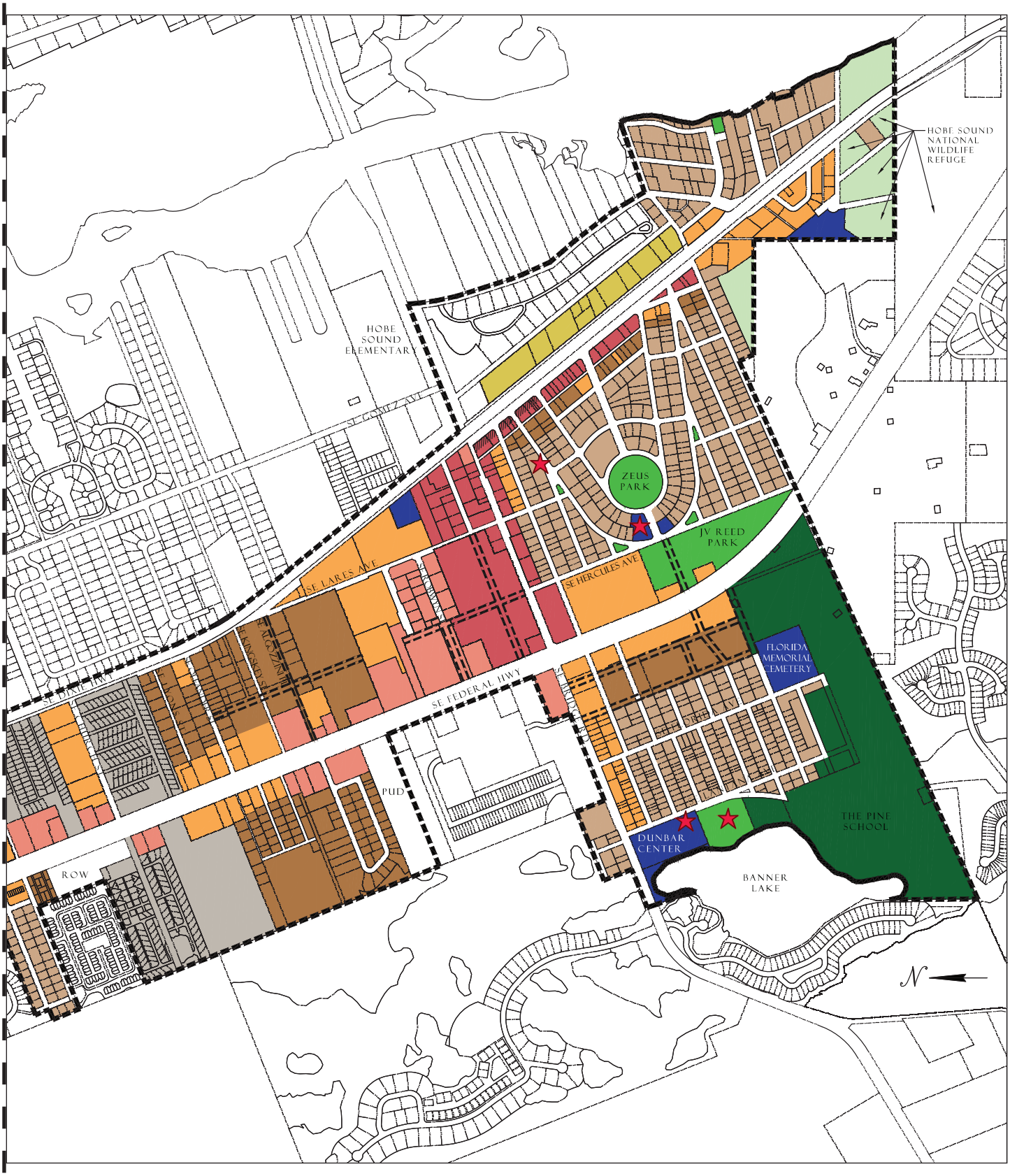
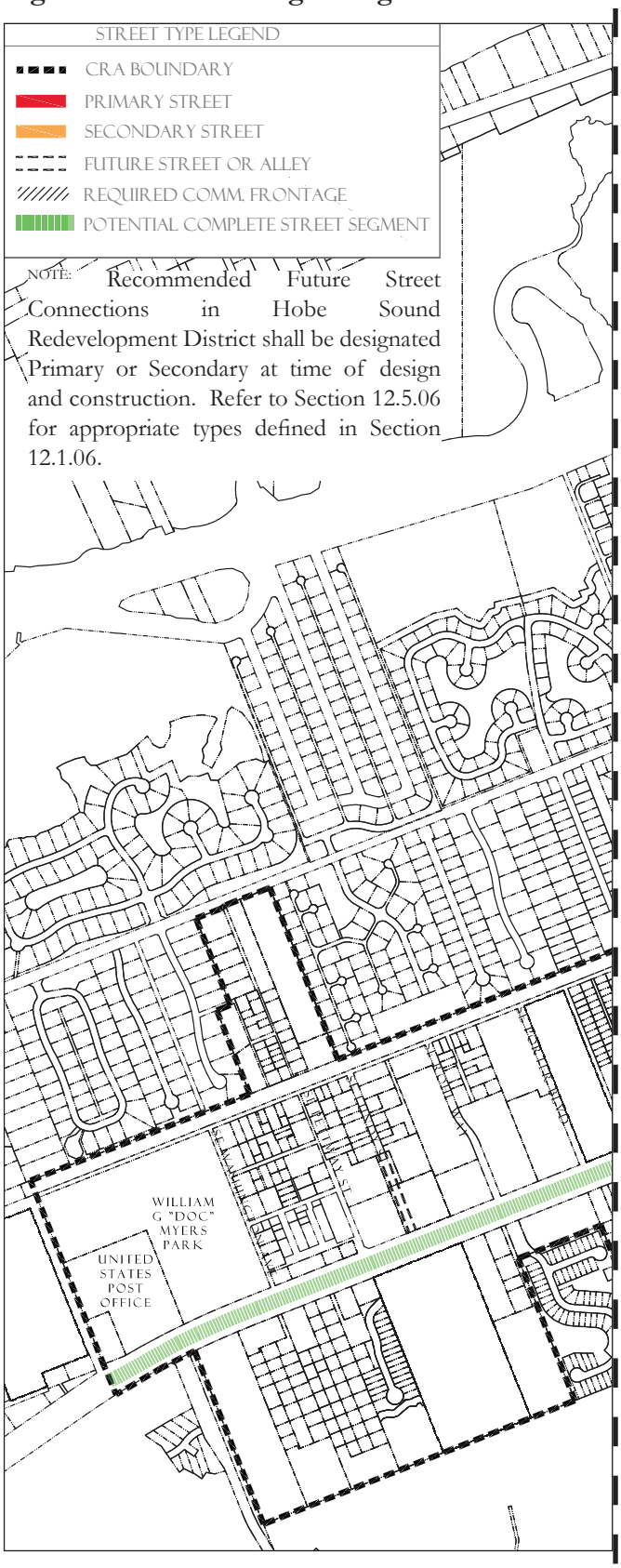


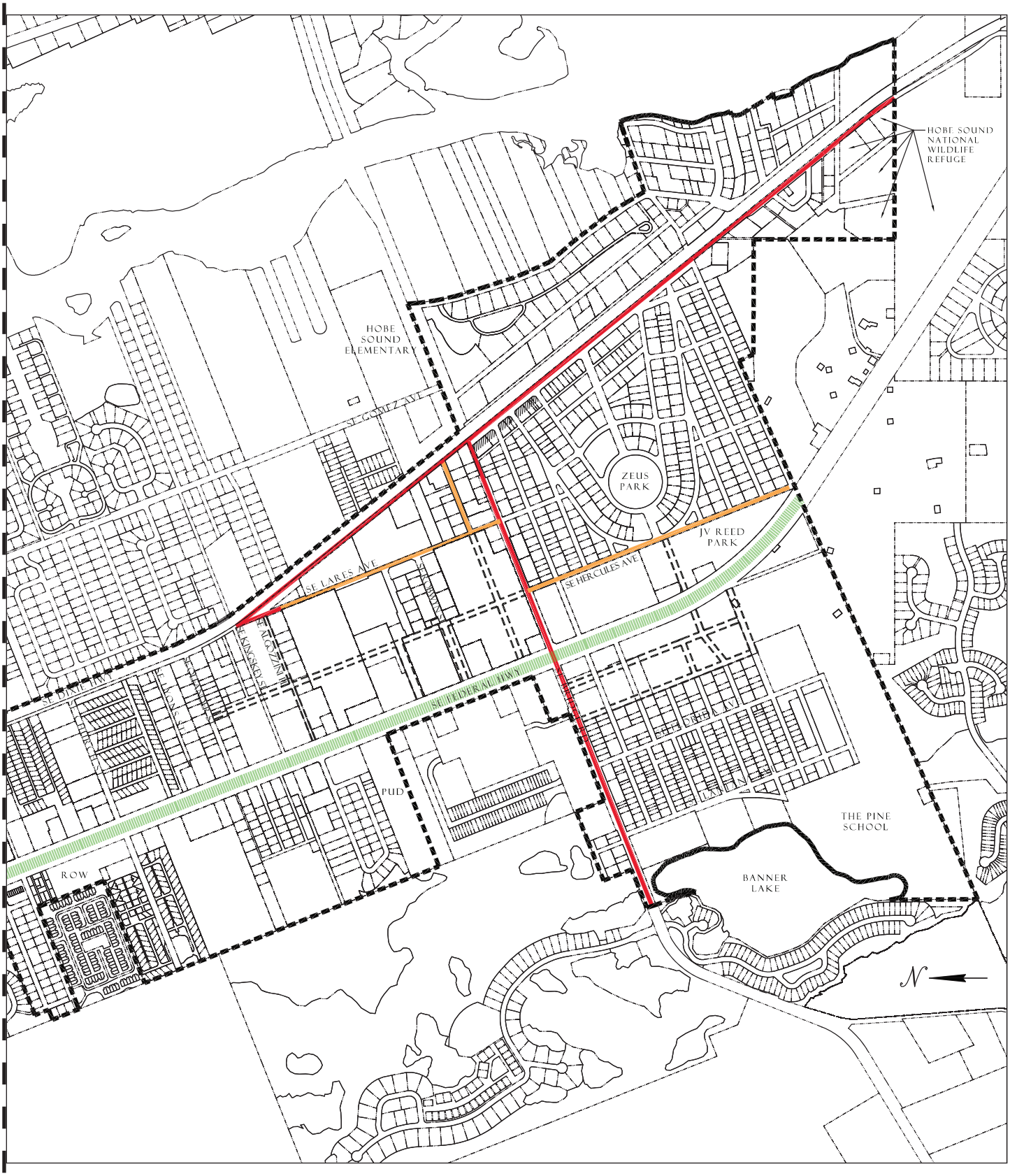
Figure HS-3 Street Regulating Plan



Regulating Plan

12.5.02

HS



HS

Permitted Uses

12.5.03

Section 12.5.03. Permitted Uses. Table **HS-4** identifies permitted uses in the HS (Hobe Sound) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table **HS-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 HS-4 Use Groups Permitted in Hobe Sound Subdistricts

	Core	General	Corridor	Railroad Corridor	Multi-family	Mobile Home	Detached
Residential Use Groups, see 12.1.03							
Accessory dwelling units	P	P	P	P	P	-	P
Mobile homes	-	-	-	-	-	P	-
Other dwelling types	P	P	P	P	P	-	P [2]
Single-family dwellings	-	P	-	-	P	-	P [1]
Bed and breakfast inns	P	P	P	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	P	-	-	-
Construction services, limited	P	P	P	P	-	-	-
Construction services, extensive	-	-	P	P	-	-	-
Convenience store with fuel	-	-	P	-	-	-	-
Drive-through facility	-	-	P	-	-	-	-
Drive-through restaurant	-	-	P	-	-	-	-
Hotels, motels, resorts spas	P	P	P	P	-	-	-
Marinas	-	P	P	-	-	-	-
Medical offices	P	P	P	P	-	-	-
Parking lots and garages	P	-	-	P	-	-	-
Restaurants	P	P	P	P	-	-	-
Retail & services, limited impact	P	P	P	P	-	-	-
Retail & services, general impact	-	P	P	P	-	-	-
Retail & services, extensive impact	-	-	P	-	-	-	-
Recreational vehicle parks	-	-	P	-	-	-	-
Vehicular service and maintenance	-	-	P	-	-	-	-
Wholesale trades and services	-	-	P	P	-	-	-
Working waterfront	-	-	-	-	-	-	-
Public & Institutional Use Groups, see 12.1.03							
Institutional uses, limited impact	P	P	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] No duplexes are permitted.

