



October 29, 2020

Matt Stahley,  
Senior Planner,  
Growth Management Dept.  
2401 SE Monterey Rd,  
Stuart, FL 34996

Project #: B129-001  
Record #: DEV2020100007

**RE: Baker Road, LLC – Rezoning Application at 322 NW Baker Road, Stuart, Florida**

Dear Matt,

I am in receipt of the completeness letter dated October 27, 2020, received October 29, 2020. Please find attached an updated disc, including the updated legal description now with the PCN and acreage included on the document. Two paper sets of the document have been provided to be replace those submitted for completeness. The list of property owners requested as part of completeness will be provided at least 14 days prior to any scheduled public hearings in accordance with the notice provisions included in Article 10. The application fee was included with the completeness fee and two sets of all documents provided at the same time.

I trust this letter and supplemented information provides sufficient information for the project to be transmitted for review. Should you require any additional information please call or email and I will be happy to accommodate.

Sincerely,

Deanna Freeman

Project Manager & Planner

772 233 5095



# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

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October 27, 2020

Mrs. Deanna Freeman  
Counterplan, LLC  
4777 SE Graham Drive  
Stuart, FL 34997

Record No: DEV2020100007  
Project Number: B129-001

RE: Completeness Review  
BAKER ROAD REZONING

Dear Mrs. Freeman:

The above referenced application has been determined to be complete for review by the County. Matthew Stahley, Senior Planner, will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to his attention.

Although the review was determined complete, the following items need additional attention:

**Item #1: LEGAL DESCRIPTION:** Full legal description including parcel control number(s) and total acreage (8 1/2 x 11).

**Comments:** Please add parcel control number and total acreage to legal description.

**Item #2: PROPERTY OWNERS:** Certified list of property owners to be notified by letter of the public hearings.

**Comments:** Required. Please provide.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$3,115.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **B129-001** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Paul Schilling  
Growth Management Director

PS:MS:kk

cc: Ms. Isabel Perez, 20734 NW 29th Avenue, Boca Raton, FL 33434



October 22, 2020

Paul Schilling  
Growth Management Director  
Growth Management  
2401 SE Monterey Rd,  
Stuart, FL 34996

**RE: Baker Road, LLC – Rezoning Application at 322 NW Baker Road, Stuart, Florida**

Dear Paul,

Please accept the digital submittal of a request to amend the County Zoning Atlas Zoning for the above-mentioned property. This is an application for a zoning change for a residential district designation from R-2, Residential, a Category "B" district, to RM-8, Residential, Category "A" zoning district. The subject property is 0.5540-acres in size and located south of NW Baker Road in Stuart.

The application materials submitted are as per the requirements indicated in the Martin County Zoning Change Checklist and the following summary:

0.1 Zoning Checklist

1. Zoning Change Application Form, signed and notarized
2. Affidavit for digital submission, signed and notarized
3. Narrative and Justification Statement & Analysis of properties
4. Check for \$290 for completeness and & \$3,115 for the non-mandatory zoning change fee
5. Limited Power of Attorney form
6. Copy of warranty deed
7. Letter confirming no property transfer since property was deeded
8. Legal Description
9. Maps including location, aerial, assessment, land use, zoning, municipal boundary, & school map
10. School Impact Worksheet
11. Disclosure of Interest Affidavit signed and notarized.
12. Property Appraiser Information Sheet
13. Sunbiz information
14. Boundary survey

Both checks were included as part of the submittal packet to avoid any delays associated with quarantining documents delivered to Martin County. If you have any questions or require any additional information, please do not hesitate to contact me at 772 233 5095.

Sincerely,

A handwritten signature in black ink, appearing to read "Deanna Freeman", followed by a long horizontal flourish and a period.

