

Division 6, Article 12
Port Salerno Community Redevelopment Code

Purpose
12.6.01



Section 12.6.01. Purpose.

1. Port Salerno is a diverse and historic community in Martin County that boasts a wide range of cultural and economic assets. Known for its working waterfront and commercial fishing industry in the Manatee Pocket area, Port Salerno is also rich with a variety of neighborhoods offering housing options at all economic levels in close proximity to the center of town. In an effort to maintain and strengthen the historical and cultural attributes of Port Salerno, 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 Port Salerno;
 - b. Preserve the character, quality, and scale of historic Port Salerno and ensure the compatibility of future investment;
 - c. Provide clarity and predictability in future planning and development in Port Salerno;
 - 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. **Port Salerno Redevelopment Zoning District.** This Article 12, Division 6 of the Martin County Land Development Regulations establishes the Port Salerno Redevelopment Zoning District and the permitted uses and development standards applicable therein.
3. **Organization.** How this Division is organized:

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



Figure PS-1 Rendering of Complete Street interventions as part of the Martin Metropolitan Planning Organization Complete Streets: Access to Transit Study.

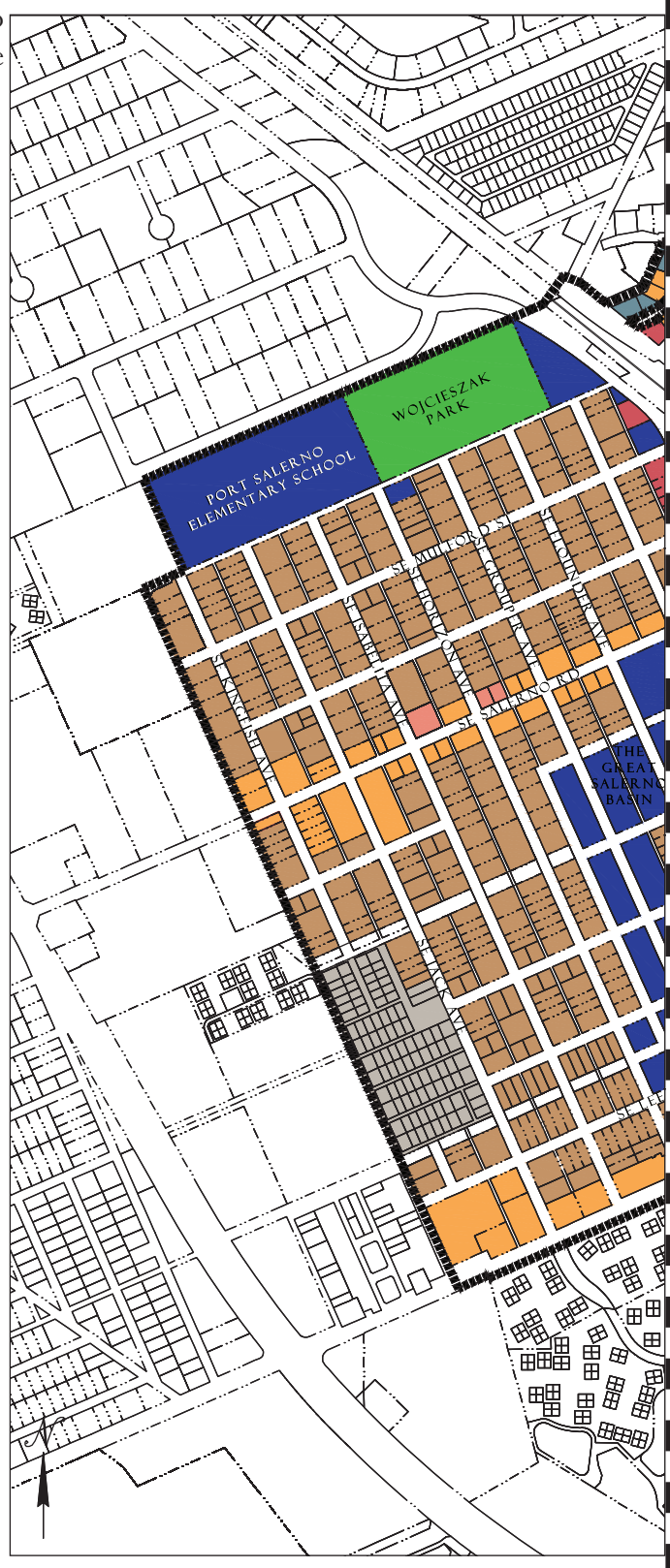


Regulating Plan

12.6.02

Section 12.6.02. Regulating plan. Figures **PS-2** and **PS-3** are the Regulating Plans that apply to the Port Salerno Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

Figure PS-2 Regulating Plan



12.6.02

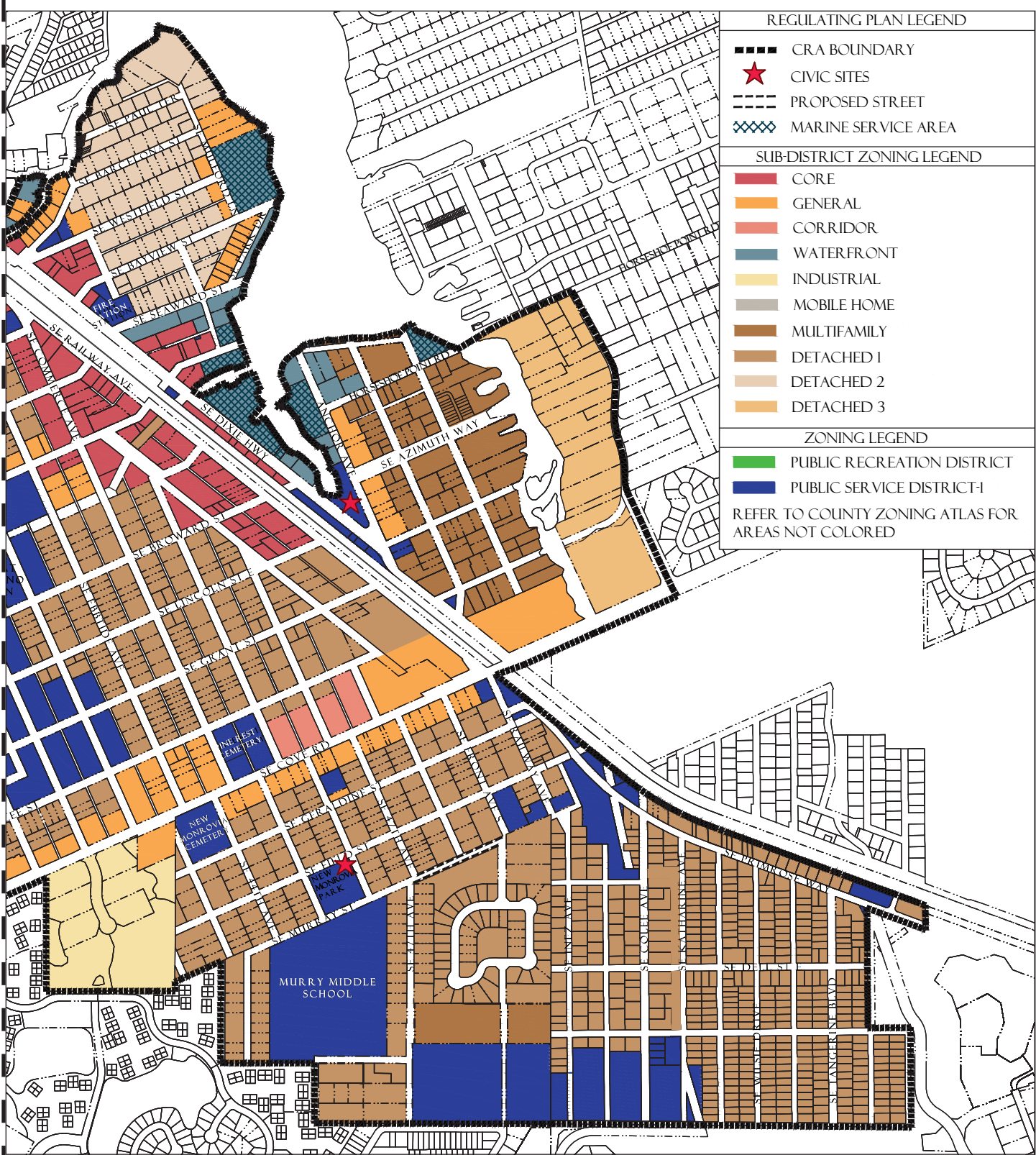
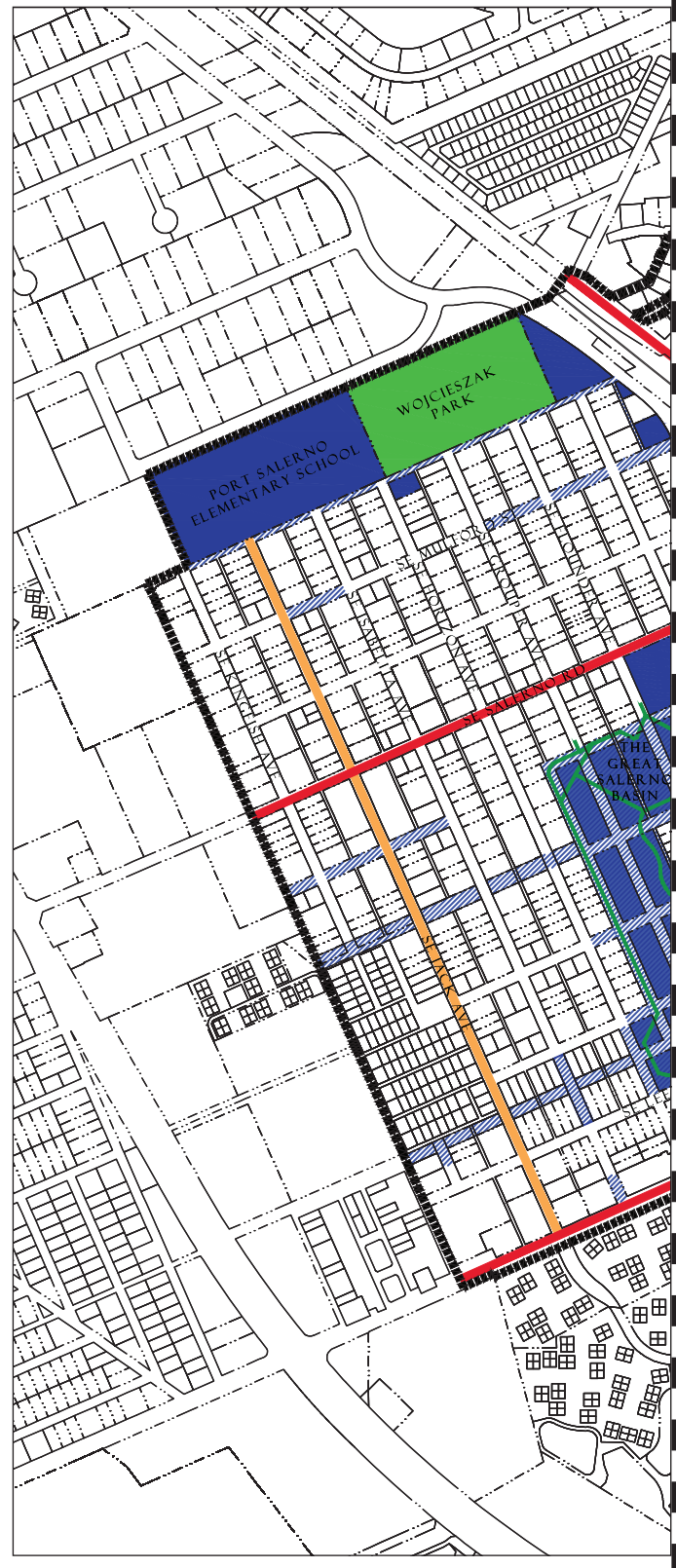
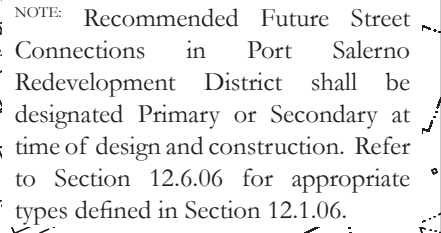


Figure PS-3 Street Regulating Plan







Permitted Uses

12.6.03

Section 12.6.03. Permitted Uses. Table **PS-4** identifies permitted uses in the PS (Port Salerno) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table **PS-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.