[2] No apartment hotels or multifamily dwellings are permitted.

Section 12.5.04. 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 **HS-5**.

2. **Existing Buildings.** Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with this Division, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.

3. **Accessory Dwelling Units**. Standards for accessory dwelling units are provided in Development Standards Section 12.1.04.8.

4. **Building Types.** Each new building, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table **HS-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.

6. **Convenience store with fuel.** In addition to the standards in Section 3.106. - Vehicular service and maintenance, development shall meet the following criteria:

   a. A ground level shop must be located along a street, with the gas pumps located to the rear or side of the lot as illustrated in Figure HS-12-9.04. No more than eight fuel positions and four fueling islands are permitted, refer to HS-12-9.05.

   b. The shop shall have the primary entrance facing and directly accessible from the street; an additional entrance shall face the parking lot.

   c. Gasoline Stations may be one story in height.

7. **Drive through.** In addition to the standards in Section 3.95. - Restaurant, convenience, development shall meet the following criteria:

   a. The stacking area is accommodated along the side and/or in the rear of the lot.

   b. The drive-through window shall be located either in the rear or to the side of the building, close to the frontage street. Figures HS-12-9.06 through HS-12.9.08 illustrate methods of incorporating drive through uses.

Table HS-5 - Development Standards in Hobe Sound Subdistricts

	Core	General	Corridor	Railroad Corridor	Multi-family	Mobile Home	Detached
Lot Size, see 12.1.04.1							
Lot area - minimum in sf	-	5,000	10,000	10,000	2,000	-	2,500
Lot width - minimum in feet	20	50	-	20	20	-	25
Lot width - maximum in feet	250	-	-	-	-	-	-
Height, see 12.1.04.2							
Building height, maximum in stories	3	2	2	2	2	1	2
Building height, maximum in feet	40	30	30	30	30	20	30
Ceiling height, maximum in feet	Established in 12.5.05 for certain building types						
Density, see 12.1.04.3							
Residential density, max in units/acre	10	10	10	10	8	8	5
Hotel/motel density, max in units/acre	20	20	20	20	-	-	-
Building Coverage, see 12.1.04.4							
Building coverage, maximum %	80	60	60	60	60	-	50
Open Space, see 12.1.04.5							
Open space, minimum in %	20	20	20	20	30	30	30
Building & Parking Placement, see 12.1.04.6							
Build-to Zone min/max in feet	Established in 12.5.05 for certain building types						
Side and Rear setbacks	Established in 12.5.05 for certain building types						
Frontage percentage, minimum %	Established in 12.5.05 for certain building types						
Parking Setbacks minimum in feet	Established in 12.5.05 for certain building types						
Building Types, see 12.5.05							
Shopfront Building	P	P [1]	P	-	-	-	-
Mixed-use Building	P	P	P	P	-	-	-
Office Building	P	P [1]	P	P	-	-	-
Apartment Building	P	P	P	P	P	-	-
Courtyard Building	P	P	P	P	P	-	-
Townhouse	P	P	P	P	P	-	P
Live/Work Building	P	P	P	P	-	-	-
Side Yard House	-	P	P	-	P	-	P
Cottage	P	P	P	-	P	P	P
Cottage Court	P	P	P	-	P	P	-
Duplex	-	P	-	-	P	-	-
All Yard House	-	P	-	-	P	P	P
Outbuilding	P	P	P	P	P	P	P
Boat Barn	-	P	P	P	-	-	-
Industrial Building	-	-	-	P	-	-	-
Footnotes, see above							
[1] Only permitted when facing US1/Federal Highway.							

Figure HS-12-9.04 - Fueling Stations

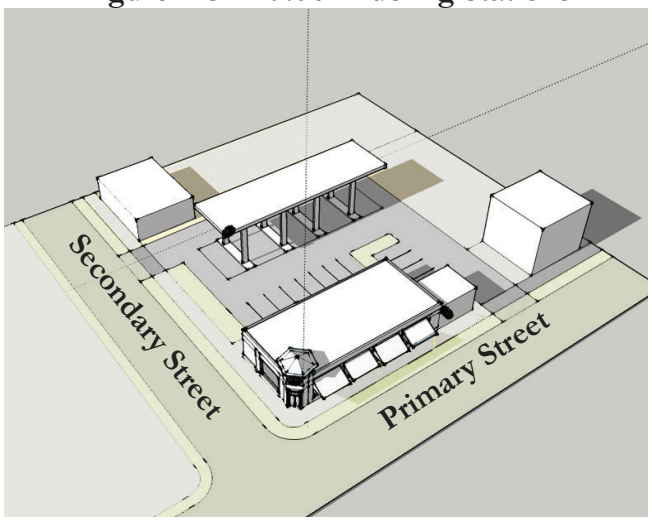
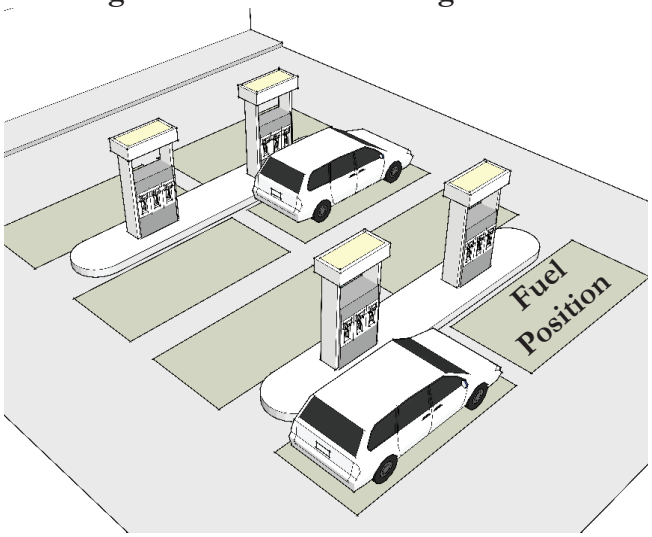
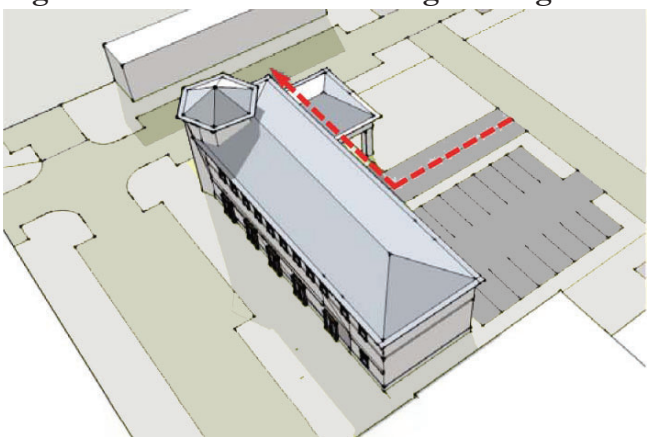


Figure HS-12-9.05 - Fueling Stations



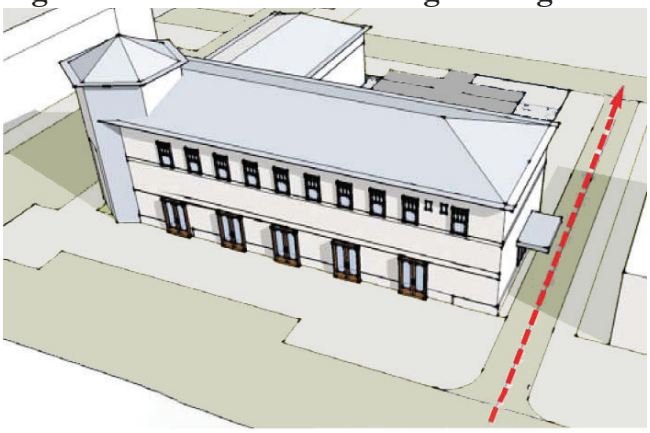
Four fueling islands with eight fuel positions.

Figure HS-12-9.06 - Drive Through Configuration



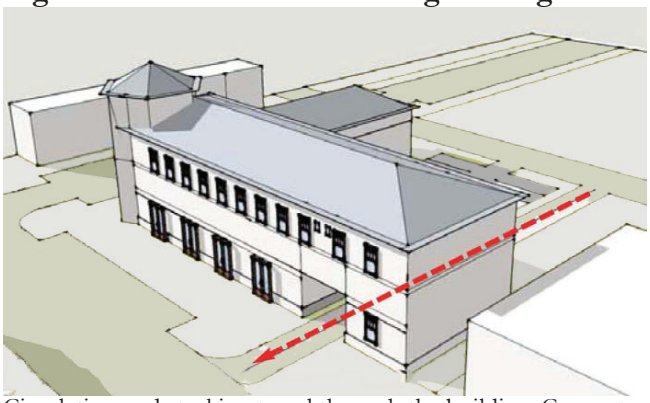
Drive through stacking occurs in the rear of the lot. Circulation is from the alley, exiting to a secondary street.

Figure HS-12-9.07 - Drive Through Configuration



Circulation and stacking occurs along the side of the building. Cars enter from the alley and exit onto the street.

Figure HS-12-9.08 - Drive Through Configuration

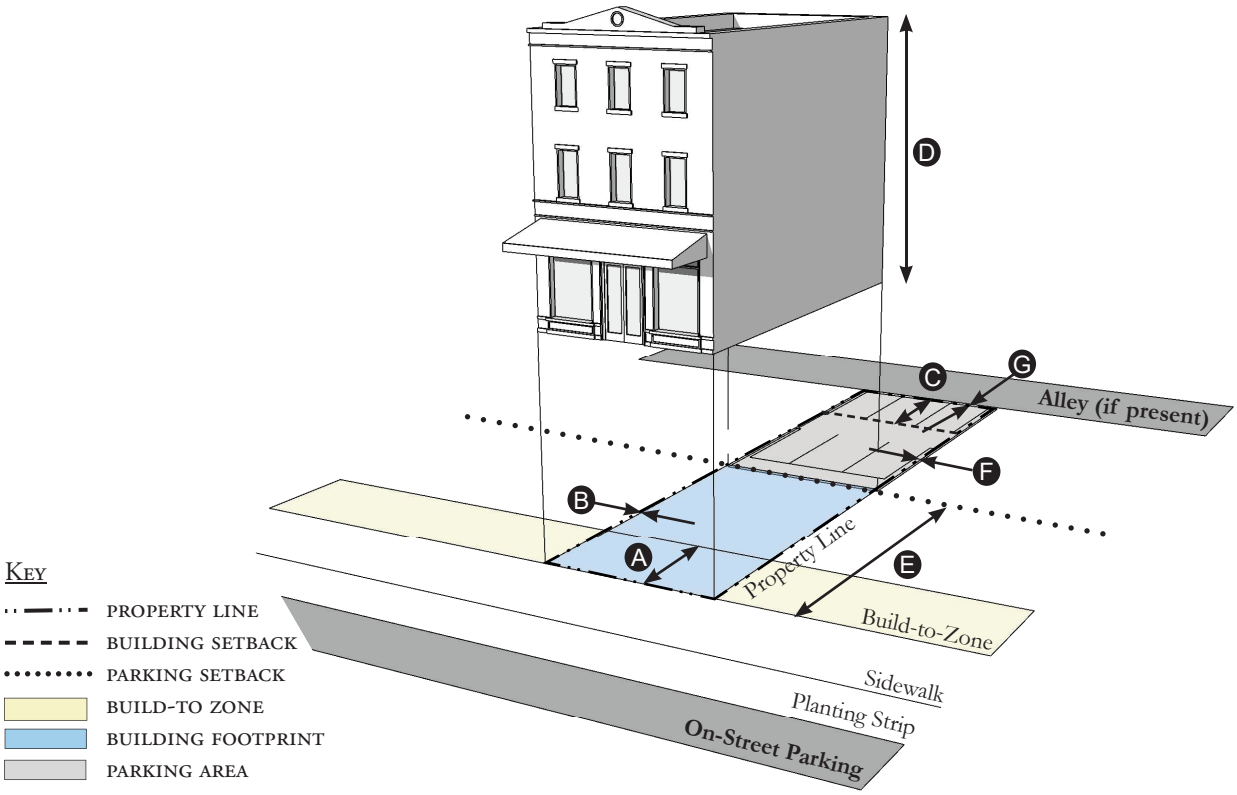


Circulation and stacking travel through the building. Cars enter from the rear of the lot and exit to the street.