Deanna Freeman

Project Manager & Planner

772 233 5095



**Martin County, Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
**2401 SE Monterey Road, Stuart, FL 34996**  
**772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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## **Zoning Change Checklist**

**Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.**

1. APPLICATION: Please use the new application form. [Application](#)
2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
3. When submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or flash drive. bookmarked as indicated in the Application Instructions. One paper packet must also be submitted.
4. When submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc flash drive with #3 above. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)
7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11).
11. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
12. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.

13. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
14. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
15. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings as required by Section 10.6.E., LDR.
16. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential zoning district.  
[School Impact Worksheet](#)
17. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

**RESOURCES:** [Martin County Development Review Webpage](#)



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

#### Type of Application:

Name or Title of Proposed Project: \_\_\_\_\_

#### Brief Project Description:

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: \_\_\_\_\_

Previous Project Name if applicable: \_\_\_\_\_

#### Parcel Control Number(s)

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_



## C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Civil Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Certification by Professionals

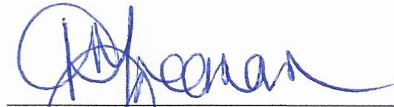
Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. **(125.022(1), Fla. Stat.)**

This box must be checked if the applicant waives the limitations.

**E. APPLICANT or AGENT CERTIFICATION**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

  
Applicant Signature

10-23-2020  
Date

D. L. FREEMAN  
Printed Name

**NOTARY ACKNOWLEDGMENT**


STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 23 day  
of October, 20 20, by Dianna Freeman.

He or She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as  
identification.

  
Notary Public Signature

Michelle Vicat  
Printed name

STATE OF:  **MICHELLE VICAT**  
Commission # GG 230877  
Expires October 17, 2022  
Bonded Thru Budget Notary Services \_\_\_\_\_ at-large



**Martin County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
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### Digital Submittal Affidavit

I, Deanna Freeman, attest that the electronic version included for the project Baker Rd, LLC is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

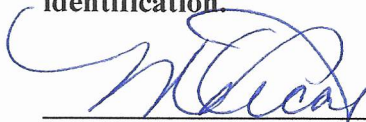
10-23-2020  
Date

### NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 23 day of October, 20 20, by Deanna Freeman.

He or She ☒ is personally known to me or \_\_\_ has produced \_\_\_ as identification.



Notary Public Signature

Michelle Vicat  
Printed name



MICHELLE VICAT  
Commission # GG 230877  
Expires October 17, 2022  
Bonded Thru Budget Notary Services

STATE OF: Florida

at-large



## **NE Baker Road Zoning Change**

### **Project Narrative & Justification Statement**

This is an application for a zoning change for residential district designation from R-2, Residential, a Category "B" district, to RM-8, Residential, Category "A" zoning district., a The subject property is The subject property is 0.5540-acres in size and located at 322 NW Baker Road in Stuart. The property is currently vacant and unused and situated within the .

The property is designated Medium Density Residential on the Future Land Use Map of the Comprehensive Growth Management Plan (CGMP). The site is currently zoned R-2, Residential, a Category "B" district. The R-2 Category B district is compatible with the Medium Density Future Land Use and generally does not require a mandatory zoning change. In this case, however, a zoning change is requested to accommodate more than one dwelling on the vacant lot. The R-2 zoning district allows only one dwelling per lawfully established lot. The request would accommodate an infill development within an established residential community of a similar scale and layout as is existing within an urban area of the County.

The Medium Density Future Land Use on the property requires the use of the property to those residential uses that are provided for in the CGMP and the implementation of zoning districts contained in the Article 3 zoning regulations. There are four (4) "straight" zoning district that are available to properly implement the residential land use category. They are the RS-6, RS-8, RM-6, and RM-8 residential zoning districts. Alternatively, the property may also be rezoned to PUD, Planned Unit Development district.

A matrix is attached to the justification statement and includes uses permitted in the referenced applicable RS and RM residential districts followed by those permitted in the current R-2 zoning district.