Permitted Uses

12.6.03

PS

Table PS-4 Use Groups Permitted in Port Salerno Subdistricts

	Core	General	Water-front	Corri-dor	Indus-trial	Multi-family	Mobile Home	Detached 1	Detached 2	Detached 3
Residential Use Groups, see 12.1.03										
Accessory dwelling units	P	P	-	P	-	P	-	P	P	P
Mobile homes	-	-	-	-	-	-	P	-	-	-
Other dwelling types	P	P	P ^{1,2}	P	-	P	-	P ⁴	-	-
Single-family dwellings	-	P	P ^{1,2}	P	-	P	-	P	P ³	P ³
Bed and breakfast inns	P	P	P ^{1,2}	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 ¹	P	P	-	-	-	-	-
Construction services, limited	P	P	P ¹	P	P	-	-	-	-	-
Construction services, extensive	-	-	-	-	P	-	-	-	-	-
Convenience store with fuel	-	-	-	P	-	-	-	-	-	-
Drive-through facility	-	-	-	-	-	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P ¹	P	-	-	-	-	-	-
Marinas	-	P ⁷	P	P	-	-	-	-	-	-
Medical offices	P	P	-	P	P	-	-	-	-	-
Parking lots and garages	P	P ⁵	-	P ⁵	-	-	-	-	-	-
Restaurants	P	P	P ¹	P	P	-	-	-	-	-
Retail & services, limited impact	P	P	P ¹	P	P	-	-	-	-	-
Retail & services, general impact	P ⁶	P ⁶	-	P ⁶	P	-	-	-	-	-
Retail & services, extensive impact	-	-	-	-	-	-	-	-	-	-
Recreational vehicle parks	-	-	-	-	-	-	-	-	-	-
Vehicular service and maintenance	-	-	-	-	P	-	-	-	-	-
Wholesale trades and services	-	-	-	-	P	-	-	-	-	-
Working waterfront	-	-	P	-	-	-	-	-	-	-
Public & Institutional Use Groups, see 12.1.03										
Institutional uses, limited impact	P	P	P	P	-	P	P	P	P	P
Institutional uses, general impact	-	P	-	P	-	-	-	-	-	-
Industrial Use Groups, see 12.1.03										
Limited impact industries	-	-	P	-	P	-	-	-	-	-
Extensive impact industrial industries	-	-	-	-	-	-	-	-	-	-

Footnotes, see above

¹ Development in the Waterfront Subdistrict shall be water-dependent or water-related. Development on land in the Waterfront Subdistrict may contain residential uses when other uses in a mixed-use project are water-dependent or water-related and not located within the Marine Service Area. Water-related development includes marine resort-type uses including transient accommodations, restaurants and retail shops.

² Residential uses established prior to the effective date of Art. 12, Div. 6 or within a mixed-use project are permitted.

³ No Duplexes are permitted.

⁴ No Multifamily dwellings and Apartment hotels are permitted.

⁵ No Garages are permitted.

⁶ No Residential storage facilities are permitted.

⁷ See Section 12.6.04.7 for standards governing establishment and operation of marinas in Port Salerno's General Subdistrict.

Adopted 9/15/2020



Development Standards

12.6.04

Section 12.6.04. 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 **PS-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 **PS-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 40 percent.
6. **Maximum Lot Width.** Maximum lot width applies to parcels assembled or subdivided after the date of adoption of the Port Salerno Redevelopment Code, Div. 6, Article 12. Maximum lot width is intended to preserve existing character and landmarks.
7. **Marinas in the General subdistrict.** Marinas in the General Subdistrict shall be governed by these standards:
 - a. Only waterfront lots with an upland area of one-half acre or more may have a marina.
 - b. The owner of the upland parcel must have a submerged land lease with the State of Florida or document ownership of the submerged land.
 - c. No more than 13 slips shall be provided.
 - d. In addition to parking required for the marina, the upland parcel associated with the marina shall have an additional use permitted by Table PS-4.
 - e. The marina shall be used for the mooring of recreational vessels exclusively.
 - f. The following uses or activities are prohibited at marinas in the General Subdistrict:
 - i. embarking or disembarking for purposes related to commercial fishing, charter fishing, transport of materials, scenic or wildlife tours, or marine construction.
 - ii. the sale or other dispensing of fuel;

- iii. dry storage of vessels or trailers (dry slips);
- iv. launching facilities (boat ramps);
- v. marine travel lifts;
- vi. marine manufacturing or boat repair;
- vii. maintenance activities that cannot be completed from inside the vessel;
- viii. accessory retail and service uses, such as but not limited to the sale, lease, or rental of boats, bait and tackle shops, sale of food or drink;
- ix. off-loading or processing of commercial seafood products; and
- x. marine equipment sales.

8. **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 PS-12-9.04. No more than eight fuel positions and four fueling islands are permitted, refer to PS-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.

Figure PS-12-9.04 - Fueling Stations

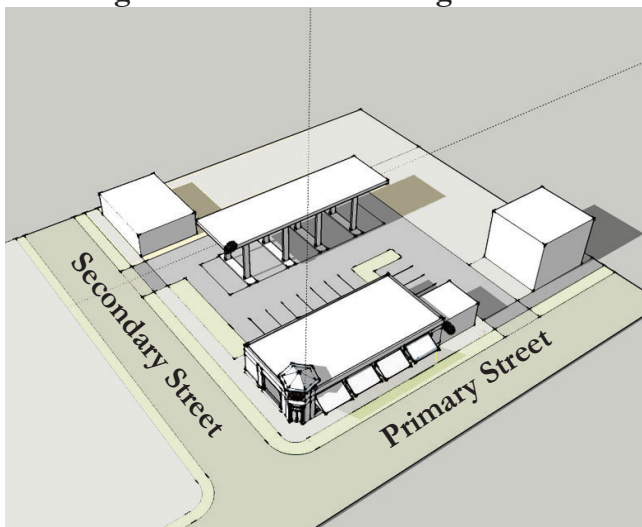
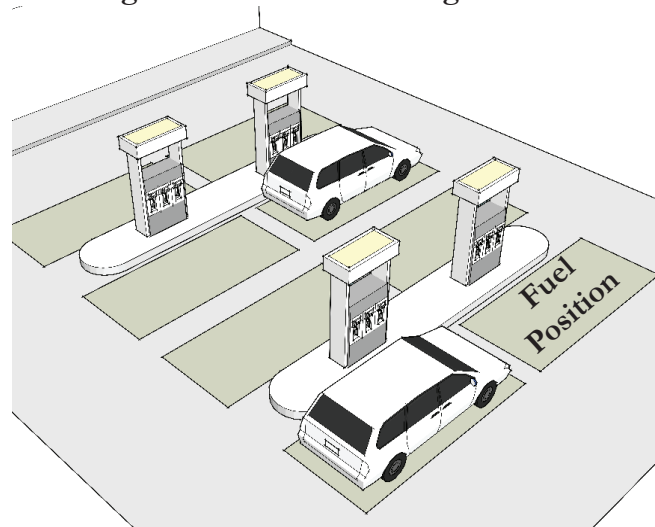


Figure PS-12-9.05 - Fueling Stations



Four fueling islands with eight fuel positions.



Development Standards

12.6.04

Table PS-5 - Development Standards in Port Salerno Subdistricts

	Core	General	Water-front	Corri-dor	Indus-trial	Multi-family	Mobile Home	De-tached 1	De-tached 2	De-tached 3
Lot Size, see 12.1.04.1										
Lot area - minimum in sf	-	-	-	-	15,000	2,000	-	2,500	5,000	8,200
Lot width - minimum in feet	25	25	25	25	100	20	-	25	50	75
Lot width - maximum in feet	100	150	100	150	-	-	-	-	-	-
Height, see 12.1.04.2										
Building height, maximum in stories	3	3	3	3	3	3	1	3	3	3
Building height, maximum in feet	40	40	30 ⁴	40	30	40	30	30	30	35
Ceiling height, maximum in feet	Established in 12.6.05 for certain building types									
Density, see 12.1.04.3										
Residential density, max in units/acre	15	15	10 ^{1,2}	15	-	8	8	8	5	1 per lot
Hotel/motel density, max in units/acre	20	20	20	20	-	-	-	-	-	-
Building Coverage, see 12.1.04.4										
Building coverage, maximum %	80	60	50	60	40	60	-	50	50	35
Open Space, see 12.1.04.5										
Open space, minimum in %	20	20	20	20	20	30	-	30	30	30
Building & Parking Placement, see 12.1.04.6										
Build-to Zone min/max in feet	Established in 12.6.05 for certain building types									
Side and Rear setbacks	Established in 12.6.05 for certain building types									
Frontage percentage, minimum %	Established in 12.6.05 for certain building types									
Parking Setbacks minimum in feet	Established in 12.6.05 for certain building types									
Building Types, see 12.6.05										
Shopfront Building	P	P ³	P	P	P	-	-	-	-	-
Mixed-Use Building	P	P	P	P	-	-	-	-	-	-
Office Building	P	P ³	-	P	P	-	-	-	-	-
Apartment Building	P	P	-	P	-	P	-	-	-	-
Courtyard Building	P	P	-	P	-	P	-	-	-	-
Townhouse	P	P	-	P	-	P	-	P	-	-
Live/Work Building	P	P	P	P	-	-	-	-	-	-
Side Yard House	-	P	-	P	-	P	-	P	P	-
Cottage	P	P	P	P	-	P	P	P	P	-
Cottage Court	P	P	P	P	-	P	P	-	-	-
Duplex	-	P	-	P	-	P	-	P	-	-
All Yard House	-	P	-	P	-	P	P	P	P	P
Outbuilding	P	P	P	P	P	P	P	P	P	P
Boat Barn	-	-	P	P	P	-	-	-	-	-
Industrial Building	-	-	P	-	P	-	-	-	-	-
Footnotes, see above										

¹ See Marine Service Areas within 12.1.02. Marine Service Areas are indicated on the Regulating Plan.

² Residential uses established prior to the effective date of Art. 12, Div. 6 or within a mixed-use project are permitted.