Section 12.5.05. Building Type & Frontage Type Standards.

1. **Building Types.** The following Building Type standards shall apply in the Hobe Sound Subdistricts. Table **HS-5** provides additional Development Standards.

Figure HS-5.01 - Shopfront Building



Building Placement, see 12.1.04.6		
Frontage	70% 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[2]	0' or 5'	B
Rear Yard Setback[2]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table **HS-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 12.5.02		
Core	**General [1]**	**Corridor**

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 12.5.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

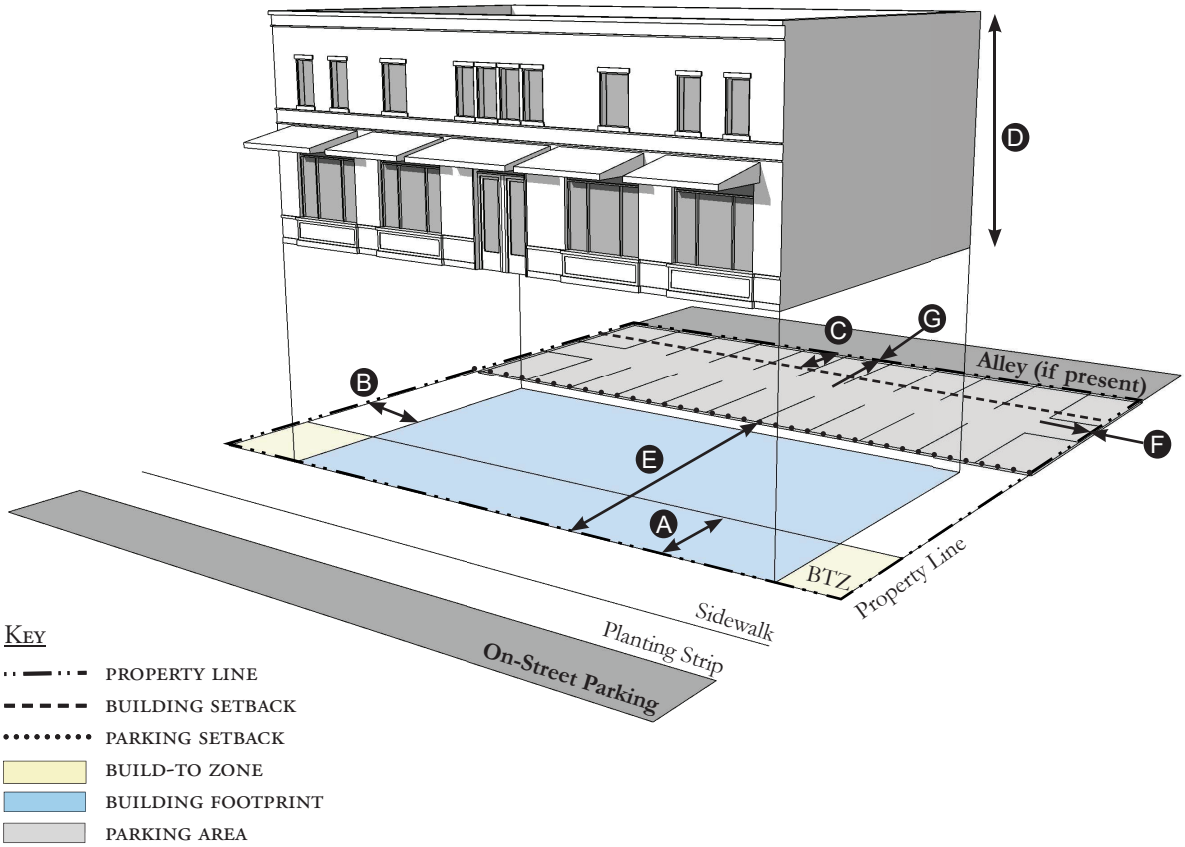
Notes

[1] Only permitted when facing US1/Federal Highway.

[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 **HS-5**.

Figure HS-5.02 - Mixed-Use Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line BTZ[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 **HS-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 12.5.02			
Core	**General**	**Corridor**	**Railroad Corridor**

Description

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

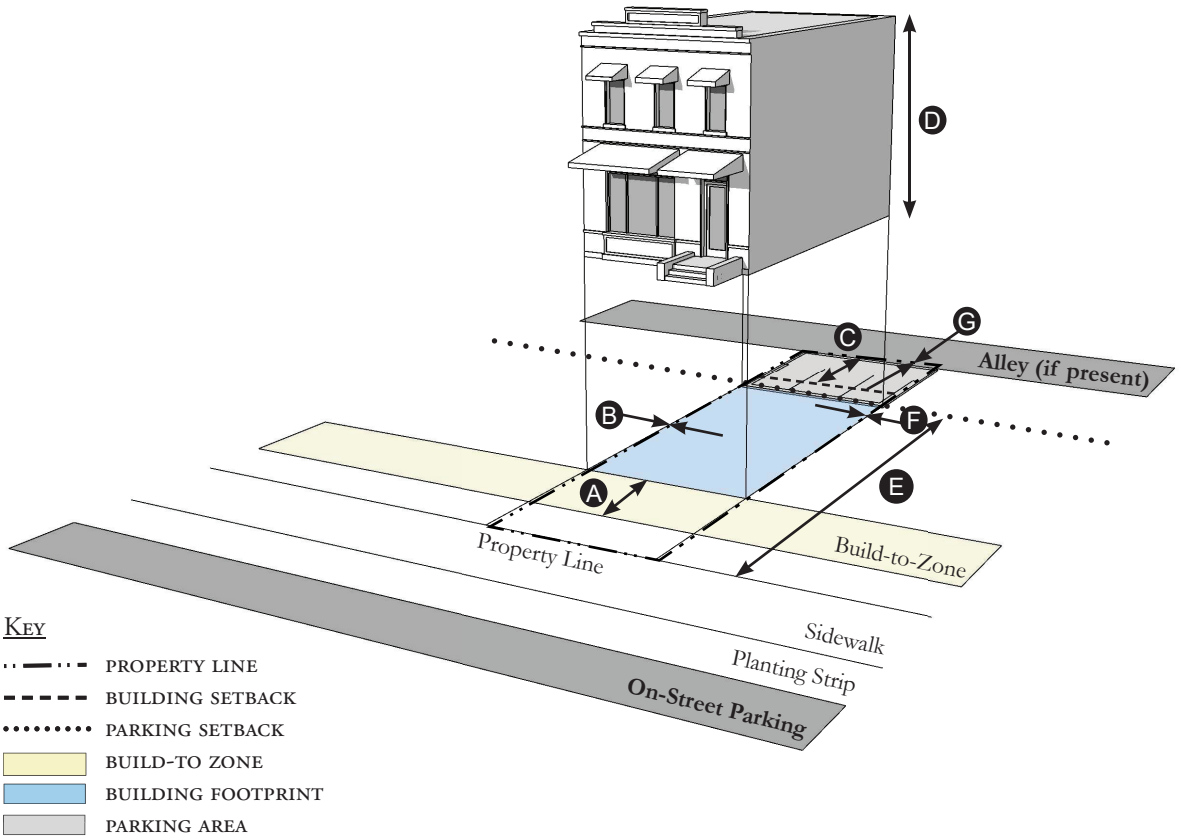
Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

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 **HS-5**.

Figure HS-5.03 - Office Building



Building Placement, see 12.1.04.6		
Frontage	70% 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[2]	0' or 5'	B
Rear Yard Setback[2]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table **HS-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 12.5.02			
Core	General [1]	Corridor	Railroad 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 12.5.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

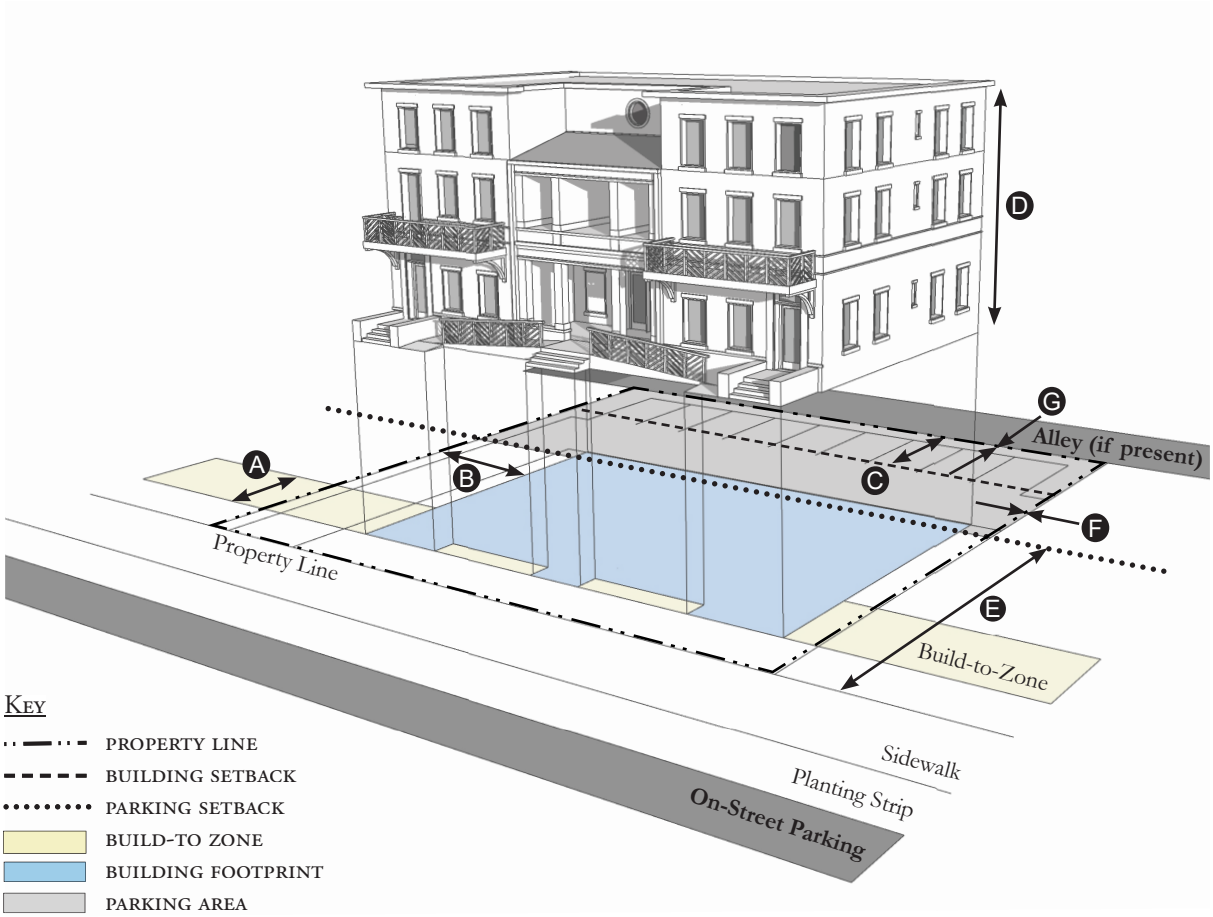
Notes

[1] Only permitted when facing US1/Federal Highway.