The request to rezone the property to RM-8 Residential zoning district is consistent with the requirements of the Comprehensive Growth Management Plan (CGMP) whereby the requirement is to rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016). The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations, and no development of the property is proposed as part of this application requesting a rezoning.

### **Standards for Amendments to the Zoning Atlas. 1. Comprehensive Growth Management Plan (CGMP) criteria for the granting of a zoning change:**

#### **1. Comprehensive Growth Management Plan (CGMP) criteria for the granting of a zoning change:**

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives and policies of the CGMP shall be considered when a proposed rezoning is



considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

The subject property has an R-2, Residential, a Category "B" district zoning district and a Medium Density Residential use on the Future Land Use Map of the Comprehensive Growth Management Plan (CGMP). There are several options that are available to the County to implement the Medium Density land use designation with an appropriate zoning classification. The options include:

- a. Rezoning the property to the RS-6 District. The RS-6 district is the most restrictive of the residential zoning districts that are available to implement the Medium Density land use category. With this zoning district the property may be developed to accommodate modular homes, single family detached dwelling units at a density up to six dwelling units per acre.
- b. Rezoning the property to RS-8 District. The RS-8 district allows a higher residential density than RS-6 residential zoning district in accordance with the Medium Density land use category. With this zoning district the property may be developed to accommodate modular homes, single family detached dwelling units at a density up to eight dwelling units per acre.
- c. Rezoning the property to RM-6 District. The RM-6 district includes provision to permit multi-family units, townhouses, and duplexes as available to implement the Medium Density land use category. With this zoning district the property may be developed to accommodate dwelling units at a density up to six dwelling units per acre.
- d. Rezoning the property to RM-8 District. The RM-8 district allows a higher density than RS-6 & RM-6 as is afforded under the Medium Density land use category. The RM-8 district includes provision to permit multi-family units, townhouses, and duplexes as available to implement the Medium Density land use category, also permitted under RM-6 zoning district provisions. The RM-8 zoning district is requested on the subject property to accommodate two duplex units on the 0.5540-acre subject property.
- e. An alternative would be to recommend the applicant pursue a zoning district change to the PUD, Planned Unit Development district which provides flexibility to the applicant and more specific control over any development that may be proposed for the property.
- f. Based on a finding that the Medium Density land use designation is inappropriate for the property, the County may deny the zoning change and initiate an appropriate amendment to the CGMP to change the land use designation to a more appropriate land use.

***A request to rezone the property to RM-8 is an option available for the applicant based on the provisions of the Medium Density future land use, consistent with the CGMP policy provisions. Analysis of the surrounding existing residential units identified lots and units of various size and scale. The additional of up to four units on the subject property would not be out of scale or character with the surrounding area. A density cap of up to 8 dwelling***





***units per acre on the 0.5540-acre vacant parcel would cap the project at a maximum of four dwelling units. Any future final site plan preparation and submittal will accommodate development on the subject property consistent with the scale and character of the surrounding predominantly residential area and the Medium Density Residential land use policy and RM-8 zoning district provisions.***

**2. In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners Shall consider the following:**

a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and

***The subject property is designated for Residential use on the Future Land Use Map of the CGMP. There are four (4) “straight” zoning districts that are available to implement the Medium Density land use designation. They include, from the most restrictive to the least restrictive, RS-6, RM-6, RS-6 or RM-8. An additional option includes the PUD district which is a district that provides flexibility to the applicant and more control to the County over the specific land use that is proposed for the property. By a policy decision of the Board, any one of these districts can be chosen as a consistent zoning district for the subject property. The property is currently zoned with the R-2 Residential District, a Category B zoning district designation. A request to zone the property to RM-8 is consistent with all applicable provisions of the Comprehensive Plan.***

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,

***There are five (5) zoning districts, including the RS-6, RS-8, RM-6, RM-8 and PUD districts, that are available in Article 3, Zoning Districts, Land Development Regulations, Martin County Code to implement the Medium Density land use designation of the CGMP. The Article 3 regulations were created to implement the land use policies of the CGMP.***