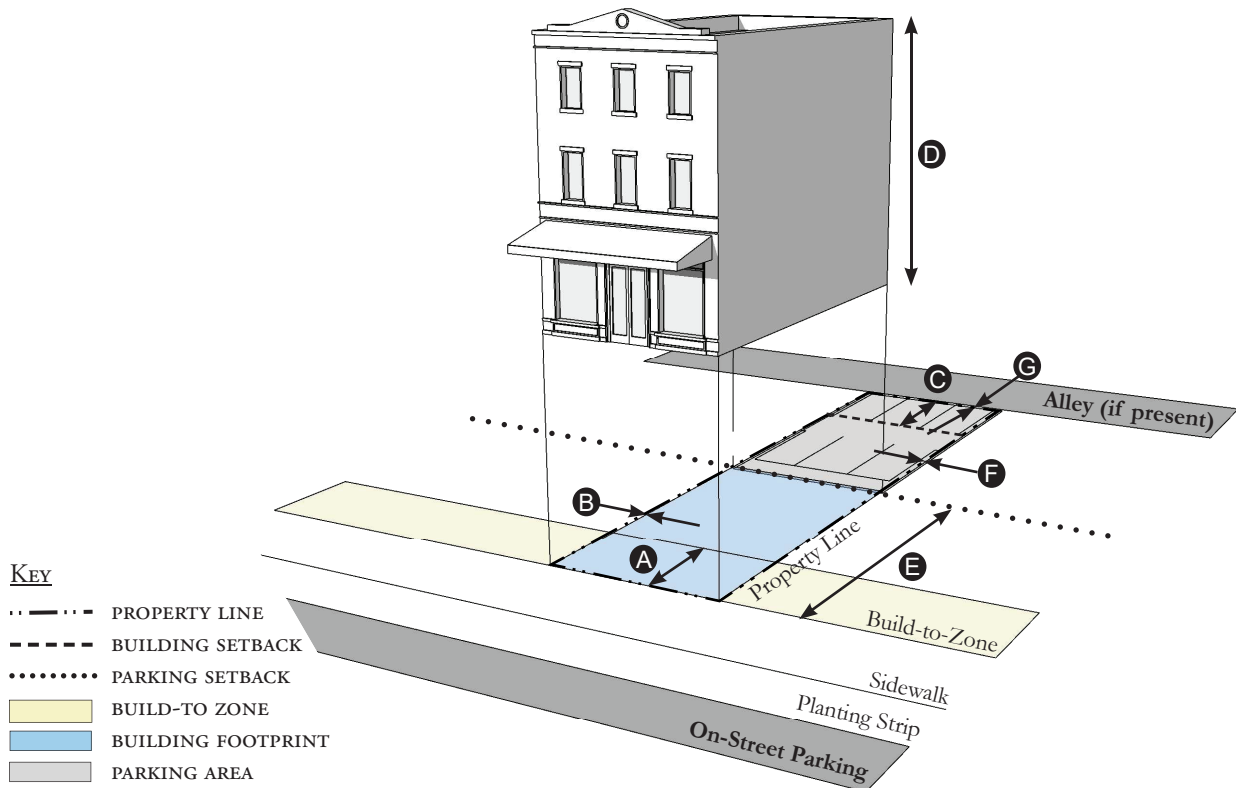
³ Only permitted when facing a primary or secondary road as identified in PS-3.

⁴ The maximum building height shall be 30 feet for parcels with resort (water-related) uses and 40 feet for parcels with general (water-dependent) uses. See CGMP Policy 4.13A.8.(4).

Section 12.6.05. Building Type & Frontage Type Standards.

- Building Types.** The following Building Type standards shall apply in the Port Salerno Subdistricts. Table **PS-5** provides additional Development Standards.

Figure PS-5.01 - Shopfront Building



Building Placement, see 12.1.04.6

Frontage	60% 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 PS-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

Subdistricts, see 12.6.02

Core	General ¹	Corridor	Water-front	Indus-trial
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Description

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

Façade Transparency, see 12.6.04.5

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

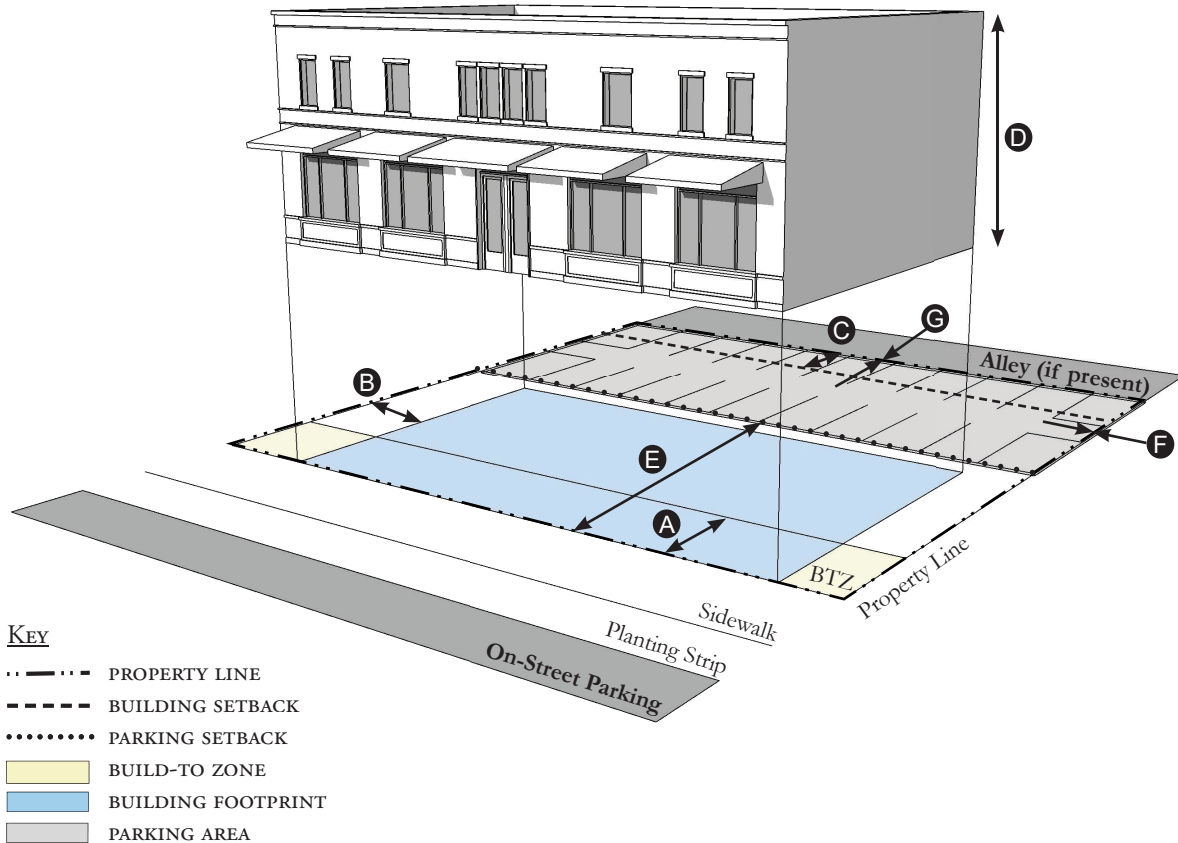
Notes

¹ Only permitted when facing a primary or secondary road as identified in PS-3.

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 **PS-5**.

Figure PS-5.02 - Mixed-Use Building



Building Placement, see 12.1.04.6

Frontage	60% 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 PS-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 12.6.02

Core	General	Corridor	Waterfront
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Description

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

Façade Transparency, see 12.6.04.5

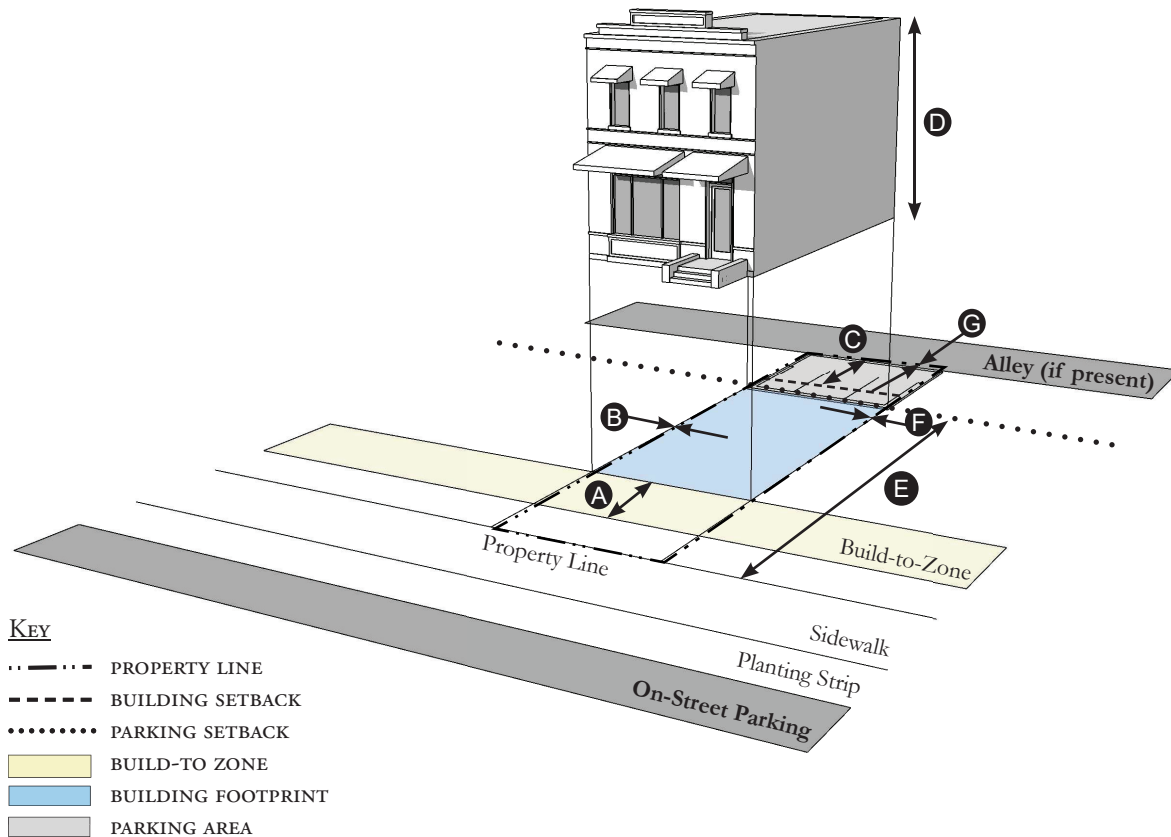
	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

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 PS-5.

Figure PS-5.03 - Office Building



Building Placement, see 12.1.04.6

Frontage	60% 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 PS-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 12.6.02

Core	General ¹	Corridor	Industrial
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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 12.6.04.5

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

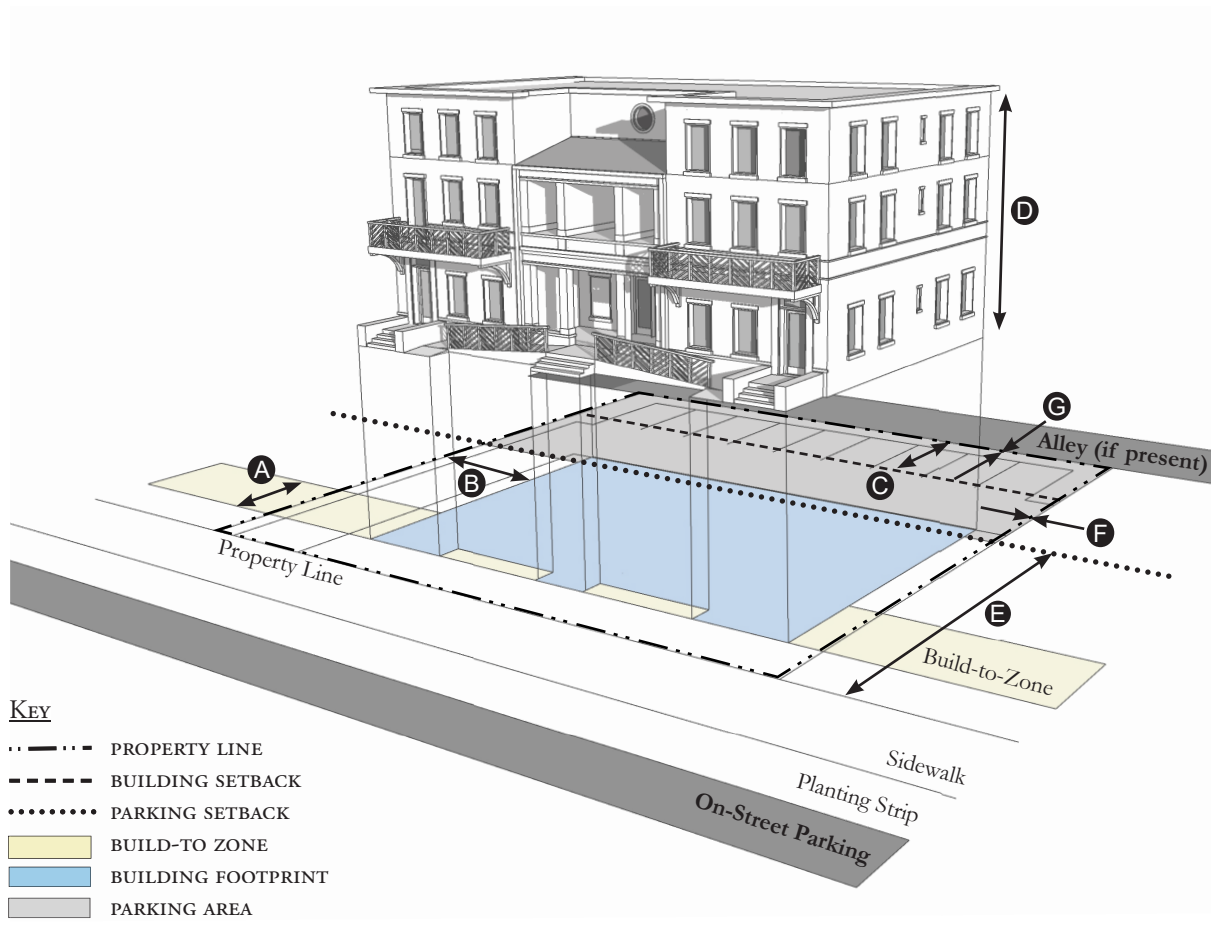
Notes

¹ Only permitted when facing a primary or secondary road as identified in PS-3.