[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 **HS-5**.

Figure HS-5.04 - Apartment Building



Building Placement, see 12.1.04.6		
Frontage	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback[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 **HS-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 12.5.02		
Core	**General**	**Corridor**
Multifamily	**Railroad Corridor**	

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.

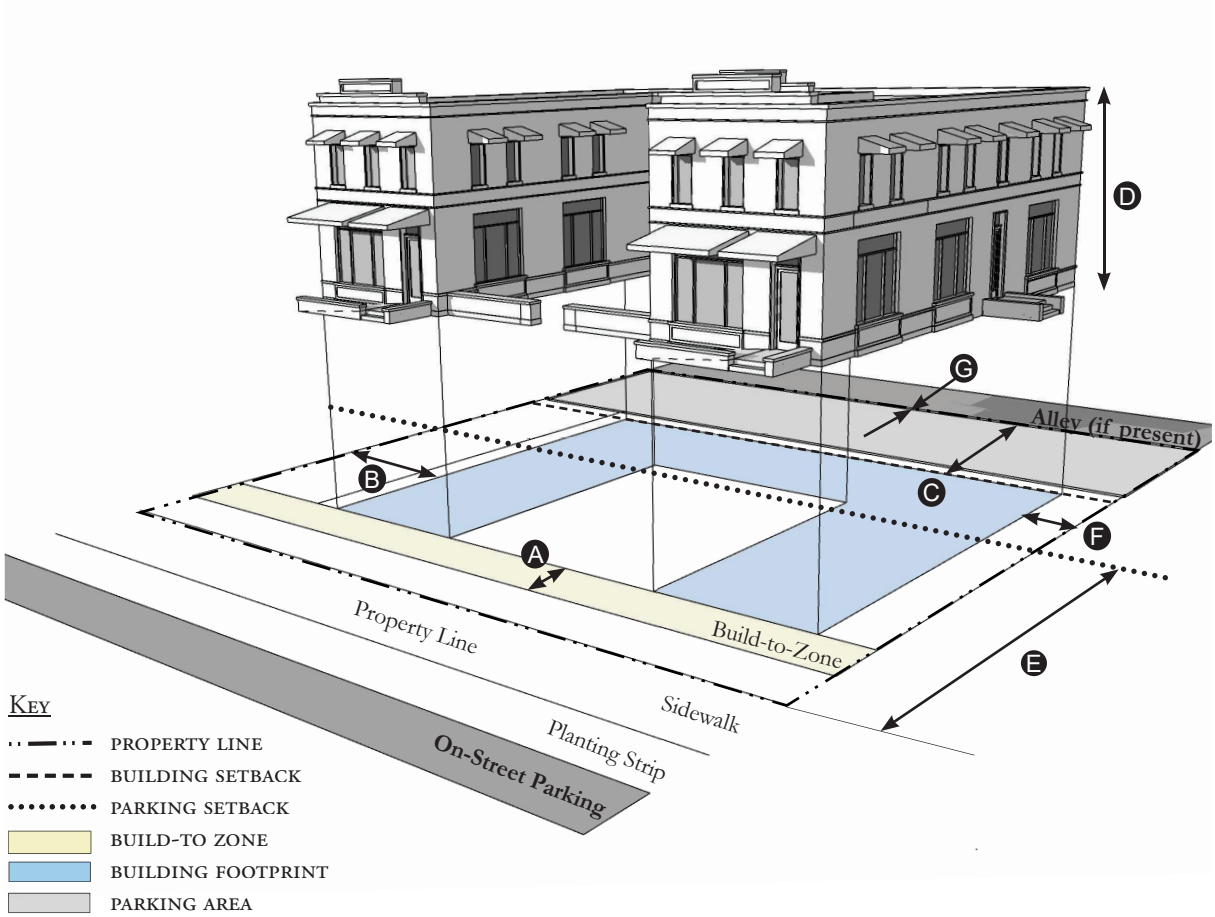
Façade Transparency, see 12.5.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

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 **HS-5**.

Figure HS-5.05 - Courtyard Building



Building Placement, see 12.1.04.6		
Frontage Percentage	70% min. includes courtyard	
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	D
Building Height	Refer to Table **HS-5**	

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 12.5.02		
Core	**General**	**Corridor**
Multifamily	**Railroad Corridor**	

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 12.5.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

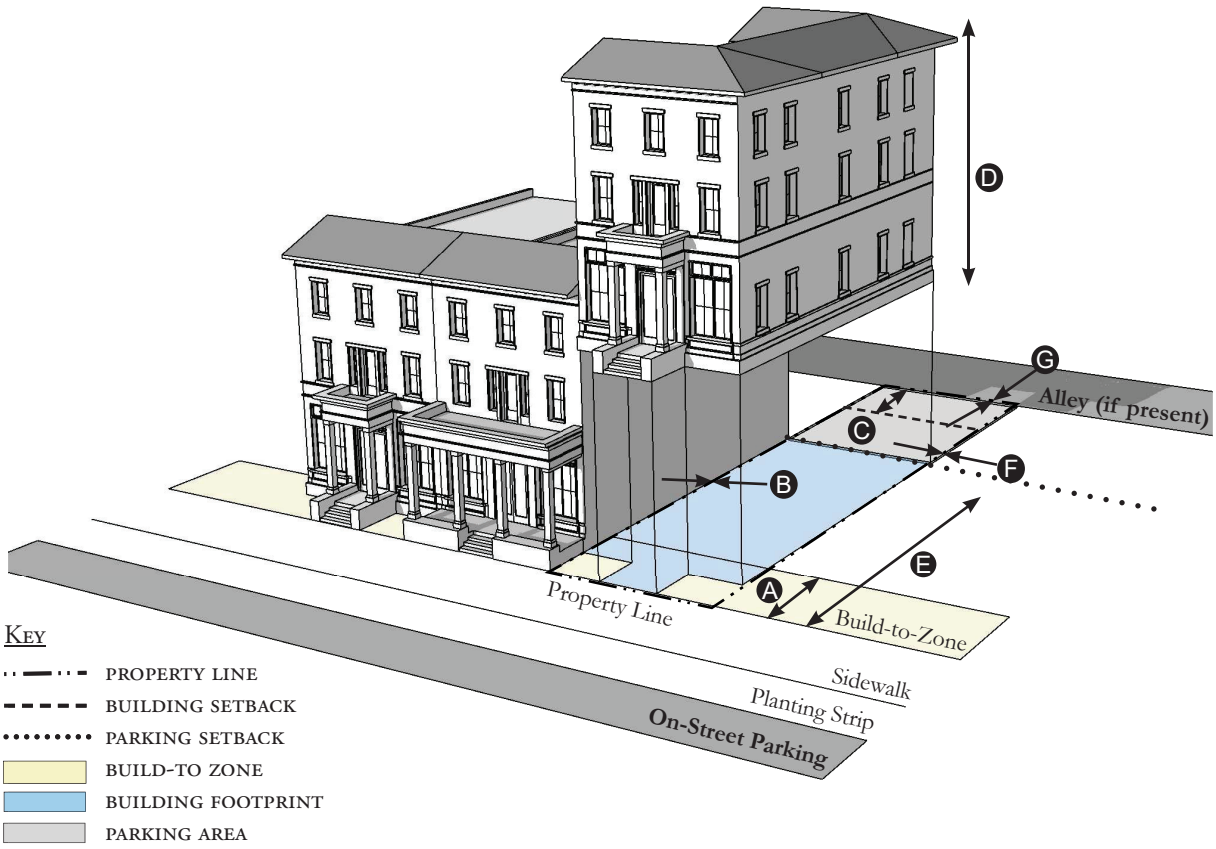
Notes

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 **HS-5**.

Figure HS-5.06 - Townhouse



Building Placement, see 12.1.04.6		
Frontage	70% 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 **HS-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 12.5.02		
Core	General	Corridor
Detached	Multifamily	Railroad Corridor

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

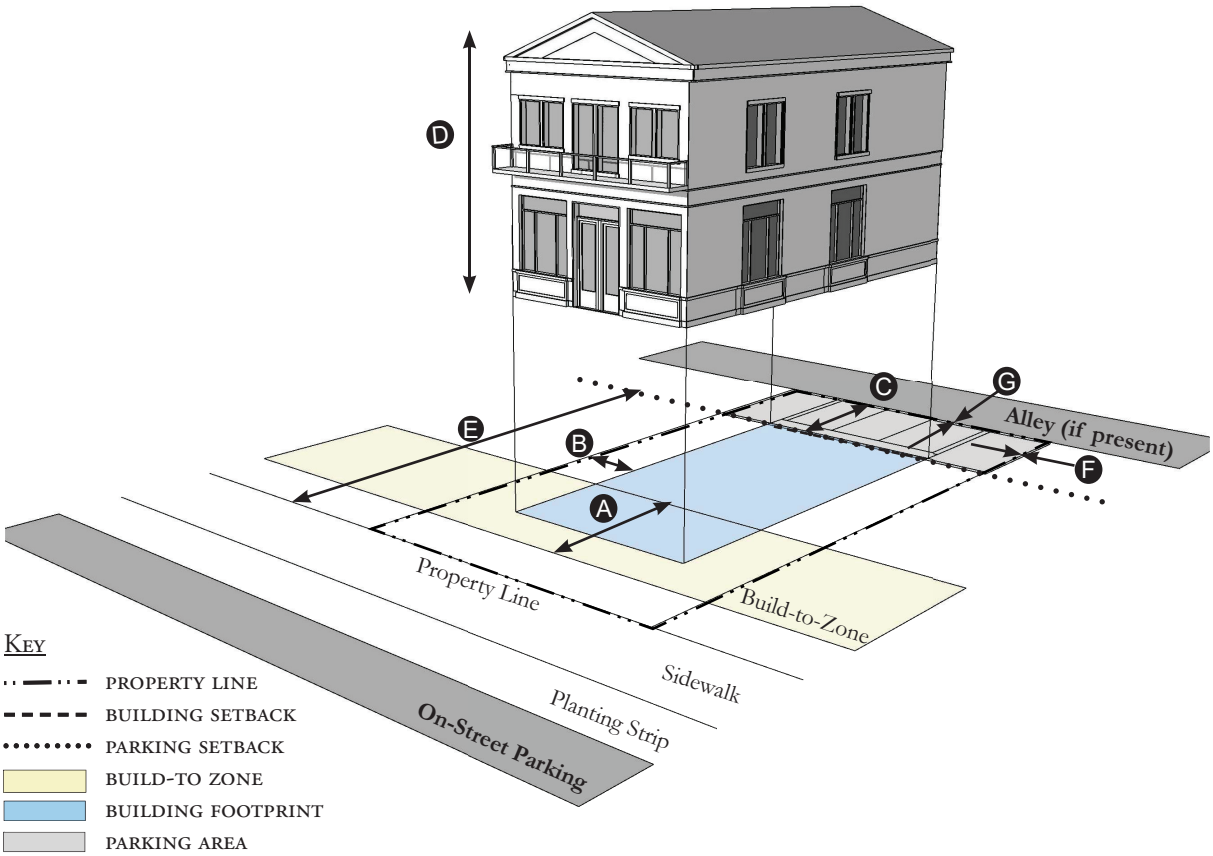
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings.

[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 **HS-5**.