***With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County. The granting of a zoning change by the County does not exempt the applicant from any of the County’s Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any approval action taken by the County.***

c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,

***The property is located off NW Baker Road with residential land use patterns to the south and east mainly consisting of small residential units on small scale lots. To the west is Buttonwood Tennis Court. Further north of NW Baker Road is Haney Creek, owned by the City of Stuart and maintained for preservation purposes. Felix Williams Elementary School is further north west of the subject property. Further east is the Avonlea PUD, a mixed use approved project within the City of Stuart jurisdiction. The land use of property surrounding the subject property is Medium Density Residential with Mobile Home to the***



**north of NW Baker Road. Property to the east is designated RM-8 while the remaining properties have an R-2 zoning district designation as per the subject property. As a 0.5540-acre property, the size limits the use to single-family or duplex type units rather than larger scaled townhouse or multi-family units. Therefore, the property is well suited for a zoning change to the RM-8 district classification.**

d. Whether and to what extent there are documented changed conditions in the area; and,

**The subject property is currently vacant and unused and abuts NW Baker Road and NW Charlie Green Drive, as one of the few undeveloped lots within the established residential subdivision. Vacant property further east has a RM-8 zoning district designation while further east is the approved Avonlea PUD mixed use project. To the west is an established tennis club. To the north of NW Baker Road property is part of Haney Creek, owned by the City of Stuart. Felix Williams Elementary School and the Baker Road Publix is further north west of the subject property off of US1. The subject property is well situated to accommodate residential units as it will be well served by the existing established residential community and existing commercial and recreational amenities available in this urban area of Martin County.**

e. Whether and to what extent the proposed amendment would result in demands on public facilities; and,

**The subject property is located within the Primary Urban Service District where services are more readily available. Any development application is required to include an adequate public facilities reservation.**

f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,

**The Medium Density future land use designation for the property and the prior inclusion of the property within the Primary Urban Service District are key determinants regarding the uses that may ultimately occur on the property. The subject property is currently vacant and unused but located within a predominantly residential area that has primarily been developed with residential uses. The property is within the Primary Urban Service District where services are more readily available. A rezone of the property to RM-8 will accommodate a more efficient and realistic development on the subject property. Property analysis of the established residential units in proximity to the site is included to illustrate the lot and unit sizes as an indication of the suitability of the property for an RM-8 zoning district designation offering similar lot size, width and setbacks to the existing patterns of development.**

g. Consideration of the facts presented at the public hearings.

**Review of this application is required by the Local Planning Agency (LPA) and final action on this application is required by the Board of County Commissioners (BCC). Meetings before both the LPA and the BCC must be advertised public hearings. The hearings will provide the public an opportunity to participate in the review and decision-making process**