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 PS-5.

Figure PS-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 PS-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 12.6.02

Core	General	Corridor	Multifamily
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Description

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

Façade Transparency, see 12.6.04.5

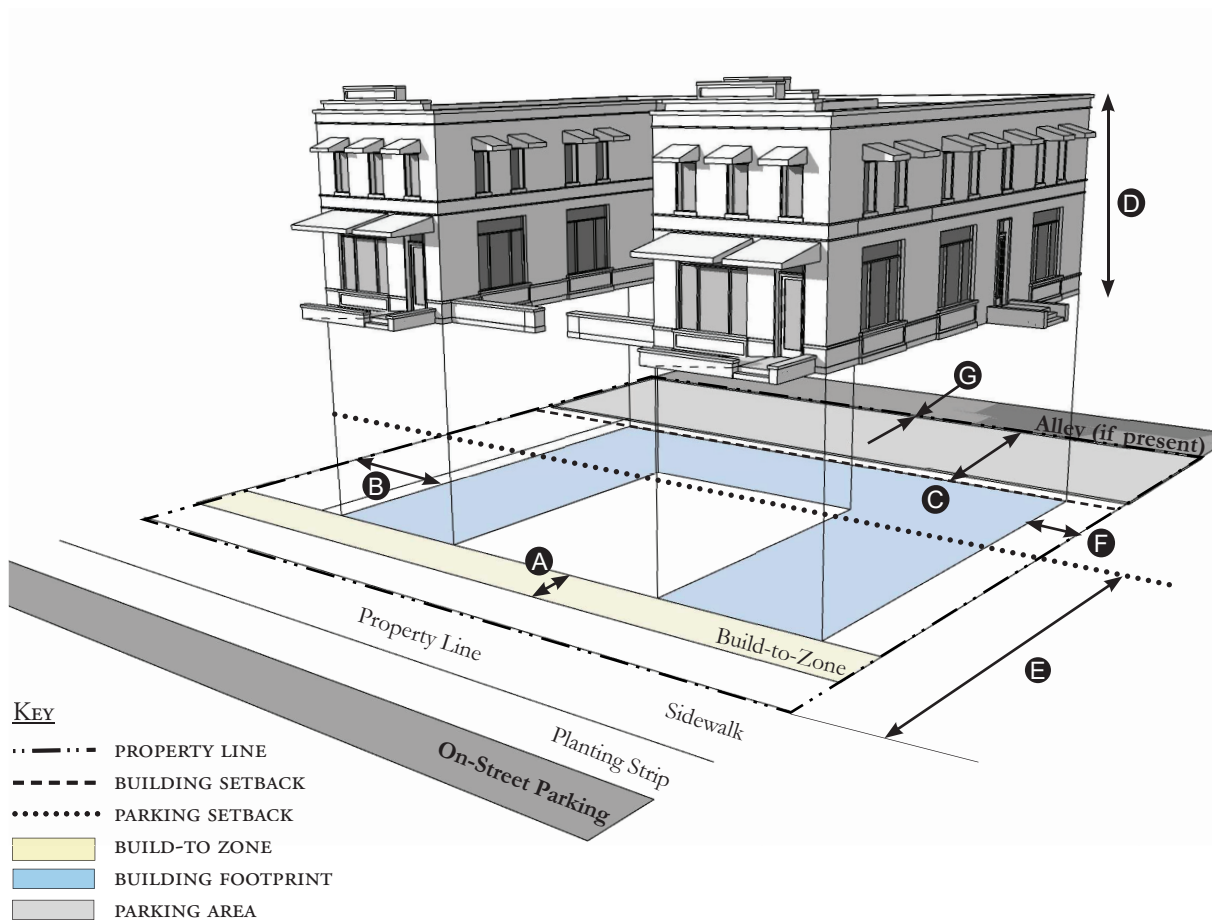
	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

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 PS-5.

Figure PS-5.05 - Courtyard Building



Building Placement, see 12.1.04.6

Frontage Percentage	60% 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 PS-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 12.6.02

Core	General	Corridor	Multifamily
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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 12.6.04.5

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

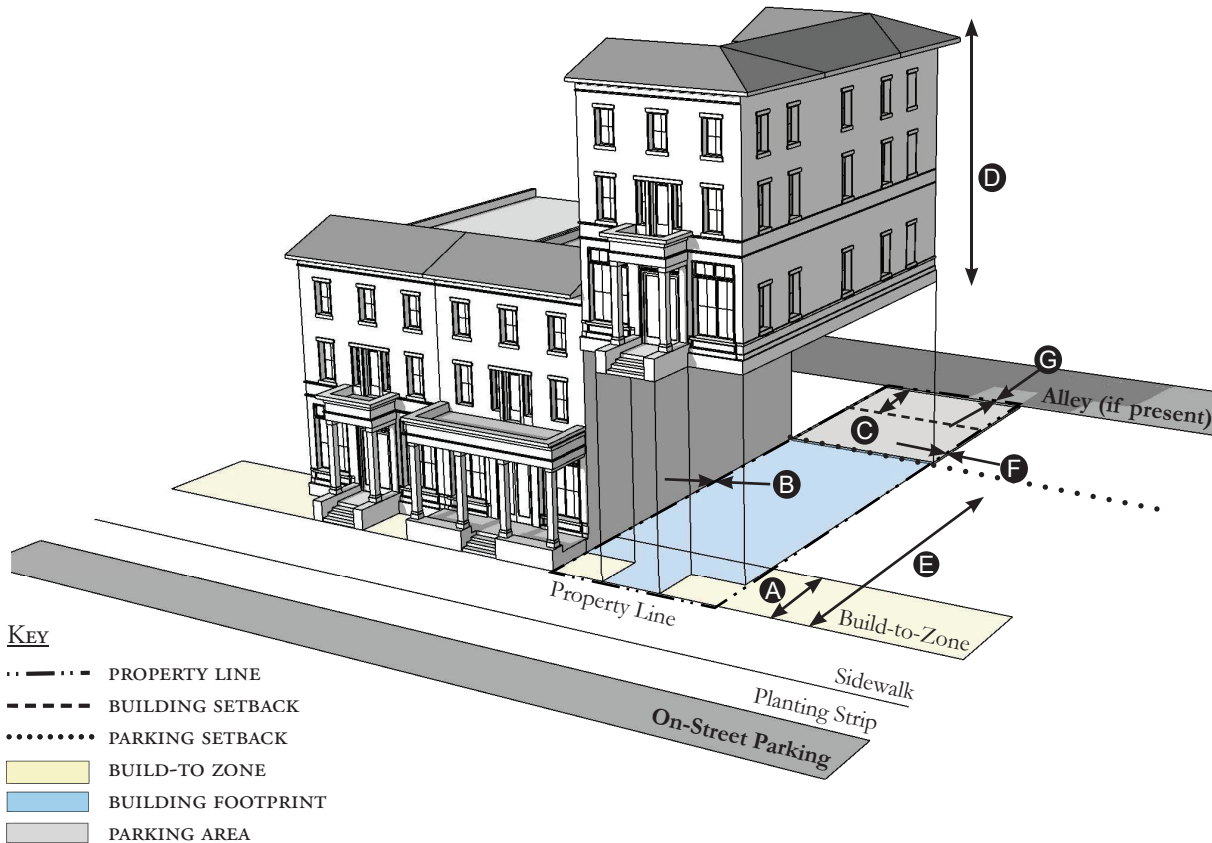
Notes

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 PS-5.

Figure PS-5.06 - Townhouse



Building Placement, see 12.1.04.6

Frontage	60% 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 PS-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 12.6.02

Core	General	Corridor
Multifamily	Detached 1	

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

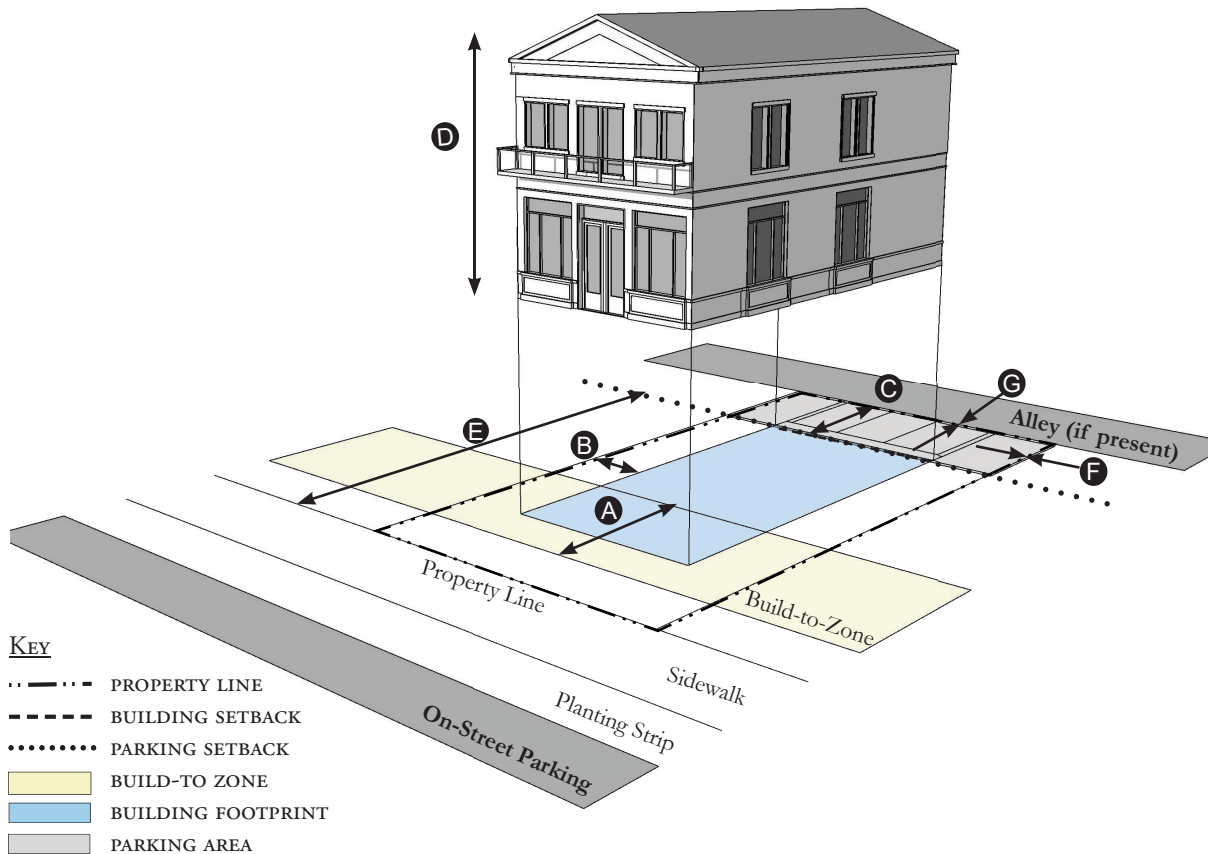
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings.