Figure HS-5.07 - Live/Work Building



Building Placement, see 12.1.04.6		
Frontage	70% 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 **HS-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 12.5.02			
Core	**General**	**Corridor**	**Railroad Corridor**

Description

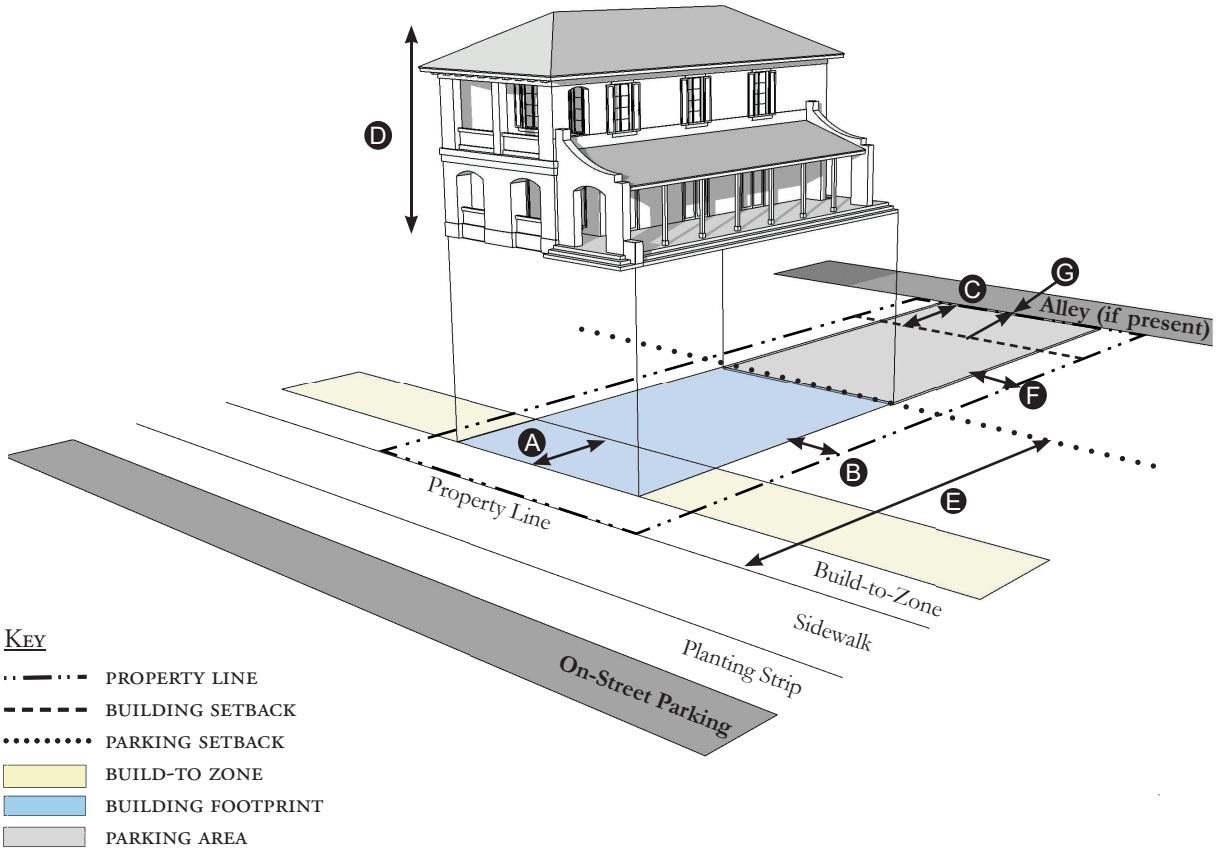
A Live/Work Building consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.

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 **HS-5**.

Figure HS-5.08 - Side Yard House



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., 10' min. other side	B
Rear Yard Setback	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table **HS-5**	

Parking Placement, see 12.1.04.6 and 12.5.07.9		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

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

Permitted Subdistricts, see 12.5.02		
General	**Corridor**	**Multifamily**
Detached		

Description

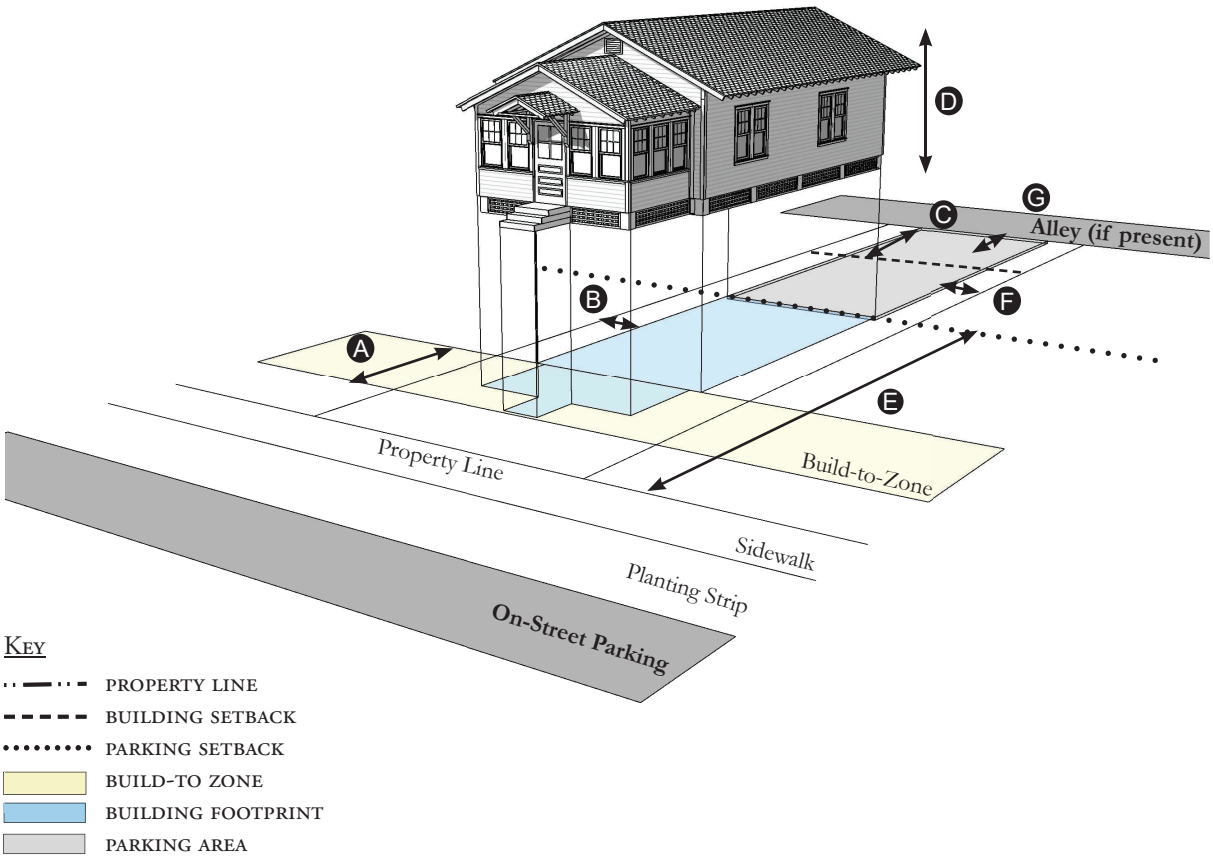
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.

Notes

[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 **HS-5**.

Figure HS-5.10 - Cottage



Building Placement, see 12.1.04.6		
Frontage [1, 2]	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 and 12.5.07.9		
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 12.5.02		
Core	General	Corridor
Multifamily	Mobile Home	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

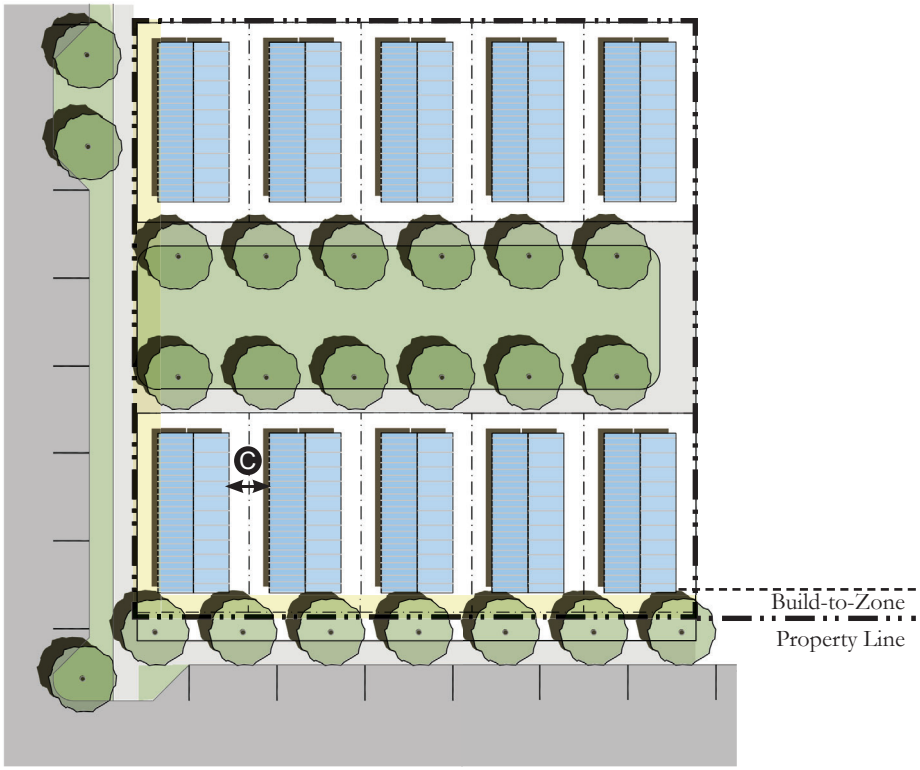
Cottages shall not exceed a footprint of 2,000 square feet.

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

[2] For Mobile Homes frontage requirement does not apply.

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

Figure HS-5.11 - Cottage Court



KEY

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

Building Placement, see 12.1.04.6		
Frontage	60% min.	
Front Setback	6' min.	A
Side at Street Setback	6' min.	
Side 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

Subdistricts, see 12.5.02		
Core	**General**	**Corridor**
Multifamily	**Mobile Home**	

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

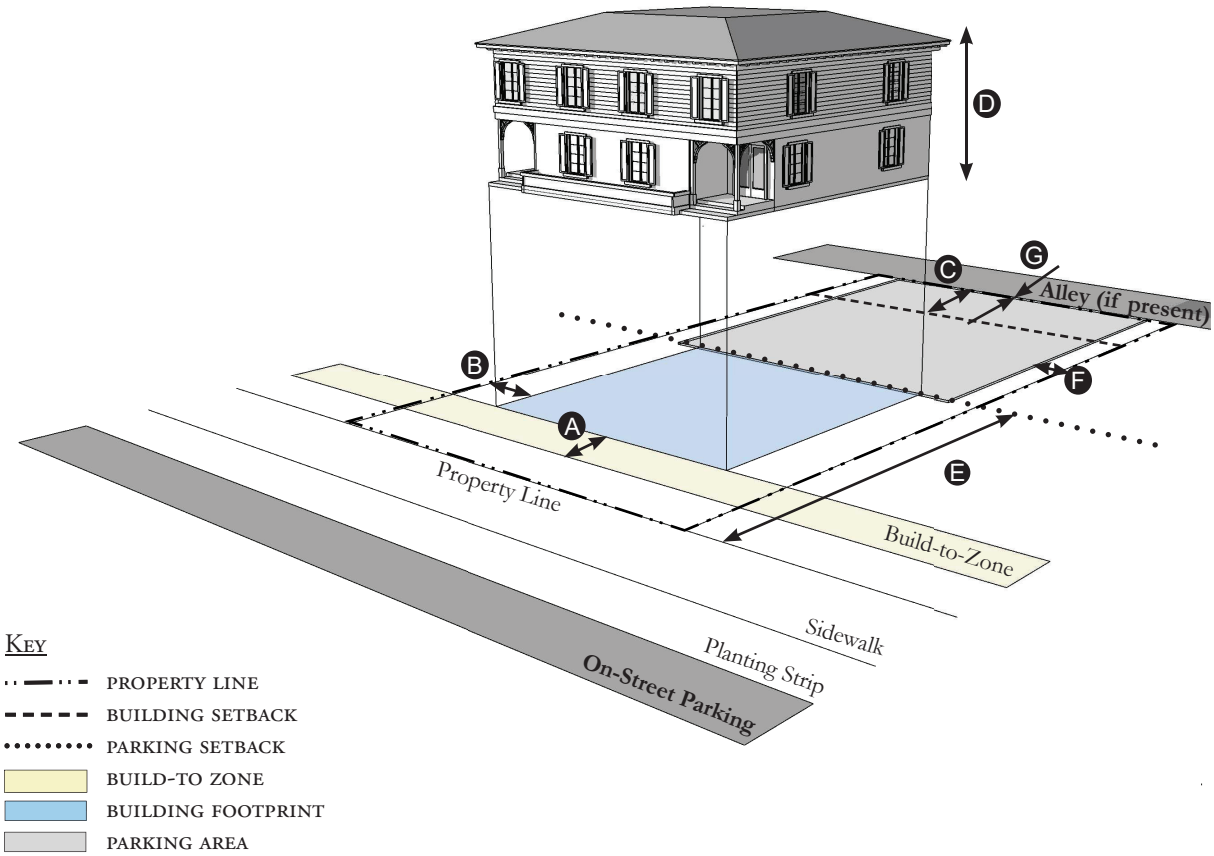
Cottage Courts may include duplexes.