**and the applicant to be able to demonstrate compliance with applicable CGMP and LDR policy provisions.**

**Sec. 3.11. - Permitted uses.**

**TABLE 3.11.1**

**PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS**

| USE CATEGORY   | R<br>S<br>6 | R<br>S<br>8 | R<br>M<br>6 | R<br>M<br>8 | R<br>2 |
|--|-------------|-------------|-------------|-------------|--------|
| <i>Residential Uses</i>  |             |             |             |             |        |
| Accessory dwelling units   |             |             |             |             |        |
| Apartment hotels   |             |             |             |             |        |
| Mobile homes   |             |             |             |             |        |
| Modular homes  | P           | P           | P           | P           | P      |
| Multifamily dwellings  |             |             | P           | P           |        |
| Single-family detached dwellings   | P           | P           | P           | P           | P      |
| Single-family detached dwellings, if established prior to the effective date of this ordinance |             |             |             |             |        |
| Townhouse dwellings  |             |             | P           | P           |        |
| Duplex dwellings   |             |             | P           | P           |        |
| Zero lot line single-family dwellings  |             |             | P           | P           |        |
| Community centers  | P           | P           | P           | P           | P      |
| Educational institutions   | P           | P           | P           | P           | P      |
| Neighborhood assisted residences with six or fewer residents                                   | P           | P           | P           | P           | P      |
| Neighborhood boat launches   | P           | P           | P           | P           |        |
| Places of worship  | P           | P           | P           | P           | P      |
| Protective and emergency services  | P           | P           | P           | P           | P      |
| Public libraries   | P           | P           | P           | P           | P      |
| Public parks and recreation areas, active  | P           | P           | P           | P           | P      |
| Public parks and recreation areas, passive   | P           | P           | P           | P           | P      |
| Recycling drop-off centers   | P           | P           | P           | P           |        |
| Residential care facilities  |             |             | P           | P           |        |
| Utilities  | P           | P           | P           | P           |        |
| <i>Commercial and Business Uses</i>  |             |             |             |             |        |
| Bed and breakfast inns   | P           | P           | P           | P           | P      |
| Commercial day care  | P           | P           | P           | P           | P      |
| Family day care  | P           | P           | P           | P           | P      |
| Golf courses   | P           | P           | P           | P           | P      |



### Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

**TABLE 3.12.1  
DEVELOPMENT STANDARDS**

| C<br>A<br>T | Zoning<br>District | Min. Lot<br>Area<br>(sq. ft.) | Min. Lot<br>Width<br>(ft) | Max. Res.<br>Density<br>(upa) | Max. Hotel<br>Density<br>(upa) | Max.<br>Building<br>Coverage<br>(%) | Max.<br>Height<br>(ft)/(stories) | Min.<br>Open<br>Space<br>(%) | Other<br>Req.<br>(footnote) |
|-------------|--------------------|-------------------------------|---------------------------|-------------------------------|--------------------------------|-------------------------------------|----------------------------------|------------------------------|-----------------------------|
| A           | RS-6               | 7,500                         | 50                        | 6.00                          | —                              | —                                   | 40                               | 50                           | —                           |
| A           | RS-8               | 5,500                         | 50                        | 8.00                          | —                              | —                                   | 40                               | 50                           | —                           |
| A           | RM-6               | 7,500(h)                      | 50(h)                     | 6.00                          | —                              | —                                   | 40                               | 50                           | —                           |
| A           | RM-8               | 5,500(h)                      | 50(h)                     | 8.00                          | —                              | —                                   | 40                               | 50                           | —                           |
| B           | R-2                | 7,500                         | 60                        | (a)                           | —                              | 35                                  | 30/3                             | 30                           | —                           |

#### NOTES:

- (a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.

**TABLE 3.12.2.  
STRUCTURE SETBACKS**

| C<br>A<br>T | Zoning<br>District | Front/by story<br>(ft.) |    |    |    | Rear/by story<br>(ft.) |    |    |    | Side/by story<br>(ft.) |    |    |    |
|-------------|--------------------|-------------------------|----|----|----|------------------------|----|----|----|------------------------|----|----|----|
|             |                    | 1                       | 2  | 3  | 4  | 1                      | 2  | 3  | 4  | 1                      | 2  | 3  | 4  |
| A           | RS-6               | 25                      | 25 | 25 | 25 | 10                     | 20 | 30 | 40 | 10                     | 10 | 20 | 30 |
| A           | RS-8               | 25                      | 25 | 25 | 25 | 10                     | 20 | 20 | 30 | 5                      | 5  | 10 | 20 |
| A           | RM-6               | 25                      | 25 | 25 | 25 | 10                     | 20 | 30 | 40 | 10                     | 10 | 20 | 30 |
| A           | RM-8               | 25                      | 25 | 25 | 25 | 10                     | 20 | 30 | 40 | 10                     | 10 | 20 | 30 |
| B           | R-2                | 20                      | 20 | 20 | —  | 6                      | 8  | 10 | —  | 6                      | 8  | 10 | —  |