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 PS-5.

Figure PS-5.07 - Live/Work Building



Building Placement, see 12.1.04.6

Frontage	60% min.	
Front Build-to-Zone	5' 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 PS-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 12.6.02

Core	General	Corridor	Waterfront
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Description

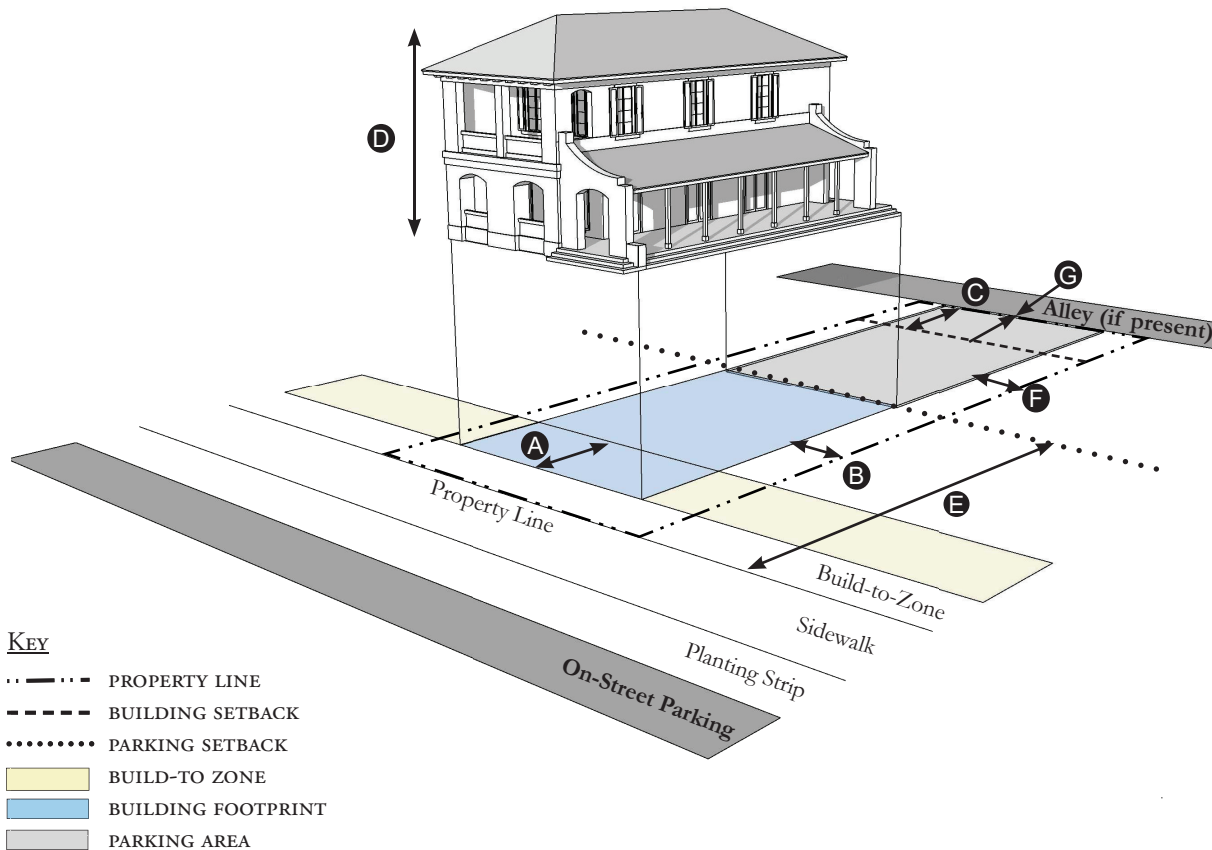
A Live/Work Building consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.

Notes

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

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

Figure PS-5.08 - Side Yard House



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	5' 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 PS-5	

Parking Placement, see 12.1.04.6 and 12.6.07.8

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 12.6.02

General	Corridor	Multifamily
Detached 1	Detached 2	

Description

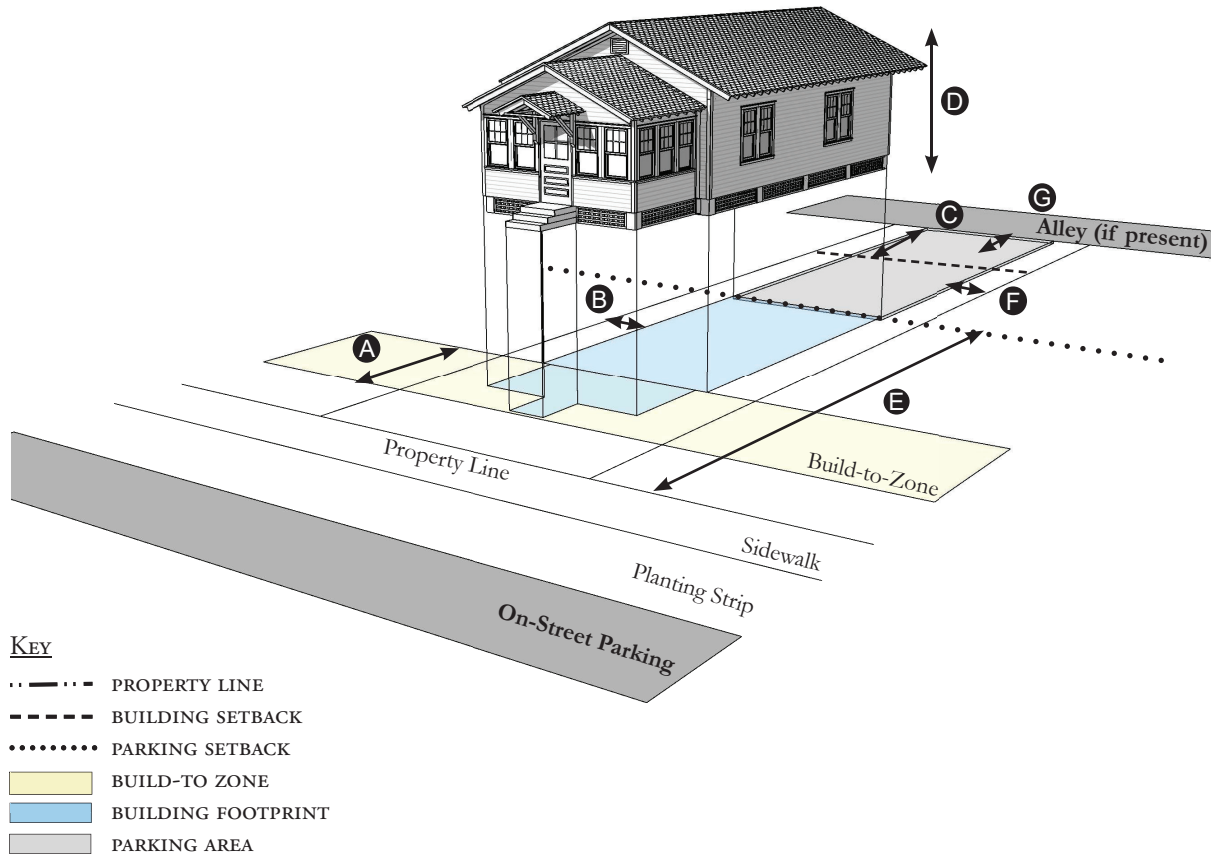
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.

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 PS-5.

Figure PS-5.09 - Cottage



Building Placement, see 12.1.04.6

Frontage ^{1,2}	60% min.	
Front Build-to-Zone	5' 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	Refer to Table PS-5	D

Parking Placement, see 12.1.04.6 and 12.6.07.8

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 12.6.02

Core	General	Waterfront
Corridor	Multifamily	Mobile Home
Detached 1	Detached 2	

Description

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

Notes

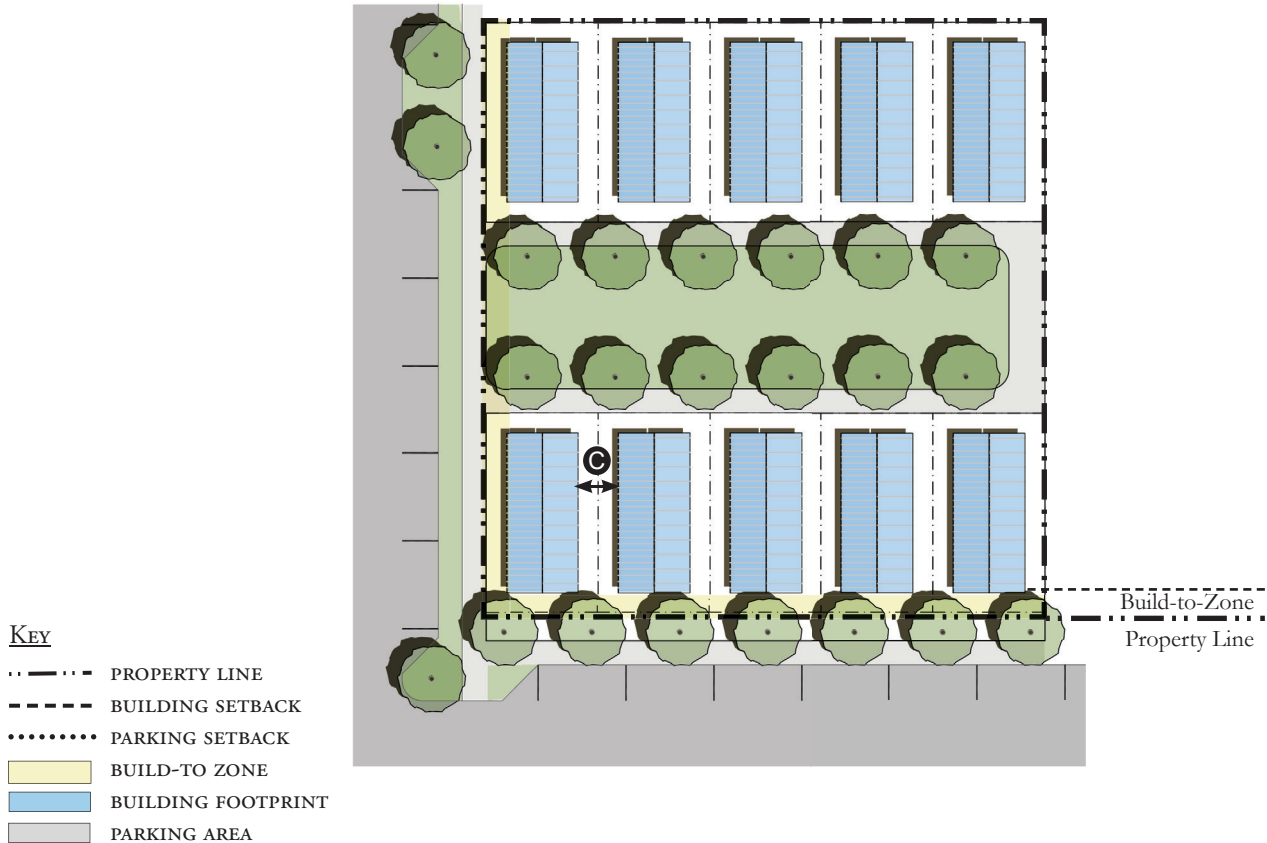
Cottages shall not exceed a footprint of 2,000 square feet.

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 PS-5.