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

[2] For Mobile Homes frontage requirement does not apply.

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

Figure HS-5.09 - Duplex



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	30' / 2 stories max.	D

Parking Placement, see 12.1.04.6 and 12.5.07.9		
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 12.5.02	
General	**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.

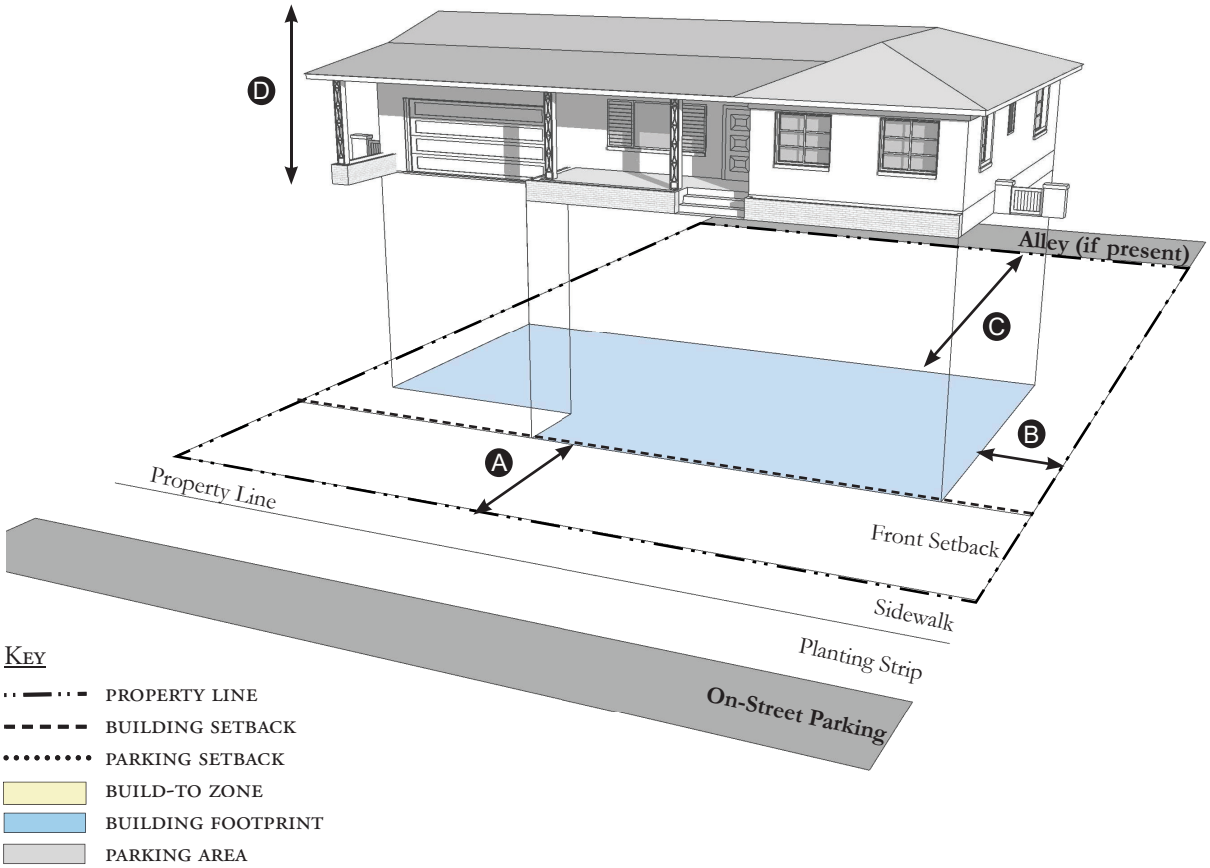
Notes

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 **HS-5**.

Figure HS-5.12 - All Yard House



Building Placement, see 12.1.04.6		
Frontage	Not Required	
Front Setback	20' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30' / 2 stories max.	D

Parking Placement, see 12.1.04.6 and 12.5.07.9		
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

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

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

Permitted Subdistricts, see 12.3.02		
General	**Detached**	**Multifamily**
Mobile Home		

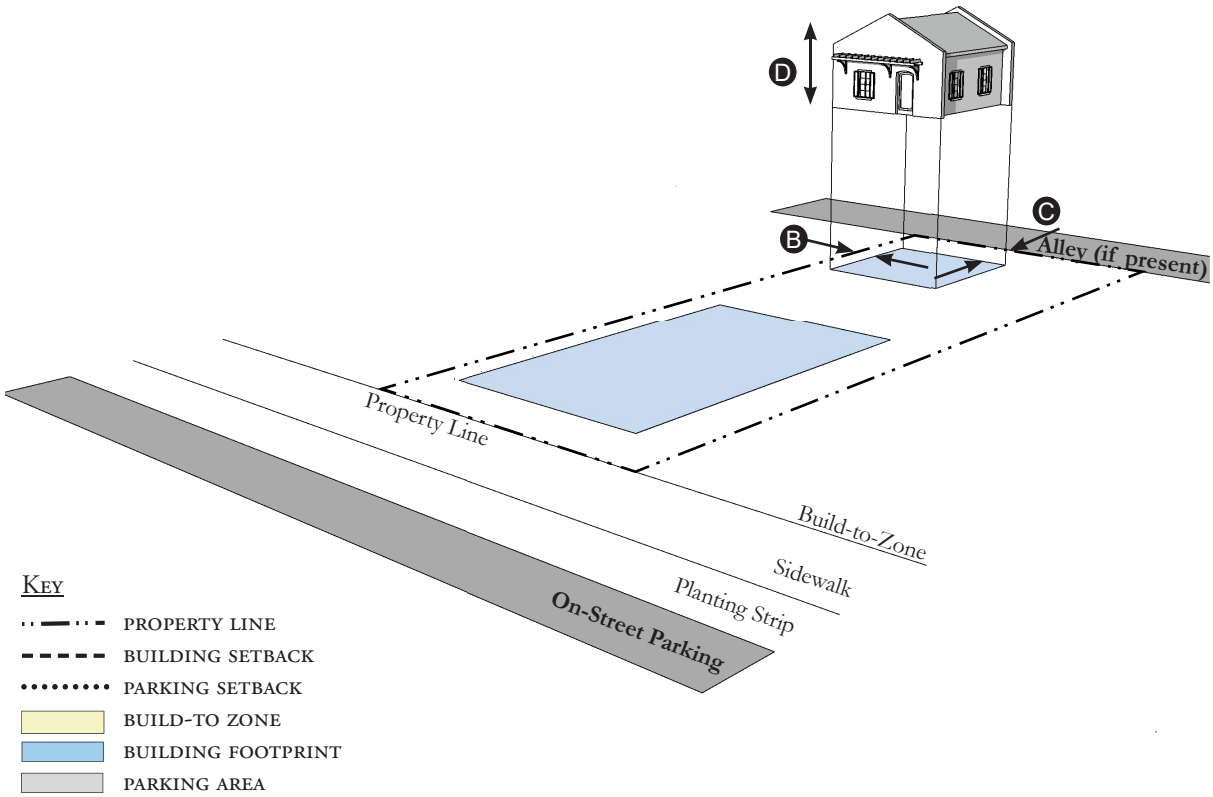
Description

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 **HS-5**.

Figure HS-5.12 - Outbuilding



Building Placement, see 12.1.04.6		
Frontage	Not applicable	
Front Build-to-Zone	Not applicable	
Side at Street Build-to-Zone	Not applicable	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	5' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	24' / 2 stories max.	

Parking Placement, see 12.1.04.6

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

Permitted Subdistricts, see 12.5.02

Core	**General**	**Railroad Corridor**
Multifamily	**Mobile Home**	**Detached**

Description

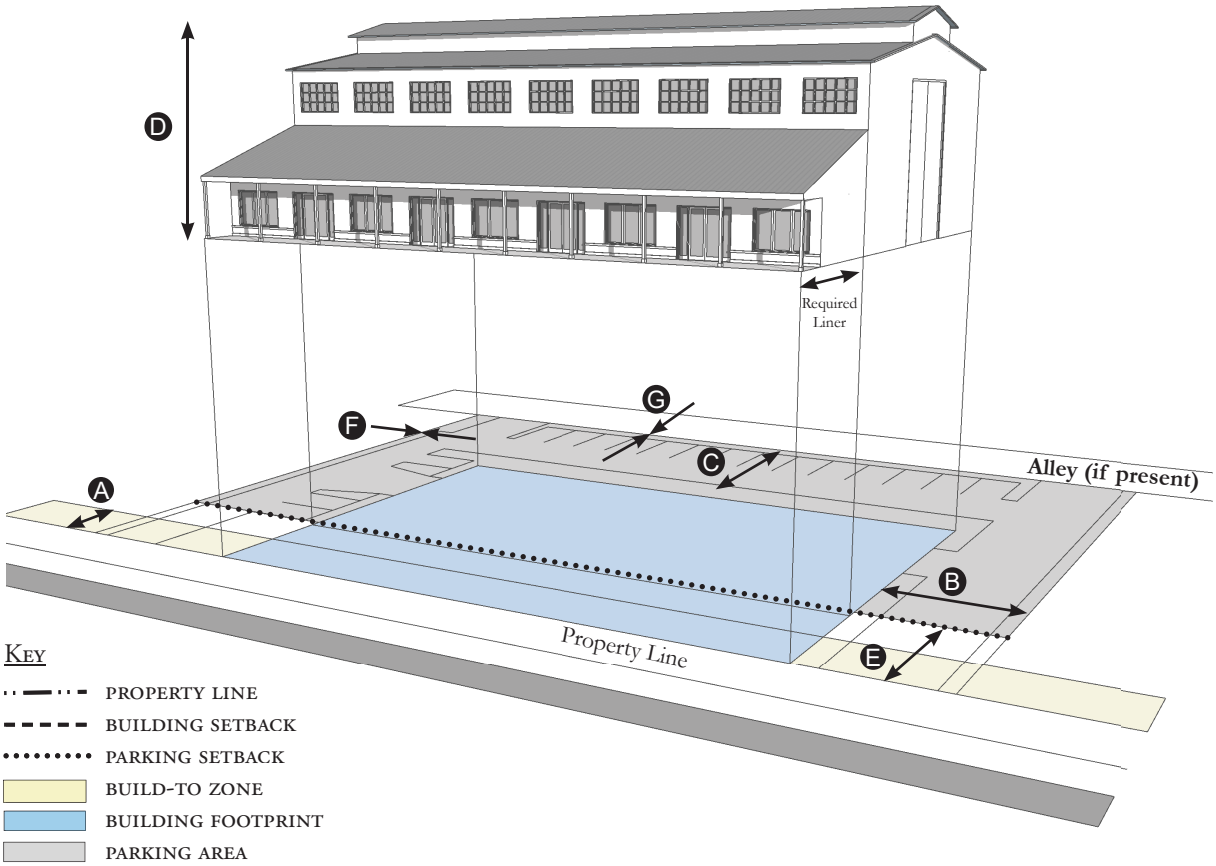
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.

Notes

Outbuildings shall not exceed a footprint of 850 square feet.

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

Figure HS-5.14 - Boat Barn



Building Placement, see 12.1.04.6		
Frontage	60% min.	A
Front Build-to-Zone	0' min., 15' max.	
Side at Street Setback	10' min.	B
Side at Property Line Setback[1]	10' min.	C
Rear Yard Setback [1]	10' min./5' min. with alley	

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table **HS-5**	

Parking Placement, see 12.1.04.6		E
Front Setback	30' min.	
Side at Street Setback	5' min.	F
Side at Property Line	5' min.	G
Rear Setback	5' min./0' min. with alley	
Parking shall not be located between the building and the street.		

Permitted Subdistricts, see 12.3.02		
Corridor	**General**	**Railroad Corridor**

Description

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

Notes

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

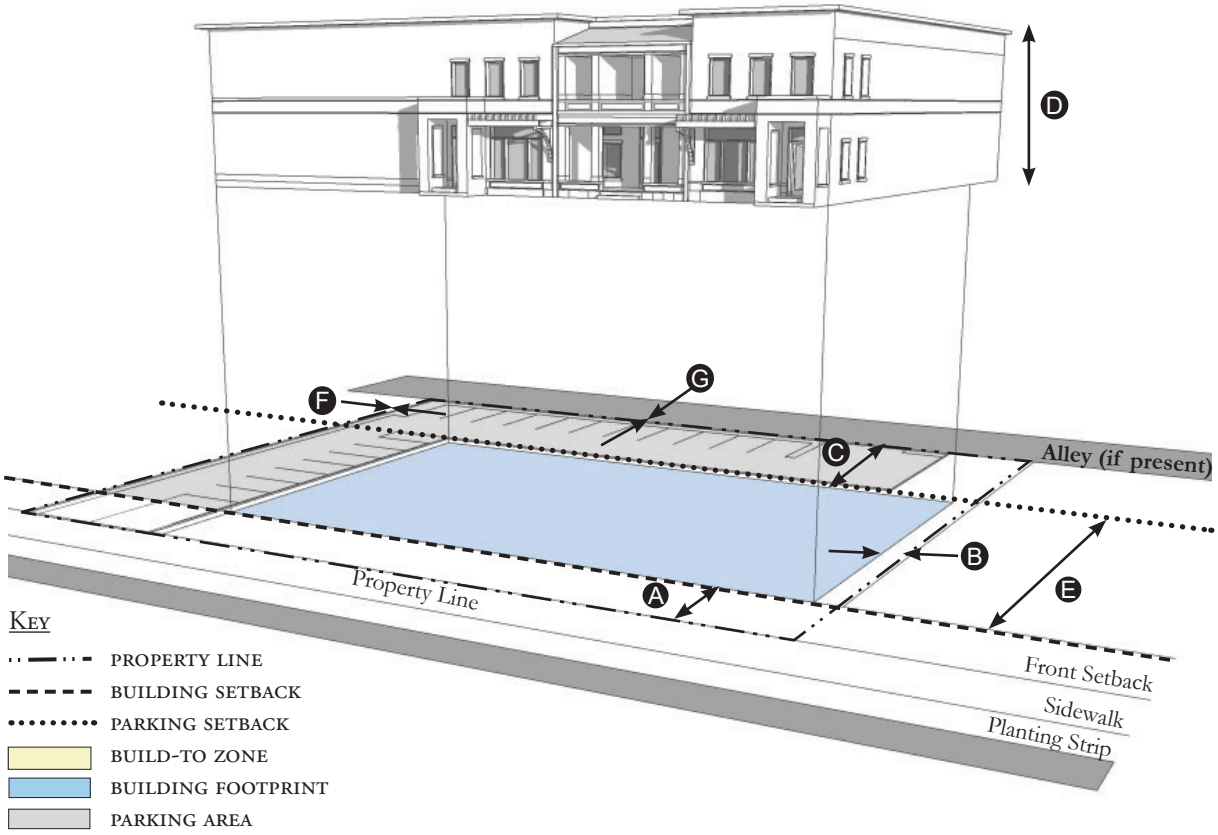
[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

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

Building Type & Frontage Type Standards

12.5.05

HS



Building Placement, see 12.1.04.6

Frontage	Not Required	
Front Setback [+]	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback[1]	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	Refer to Table **HS-5**	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

Railroad Corridor

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.

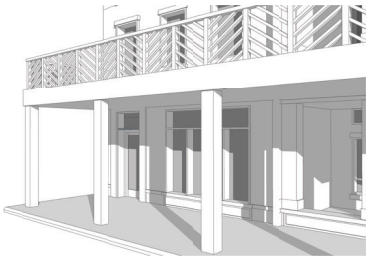
Notes

[1] [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**.

Figures HS-5.14 - Frontage Types Matrix

Shopfront

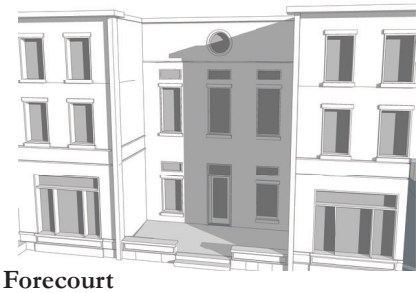


Arcade

Bracketed Balcony

Porch

Stoop



Forecourt

2. **Frontage Types**. Using one or more of the permitted frontage types indicated in Table **HS-5.15** is required within the Core, General and Corridor Subdistricts. Standards for Frontages are found in Section 12.1.05. Frontage Types are encouraged in the Multifamily, Mobile Home, and Detached Subdistrict, but are not required.

Table HS-5.15 - Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch [1]	Stoop	Forecourt
Core	P	P	P	P	P	P
General	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
Railroad Corridor	P	P	P	P	P	P
Multifamily	-	-	-	-	-	-
Mobile Home	-	-	-	-	-	-
Detached	-	-	-	-	-	-

Primary Streets shall include the required Principal Entrance & Frontage Type.

[1] For implementation in the HS Redevelopment Zoning District, Figure 12-7.04-Porch Frontage is modified such that the minimum depth of a porch shall be 5 feet and the maximum depth shall be 8 feet.

Section 12.5.06. 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 Hobe Sound Redevelopment Zoning District are specified in this section.

2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **HS-3**, Section 12.5.02. That Regulating Plan identifies the following features:

   a. **Primary Streets** allow movement through as well as within the Hobe Sound 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. **Future Streets.**

   a. **Street Location.** The schematic location of proposed streets is shown on the Street Regulating Plan. The exact location may be adjusted during the development review process provided the new location meets these requirements:

      i. The adjusted location does not reduce the level of connectivity with surrounding streets, both existing and proposed.

      ii. The adjusted location does not reduce the level of street connectivity within the site or substantially increase the average block size.

      iii. The adjusted location does not diminish or eliminate any proposed civic space, or civic building shown on the Regulating Plan.

      iv. The adjusted location maintains or enhances pedestrian convenience and safety and does not create any traffic hazards.

   b. **Street Types.** Proposed streets may be designed and constructed as any one of the following street types below defined in Section 12.1.06.

      i. Local Street 1

      ii. Local Street 2

      iii. Local Street 3

      iv. Local Street with Shared Use Path

      v. Neighborhood Street 1

      vi. Neighborhood Street 2

      vii. Yield Street

4. **Improvements To Existing Streets.** The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements. As provided in Section 12.1.06, the County Engineer may allow deviations from these minimum standards when necessary due to the location of existing buildings, constrained right-of-way, or to meet other goals for the particular street section.

   a. **A-1-A/Dixie Highway.** Dixie Highway in Hobe Sound is a candidate road for a Complete Street intervention. A-1-A/Dixie Highway shall include the planting of trees with a minimum height of 12 feet, a four-foot clear trunk, and three-inch diameter at breast height (dbh) at the time of planting, planted at a maximum of 30-foot intervals. If palms are used, each palm must have a minimum 12-foot clear trunk planted at a maximum of 15-foot intervals. Every 200 feet shall be complemented with a bench and a garbage container set on a solid surface and accessible to the sidewalk. The landscape islands shall be sized appropriately to the maximum mature size of the tree.

   b. **Bridge Road.** Bridge Road is a candidate road for a Complete Street intervention. Bridge Road shall include the planting of trees with a minimum height of 12 feet, a four-foot clear trunk, and three-inch diameter at breast height (dbh) at the time of planting, planted at a maximum of 30-foot intervals. If palms are used, each palm must have a minimum 12-foot clear trunk planted at a maximum of 15-foot intervals. Every 200 feet shall be complemented with a bench and a garbage container set on a solid surface and accessible to the sidewalk. The landscape islands shall be sized appropriately to the maximum mature size of the tree.

   c. **US1/SE Federal Highway.** This corridor has been given a high priority to become a Complete Street and a Safe Route to School with landscaping that requires close coordination, planning, and investment among Martin County Public Works, the Community Redevelopment Agency, the Martin Metropolitan Planning Organization, and the Florida Department of Transportation.

Section 12.5.07. Parking Standards.

1. **Applicability.** Parking Standards found in Sections 4.621 through 4.628, Div. 14, Article 4, are modified for all Redevelopment Zoning Districts in Parking Standards Section 12.1.07. Those modified Parking Standards apply in the Hobe Sound Redevelopment Zoning District except as specified otherwise in this section.

2. **Parking Rates.** Refer to Section 12.1.07 for parking rates applicable to Redevelopment Zoning Districts.

3. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** The SPARC program described in Section 12.1.07 is authorized within the Hobe Sound CRA.

4. **Screening of Parking from Residential Uses.** There shall be an alley between parking areas and adjacent residential uses. Where an alley is not possible, there shall be a visual barrier between parking areas and residential uses. Refer to Landscaping Standards Section 12.3.09 Vehicular Use Areas.

5. **Parking Structures.** Whenever a parking structure or surface parking provided beneath a building is located on a Primary Street, as identified on the Street Regulating Plan, Section 12.3.02, ground level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.

6. **Distributing Parking.** Where more than 200 parking spaces are provided on-site, such parking shall be distributed such that no more than 50 percent of the spaces are grouped in a single area of the parcel. Methods of distributing parking include locating parking adjacent to the rear or sides of a building or by physically separating parking areas with other buildings or landscaped areas.

7. **Shared Parking Lot.**

   a. Shared parking lots must be located within 500 feet of each use. These lots may be separated from the use(s) by a street, easement, or other right-of-way.

   b. In order to meet the parking requirements, parking shared by different uses must be supported by evidence that peak parking demands of each use occur at different times of the day or days of the week. Section 4.626.B.2, Div. 14, Article 4, Shared Parking provides the methodology to support shared parking. Mixed-use developments do not have to meet this standard.

8. **Approved parking surfaces.**

   a. Residential-only development shall provide parking on a paved surface.

   b. Nonresidential development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a stabilized grassed surface. Accessible spaces and access aisles shall meet the requirements set forth in the Americans with Disabilities Act.

   c. Existing parking surfaces shall comply with the requirements of this sub-section, no later than five years from the effective date of this Division.

9. For residential garages in the HS Redevelopment Zoning District, Section 12.1.07.8 and Figure 12-9.01-Single Family Dwelling-Front Loaded are modified as follows. The minimum Setback from the Front Façade for garages shall be 5' for garage doors measuring up to 16' in width and shall be 10' for garage doors exceeding 16' in width.

Section 12.5.08. 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 12.5.09. Landscape Standards.

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

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

Div. 15, Article 4		In Hobe Sound 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 12.5.09.2
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.5.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Modified by 12.5.09.4
A.4-5	Vehicular use areas	Modified by 12.5.09.6
A.6	Service areas	Modified by 12.5.09.7
A.7	Commercial buildings	Does not apply
4.663.B	Buffer-yard requirements	Does not apply
4.663.B.5	Buffer-yard requirements Adjoining Conservation Land	Applies as written
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.** Single Family Dwellings and duplexes are not required to submit a Landscape Plan or comply with Vehicular Use Areas. Required tree planting and landscape area do apply to single family dwellings and duplexes.

3. **Required landscape area.**

   a. Table **HS-10** indicates the minimum percentage of the total developed area that must be landscaped.

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

   c. Exposed dirt yards are prohibited.