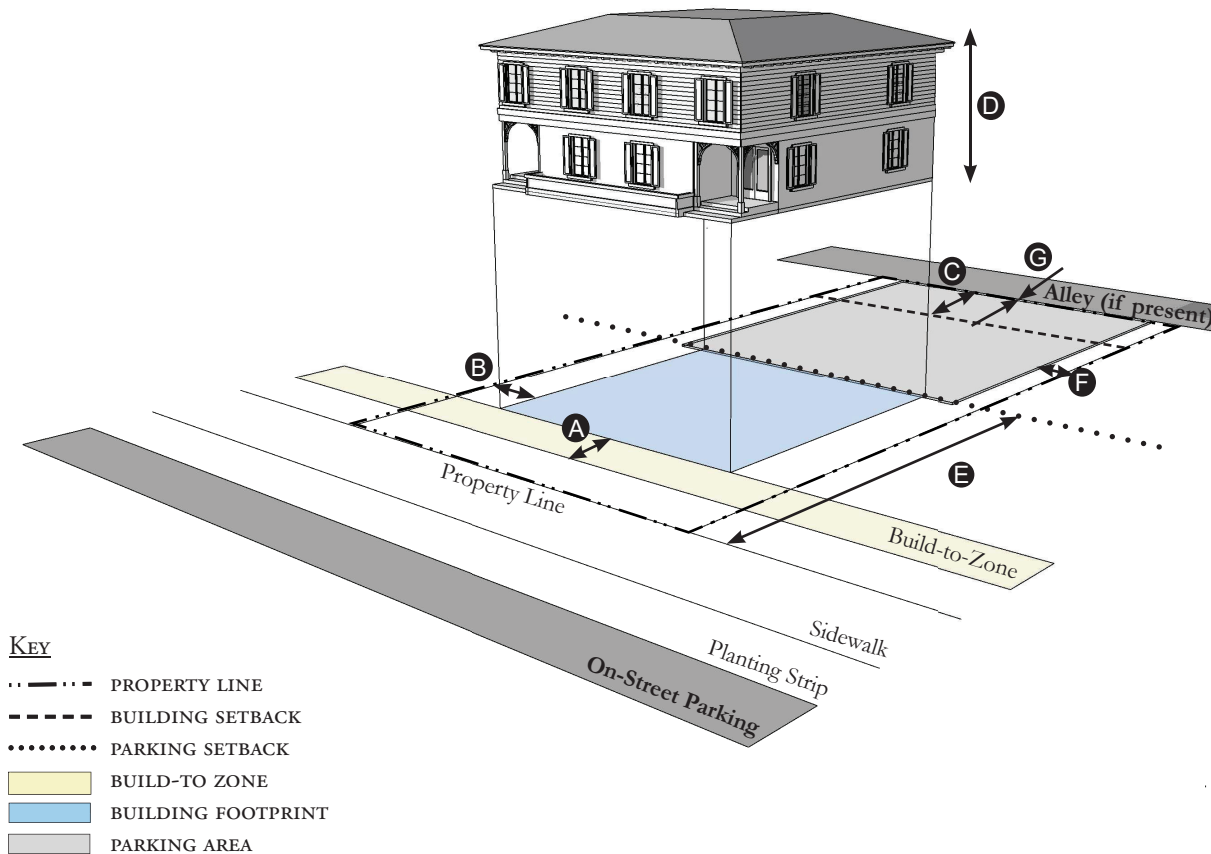
Figure PS-5.10 - Cottage Court



Building Placement, see 12.1.04.6		
Frontage	60% min.	
Front Build-to-Zone	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	Refer to Table PS-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.	F
Rear Setback	5' min	G

Subdistricts, see 12.6.02		
Core	General	Corridor
Waterfront	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 <i>Lot Size, Density, Building Coverage, and Open Space</i> , see Table PS-5.		

Figure PS-5.11 - Duplex



Building Placement, see 12.1.04.6

Frontage ¹	60% min.	
Front Build-to-Zone	5' 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	Refer to Table PS-5	D

Parking Placement, see 12.1.04.6 and 12.6.07.8

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 12.6.02

General	Corridor	Multifamily	Detached 1
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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.

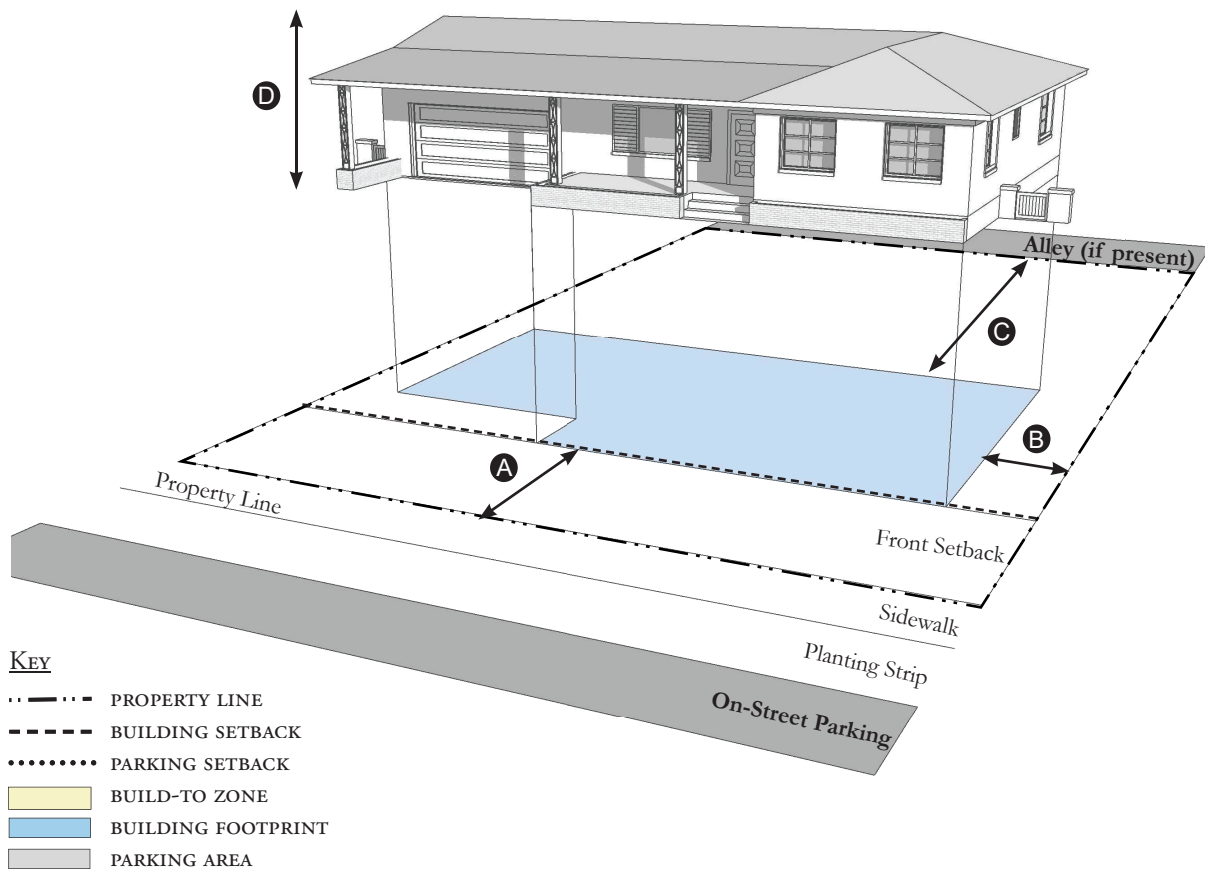
Notes

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 PS-5.

Figure PS-5.12 - All Yard House



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table PS-5	(D)

Parking Placement, see 12.1.04.6 and 12.6.07.8

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 12.6.02

General	Corridor	Multifamily	Mobile Home
Detached 1	Detached 2	Detached 3	

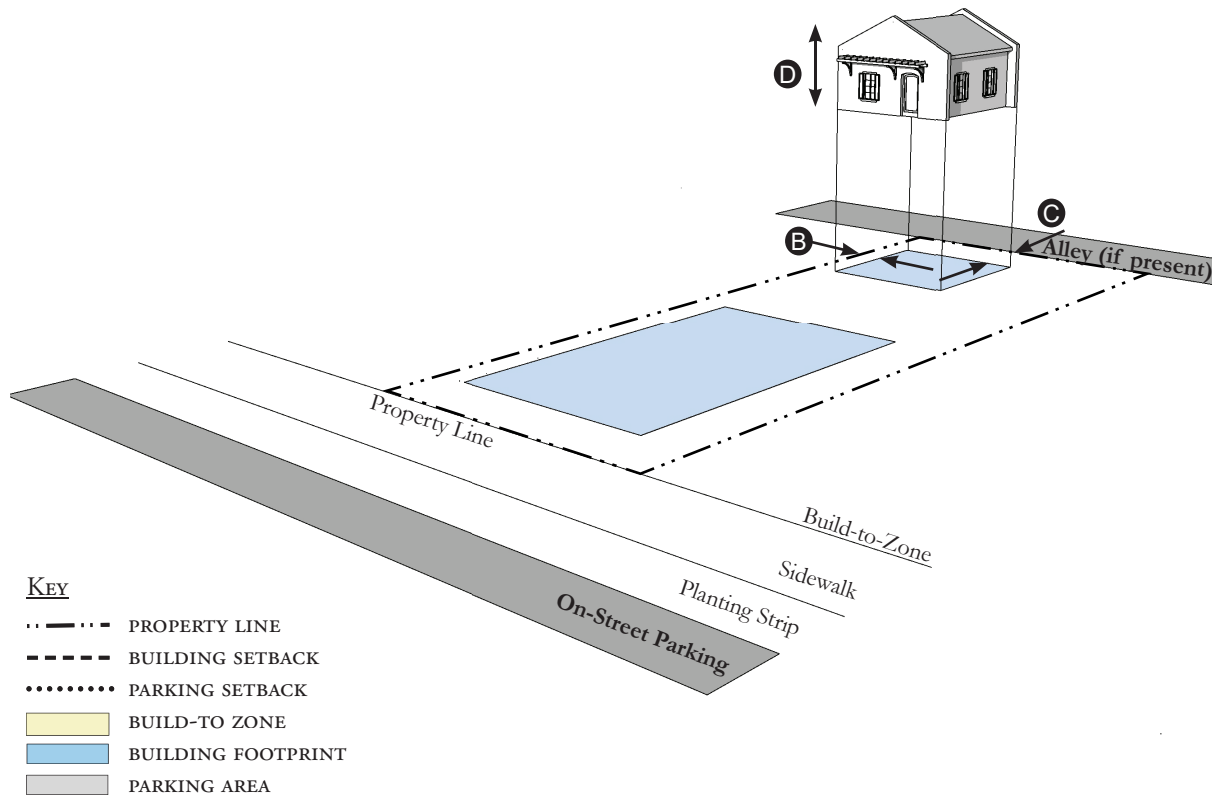
Description

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 PS-5.