4. **Required tree planting.**

   a. Table **HS-10** indicates the minimum number of trees that must be planted.

   b. Tree species and size.

      i. Palm trees shall have a minimum height of 12 feet at the time of planting.

      ii. Fruit trees shall have a minimum height of five feet at the time of planting.

      iii. Other required trees shall have a minimum height of 12 feet, with a four-foot clear trunk, and two-inch diameter at breast height (dbh), at the time of planting.

   c. Trees planted in adjacent right-of-way in accordance with Section 12.5.06 or in other nearby public space shall be credited towards meeting the number of trees required by Table **HS-11**. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.

   d. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table **HS-10**.

   e. FPL's *Right Tree/Right Place Guidelines* shall be considered when trees are planted near utilities.

Table HS-10 - Required Landscape Area & Tree Planting

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core	0%	1,500 sf
General	10%	1,500 sf
Corridor	10%	1,500 sf
Railroad Corridor	10%	1,500 sf
Mobile Home	Not required	3,000 sf
Multifamily	Not required	3,000 sf
Detached	Not required	3,000 sf

Table HS-11 - Landscape Plan Application Requirements

Div. 15, Article 4		In Hobe Sound 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

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 **HS-11**, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.

   a. **Column A** requirements apply to an application for a final site plan.

   b. **Column B** requirements apply to an application for a building permit for a Small Site which is defined as the construction or expansion of a principal building or accessory structure on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.

   c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12 as those terms are defined in Section 4.871.B, Div. 20, Article 4.

6. **Vehicular Use Areas.**

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

      i. The perimeter of a vehicular use area shall be planted with trees at 30-foot intervals. The trees shall be a minimum of 12 feet in height, with a four-foot clear trunk, and a three-inch dbh at the time of planting.

      ii. If a vehicular use area abuts a residential property (existing residential use or Mobile Home, Multifamily, and/or Detached Subdistrict) that is not a part of the subject development, a landscaped buffer, eight-feet wide shall be provided. Trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch dbh shall be planted at a maximum of 30-foot intervals. If palms are used, each palm must have a 12-foot minimum clear trunk and be planted at a maximum of 15-foot intervals.

iii. A wall, fence, hedge or other durable landscape barrier shall be provided around all vehicular use areas. Between the vehicular 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 not exceed six feet in height. Walls and landscaping around vehicular use areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.

b. **Interior landscaping.** If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.

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

Section 12.5.10. 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.

Section 12.5.11. 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 **HS-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.

3. **Banner signs.** Banner signs may be erected for a temporary period, not to exceed 90 days. If hung over a right-of-way, they must comply with all applicable FDOT and Martin County regulations.

4. **Freestanding signs.** One freestanding sign is permitted per building or each 200 lineal feet of property frontage. The freestanding sign shall be a pedestal sign with a maximum square footage of 16 square feet per sign face.

5. **Murals.** Are permitted and defined in Art. 4, Div. 16.

6. **Types of signs permitted**. The list of permitted signs in Section 4.703, Div. 16, Article 4 is adjusted by adding the following type of sign:

   a. **Sandwich or sidewalk signs** as defined in Section 4.693, Div. 16, Article 4, are permitted in the Core, Corridor and General Subdistricts, provided the signs do not exceed 6 square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 PM daily.

7. **Lettering and logo size.** Table **HS-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 HS-12 - Sign Size Limitations

Subdistrict	Percent of Building Face Area Allowable for Wall Signs	Maximum Size Per Wall Sign	Maximum Height of Lettering and Logos for All Signs
Core	12%	12-sf	18 inches
General	6%	6%	10 inches
Corridor	12%	32-sf	24 inches
Railroad Corridor	6%	6%	10 inches
Multifamily	-	-	-
Mobile Home	-	-	-
Detached	-	-	-

Section 12.5.12. Architectural Standards. The following Architectural Standards are applicable within Hobe Sound Redevelopment Zoning District

1. **Accessory Structures.** Materials for accessory structures shall be or have the appearance of materials from 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. **Heat Island Effect.** In order to reduce urban heat islands for both roofed and non-roofed areas, the following recommendations are provided for building and site design:

   a. Non-roofed: Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.; or use light-colored/high-albedo materials (reflectance of at least .3) for 30% of the site's non-roofed impervious surfaces; or, use open grid pavement system.

   b. Roofed: Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a "green" (vegetated) roof for at least 50% of the roof area.

   c. Parking Garage Roofs: Provide shade on at least 30% of any exposed parking on the roof.

4. All new development in the Hobe Sound CRA shall adhere to one of the four architectural styles described in this section. Any substantial improvement of an existing structure or substantial renovation of a building exterior shall be consistent with the existing architectural style of the building, or one of the four architectural styles in this section. **Industrial development and industrial buildings** are exempt from the requirement that one of the four architectural styles be used. See, Section 12.5.05, Building Type and Frontage Type Standards, for standards applicable to industrial buildings.

   a. General characteristics of Florida Vernacular Architectural Style.

      i. Roofs of the primary structure are typically gabled with a slope between 6:12 and 12:12.

      ii. Roofing materials consist of metal, standing seam or "V" crimp, asphaltic shingles or wooden shakes.

      iii. Roof overhangs are typically deep, between two feet and four feet, and have exposed rafter tails. Fasciae on the gabled ends are deeper than those exposed along the running eave edge.

      iv. When attic spaces are desired, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall along the running eave edge.

      v. Generally, the massing of Florida Wood Vernacular buildings is vertically proportioned and two stories. Where possible, roof rafters should be exposed to the interior to allow for greater interior volume on the second floor.

      vi. The exterior finishes are almost always horizontal wood lap siding. The siding should have between four inches to six inches exposed to the weather and is terminated with vertical corner boards at the building's edges. Other siding materials such as wood-plank are acceptable.

vii. Doors and windows are vertically proportioned with wooden surrounds and sills. Horizontally-proportioned openings are made of a grouping of vertical windows. Windows are usually double hung with no light divisions in the top or bottom sash.

viii. Porches are ideal and in many cases wrap around the front façade and continue at some length along the side façade. The porch roof is supported by posts which are placed to create vertical or square openings between them. Porches in this genre are typically quite deep and occupy a large percentage, if not all, of the front, around floor elevation. The porch roof may be of a different slope than that of the primary building, however detailing and overhangs shall be consistent.

ix. The entire Florida Wood Vernacular building sits on a continuous, typically skirted, base. The base actually conceals a crawl space to allow for access and ventilation to the underside of the building.

x. Other architectural styles which could be considered in this genre include Victorian, "Carpenter Gothic," Cracker, and Shingle styles.

b. General characteristics of Mediterranean Revival Architectural Style.

i. Roofs of the primary structure can be hipped, gabled or a combination of both. Roof slopes are somewhat shallow and are generally sloped between 3:12 and 6:12.

ii. Roofing materials consist of barrel tile, Spanish "S" tile, or flat concrete tile.

iii. Roof overhangs can vary from being deep to having no overhang at all. When deep overhangs exist, they are typically supported by sizable wooden brackets. Roofs that do not overhang are usually treated with a molded cornice.

iv. The Mediterranean Revival House is typified as ornate, asymmetrical and eclectic. It is not uncommon to have multiple levels, multiple interior and exterior spaces, and even multiple buildings. Building massing tends to irregular with a variety of shapes and heights; however, the appearance of solidity and permanence is critical.

v. Exterior finishes are almost exclusively stucco and colored with great richness, variety and multiple methods of application.

vi. Brackets, balconies, porches, shutters, and other elements are usually wood or iron.

vii. The prolific use of arched openings or windows is also a prominent characteristic.

viii. Windows and doors are of vertical and/or square proportions with the occasional round, oval or ornamental windows.

ix. Openings for doors and windows are deep and cast deep shadows as well as give the impression of thickness and solidity.

x. Windows usually have divided lights and are commonly double-hung, casement,

or jalousie. Window and door surrounds, when they exist, are made of stucco or stone.

xi. The attached porch is a common element, as are balconies and courtyards. Loggias (porches not attached but located within the volume of the building) are very common and may even serve as outside circulation between rooms.

xii. Columns, posts, wooden and masonry balustrades, brackets and various ornamentation are all very common elements within this genre. Columns may be rounded, twisted, or detailed as squared masonry piers. Although all of these elements are compatible, it is the delicate composition of a few of them that creates the successful Mediterranean Revival house.

xiii. Variations of this style include Mission or Santa Fe.

c. General characteristics of Anglo Caribbean Architectural Style.

i. The Anglo-Caribbean house is a hybrid of Wood Vernacular and Spanish or Mediterranean detailing and materials.

ii. Roofs of the Anglo Caribbean house are made of wood or asphalt shingles, metal or slate. Roof slopes are between 4:12 and 8:12. and are typically hip roofs.

iii. Roof overhangs are typically quite deep with exposed rafter tails and thin eaves. Often the overhang will kick out from the beam at a shallower roof slope to give the appearance of a canted roof. This allows for a steeper roof slope and a deeper overhang without covering too much of the elevation with roof. Brackets can be used at the overhang but are not used as extensively as with the Florida Bungalow house.

iv. Masonry or stone is used on the ground floor while wood framing and siding are used on the second floor. The façade compositions are typically symmetrical with long covered balconies and porches. Ground level masonry columns or piers support second level wooden posts.

v. Exterior finishes are almost exclusively lower level stucco and upper level siding. Colors tend to be subtle with an emphasis on natural materials and earth tones. There is extensive use of balconies supported by brackets, two story porches, Louvered openings and shutters. Detailing and ornamentation is very simple in its usage.

vi. Windows and doors are of vertical and/or square proportions. Openings for doors and windows are deep and cast deep shadows as well as give the impression of thickness and solidity. Windows can have divided lights, single lights and may borrow light configurations from the Florida Bungalow or Craftsman languages. Windows are most commonly double hung or casement. Window and door surrounds, when they exist, are made of stucco, stone or wood.

vii. The front porch is a common element and typically supports a second story balcony and is thereby under the primary roof. Loggias, like in Mediterranean

Revival, can be found on either the first or second story. Porches are augmented by second floor balconies.

viii. Columns, posts, wooden and masonry balustrades, and brackets are all very common elements within this architecture. Columns are either smooth and round, or can be detailed as square masonry piers. The most prominent feature of the Anglo-Caribbean house is the clear distinction between the first and second floors; between the massive and the delicate, between masonry and wood.

d. General characteristics of Florida Bungalow Architectural Style.

i. The Florida Bungalow house, like the Mediterranean Revival, is eclectic in its origins and detailing. Generally, the house is one or one-and-a-half stories tall and maintains a low profile. It is typically moderate in size yet delivers a prominent street presence with its porches and detailing.

ii. Roofs of the Bungalow are predominantly gabled with shallow slopes of 3:12 to 6:12.c.Roofing materials are mostly asphalt shingles; although metal is appropriate.

iii. Deep overhangs are characteristic as well as exposed rafter tails and support joinery. Typically at a gable's end there are substantial wooden brackets.

iv. Exterior finishes shall be primarily wood and masonry. Although stucco is a common wall finish, variations of wood siding and shingles give the bungalow its true craftsman aesthetic. Masonry and stone are used extensively for a building's base, steps, and the pedestal for porch columns. Wooden brackets, railings, balustrades, and tapered columns are very common elements.

v. Windows and doors are square or vertically proportioned and are almost exclusively double-hung. In character with the Craftsman or Prairie style, windows will typically have multiple vertically divided lights. Many times the top sash alone will be divided with the bottom sash remaining whole. Window and door surrounds are wood and can be quite elaborate.

vi. Front porches are a very important element in the Bungalow composition. In addition to their usefulness as an important neighborhood device, the front porch provides an opportunity to articulate and ornament an otherwise straightforward box. The porch, when it is the full width of the house, can share the roof of the primary structure. When under the primary roof, typically shed or "sleepy" dormers are provided to add light into the roof space. This condition occurs when the ridge of the roof is running parallel to the street.

vii. The Florida bungalow house sits on a continuous stone or masonry base which becomes an integral and defining element throughout the façades. Rarely are rounded columns used. Tapered wooden posts or masonry piers are the most common vertical support members.

viii. Variations of this style include Prairie, Craftsman, or "Stick" style.