Figure PS-5.13 - Outbuilding



Building Placement, see 12.1.04.6

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

Height, see 12.1.04.2

Ceiling at Ground Level	Not applicable	(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 12.6.02

Core	General	Waterfront	Corridor
Multifamily	Detached 1	Detached 2	Detached 3
Industrial	Mobile Home		

Description

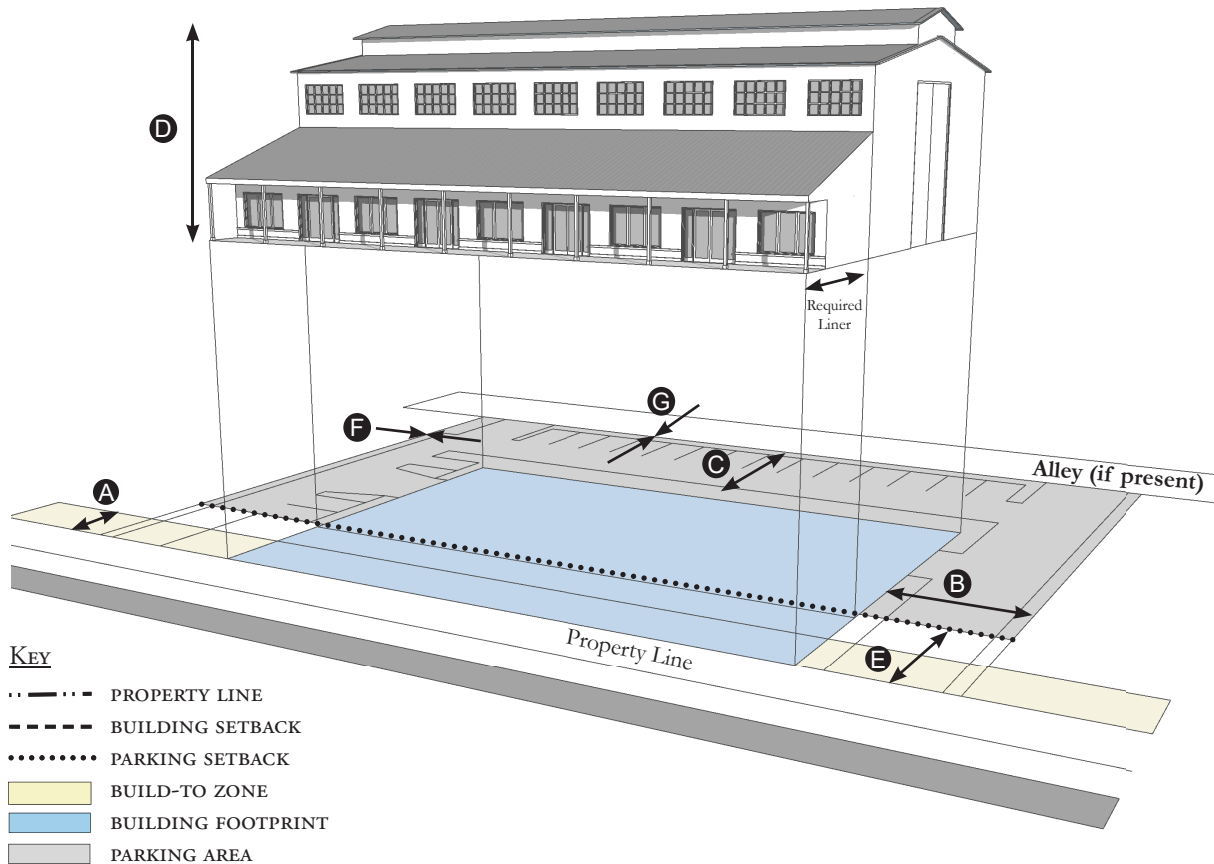
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.

Notes

Outbuildings shall not exceed a footprint of 850 square feet.

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

Figure PS-5.14 - Boat Barn



Building Placement, see 12.1.04.6

Frontage	60% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback ¹	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 PS-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 12.6.02

Corridor	Waterfront	Industrial
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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.

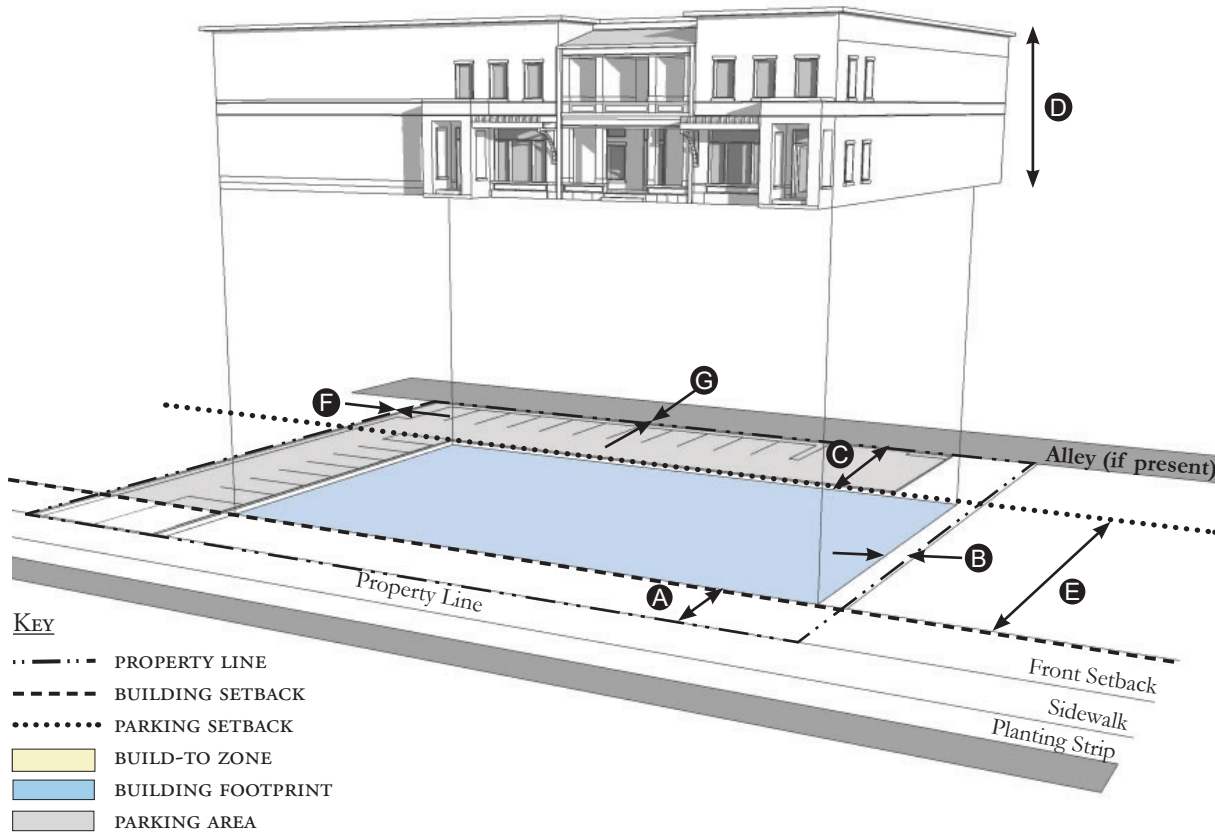
Notes

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 PS-5.

Figure PS-5.15 - Industrial Building



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 PS-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 12.6.02

Waterfront	Industrial
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Description

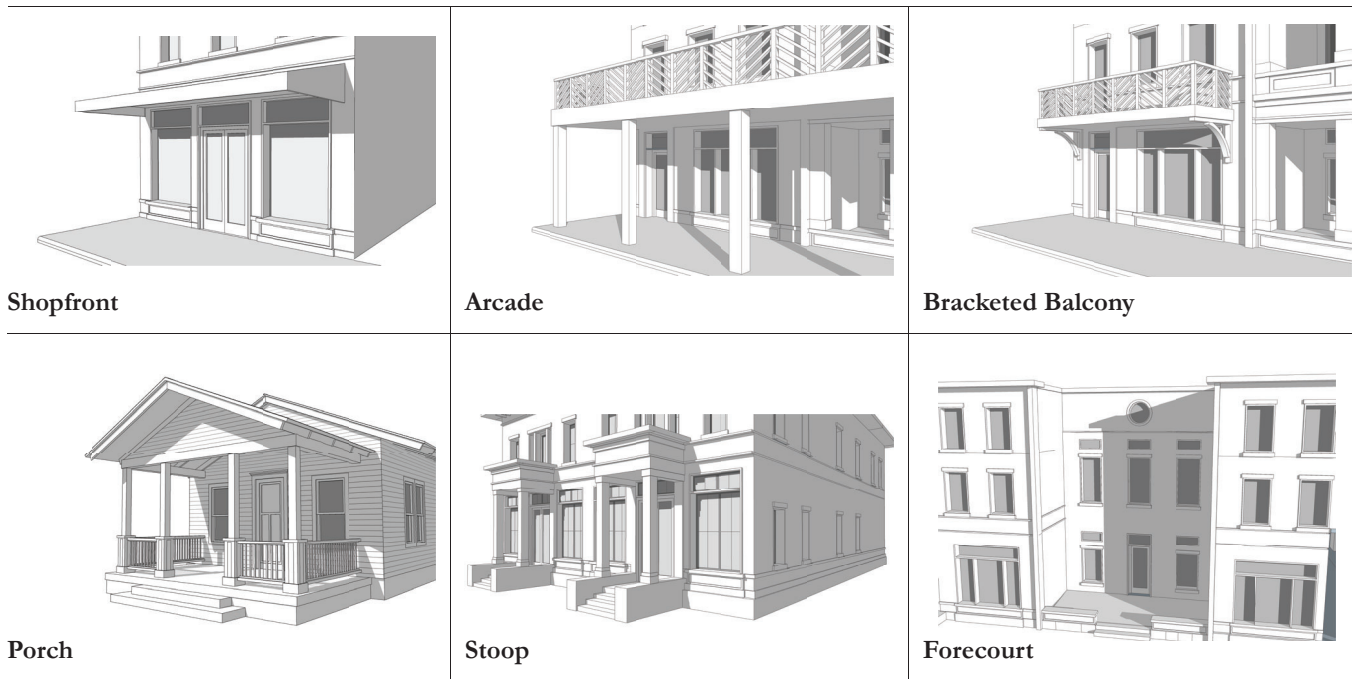
An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking and loading shall be accommodated in Alleys or Secondary Streets whenever possible.

Notes

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 PS-5.

Figures PS-5.16 - Frontage Types Matrix



- Frontage Types.** Using one or more of the permitted frontage types indicated in Table PS-5.17 is required within the Core, General, Corridor and Waterfront Subdistricts. Standards for Frontages are found in Section 12.1.05. Frontage Types are encouraged in the Mobile Home, Multifamily, Detached 1, Detached 2, and Detached 3 Subdistrict, but are not required.

Table PS-5.17 - 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
Waterfront	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Mobile Home	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-
Detached 1	-	-	-	-	-	-
Detached 2	-	-	-	-	-	-
Detached 3	-	-	-	-	-	-

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

¹ For implementation in the PS 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 12.6.06. 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 Port Salerno Redevelopment Zoning District are specified in this section.
2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **PS-3**, Section 12.6.02. That Regulating Plan identifies the following features:
 - a. **Primary Streets** allow movement through as well as within the Port Salerno 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



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- 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. The following streets are all identified as candidates for Complete Streets interventions in the *Martin MPO Complete Street Access to Transit Study*.
 - a. **A-1-A/Dixie Highway.** 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. SE Dixie Highway in Port Salerno is identified as part of the East Coast Greenway in Florida.
 - b. **SE Salerno Road.** SE Salerno 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. **SE Cove Road.** SE Cove 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.



Section 12.6.07. 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 Port Salerno 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 Port Salerno 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 12.6.09 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 12.6.02, 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. For residential garages in the Port Salerno 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.
9. **Approved parking surfaces.**
 - a. Residential-only development shall provide parking on a paved surface.
 - b. Nonresidential development shall provide the required number of parking spaces on



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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.



Section 12.6.08. 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.



Landscape Standards

12.6.09

Section 12.6.09. Landscape Standards.

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

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

Div. 15, Article 4		In Port Salerno 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 12.6.09.2
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.6.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Modified by 12.6.09.4
A.4-5	Vehicular use areas	Modified by 12.6.09.6
A.6	Service areas	Modified by 12.6.09.7
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.** Lots cannot be cleared without a clearing permit. Single-family dwellings and duplexes on existing lots shall plant one tree for each 3,000 sq. ft. of lot area. Such tree shall meet the standards in Section 4.664, landscape material standards. The maintenance requirements in Section 4.665 also shall apply. Construction of SFR and duplexes on existing lots is exempt from all other landscaping requirements.
3. **Required landscape area.**
 - a. Landscaping shall be permitted in easements only with the written permission of the easement holder. A written agreement shall specify the party responsible for restoring disturbed landscape areas, shall be submitted to the county in a form acceptable to the County Attorney, and shall be recorded in the public records.
 - b. Exposed dirt yards are prohibited.
4. **Required tree planting.**
 - a. Table **PS-10** indicates the minimum number of trees that must be planted.
 - b. Trees planted in adjacent right-of-way as indicated in Section 12.6.06, or in other nearby public space, shall be credited towards meeting the number of trees required by Table **PS-10**. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.
 - c. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table **PS-10**
 - d. FPL's *Right Tree/Right Place Guidelines* shall be considered when trees are planted near utilities.

Table PS-10 - Required Tree Planting

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

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 **PS-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.



Landscape Standards

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Table PS-11 - Landscape Plan Application Requirements

Div. 15, Article 4		In PS 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

- b. **Column B** requirements apply to an application for a building permit for a Small Site which is defined as the construction or expansion of a principal building or accessory structure on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.
 - c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12, as those terms are defined in Section 4.871.B, Div. 20, Article 4.
6. **Vehicular use areas.**
- a. **Perimeter landscaping.** Landscaping shall be provided along the perimeter of all vehicular use areas, and also in accordance with the following standards:
 - i. The side of a vehicular use area fronting SE Salerno Road, SE Cove Road, or SE Dixie Highway shall be landscaped with a minimum width of 8 feet and planted with trees at 30-foot intervals. The trees shall be 12 feet in height, with a four-foot clear trunk, and four-inch caliper at the time of planting.
 - ii. The side of a vehicular use area abutting a residential property shall be planted with trees with a minimum height of 12 feet, four-foot clear trunk, and four-inch caliper, at 25-foot intervals in a landscape area that is at least eight feet wide. A five-foot wall or hedge shall also be provided. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.
 - iii. Any side of a vehicular use area not included in paragraph (i) or (ii) shall be planted with trees minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals.
 - iv. A wall, fence, or hedge shall be provided around all 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 be no more than six feet in height. Walls and landscaping around parking areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.

- b. Interior landscaping.** If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.
- 7. Service areas.** Service function areas including dumpsters, shall be screened in accordance with Section 4.663.A.6, Div. 15, Article 4, except that landscaping shall not be required around the perimeter of the screen, and an enclosure shall be a finished masonry wall. All nonconforming enclosures shall be brought into compliance no later than two years from the effective date of this Division.



Wall & Fence Standards

12.6.10

Section 12.6.10. 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 12.6.11. 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 **PS-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 30 days. If hung over a right-of-way, they must comply with all applicable FDOT and Martin County regulations.
4. **Freestanding signs.**
 - a. Double-sided signs are permitted.
 - b. Single post with centered panel is not permitted.
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 **PS-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 PS-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%	32-sf	24 inches
General	12%	32-sf	24 inches
Corridor	12%	32-sf	24 inches
Waterfront	12%	32-sf	24 inches
Industrial	12%	32-sf	24 inches
Mobile Home	-	-	-
Multifamily	-	-	-
Detached 1	-	-	-
Detached 2	-	-	-
Detached 3	-	-	-



Architectural Standards

12.6.12

Section 12.6.12. Architectural Standards. The following Architectural Standards are applicable within Port Salerno 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 Port Salerno CRA shall adhere to one of the five 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 five architectural styles in this section.
 - 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. Fascia 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.

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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.

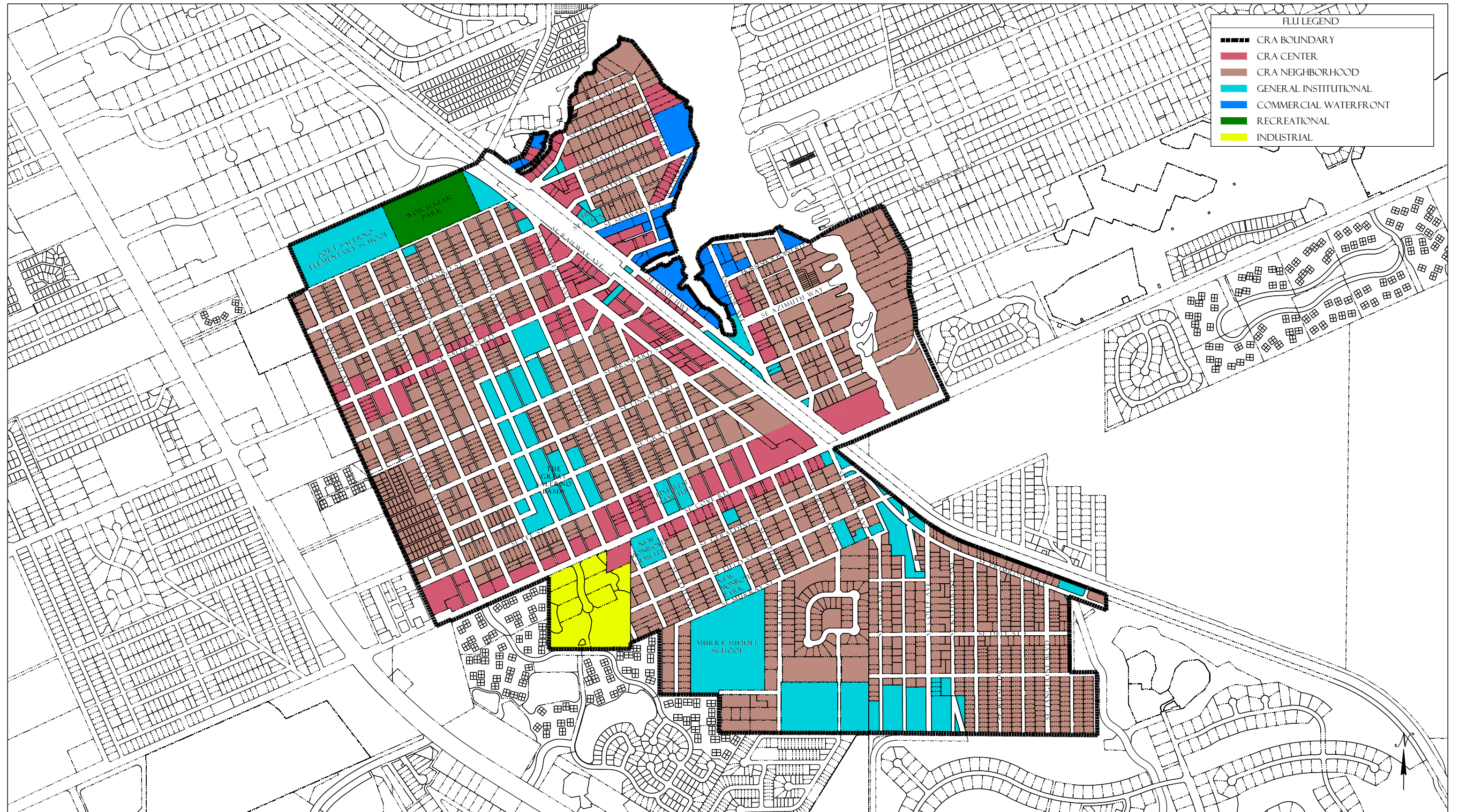
- i.** The Florida Bungalow house, like the Mediterranean Revival, is eclectic in its origins and detailing. Generally, the house is one or one-and-a-half stories tall and maintains a low profile. It is typically moderate in size yet delivers a prominent street presence with its porches and detailing.
- ii.** Roofs of the Bungalow are predominantly gabled with shallow slopes of 3:12 to 6:12. 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.



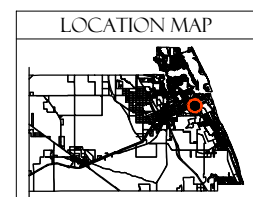
Architectural Standards

12.6.12

- e. General characteristics of Art Deco Architectural Style.
 - i. The term Art Deco describes early 20th Century modern design. During the decades following World War I, came the Art Deco architectural style. The buildings are characterized by flat roofs, smooth stucco walls, and distinctly modern look. They are highly ornamented, especially around entrances, windows, and along roof lines, and use the abstract, angular or floral ornament taken from the 1925 Paris Exposition des Arts Decoratifs et Industriels Modernes. Art Deco buildings during the Great depression, a second art deco period, usually have very little ornamentation and have a very flat, machine-like look. Hallmarks of this period include rounded corners, banded stripes, porthole windows and lots of glass brick.



FLU LEGEND	
	CRA BOUNDARY
	CRA CENTER
	CRA NEIGHBORHOOD
	GENERAL INSTITUTIONAL
	COMMERCIAL WATERFRONT
	RECREATIONAL
	INDUSTRIAL

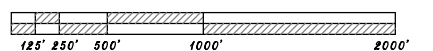


PORT SALERNO FLORIDA

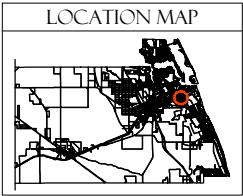
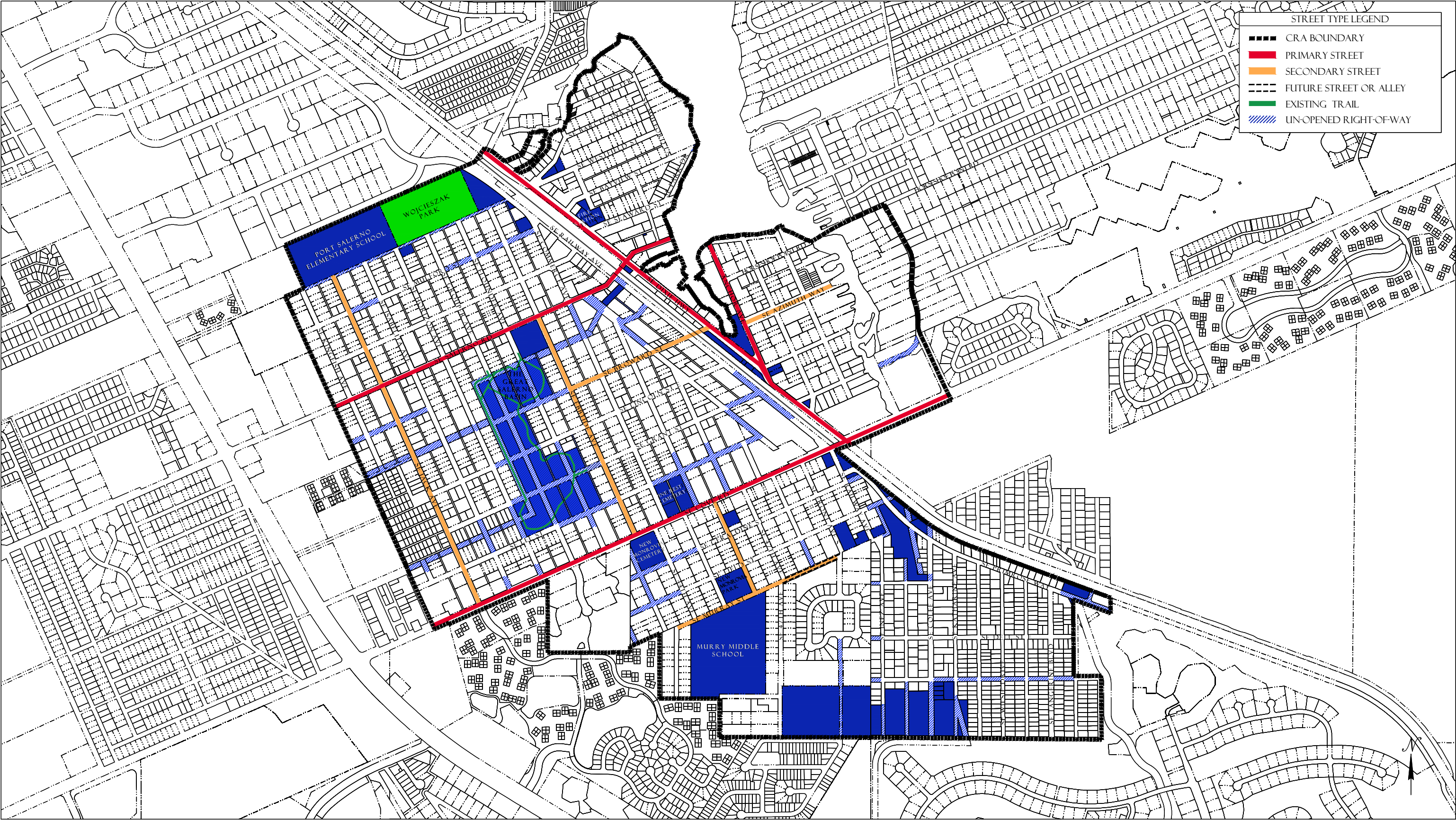
C. R. A. DISTRICT

FUTURE LAND USE

ADOPTED SEPTEMBER 15, 2020



Scale: 1 = 1000

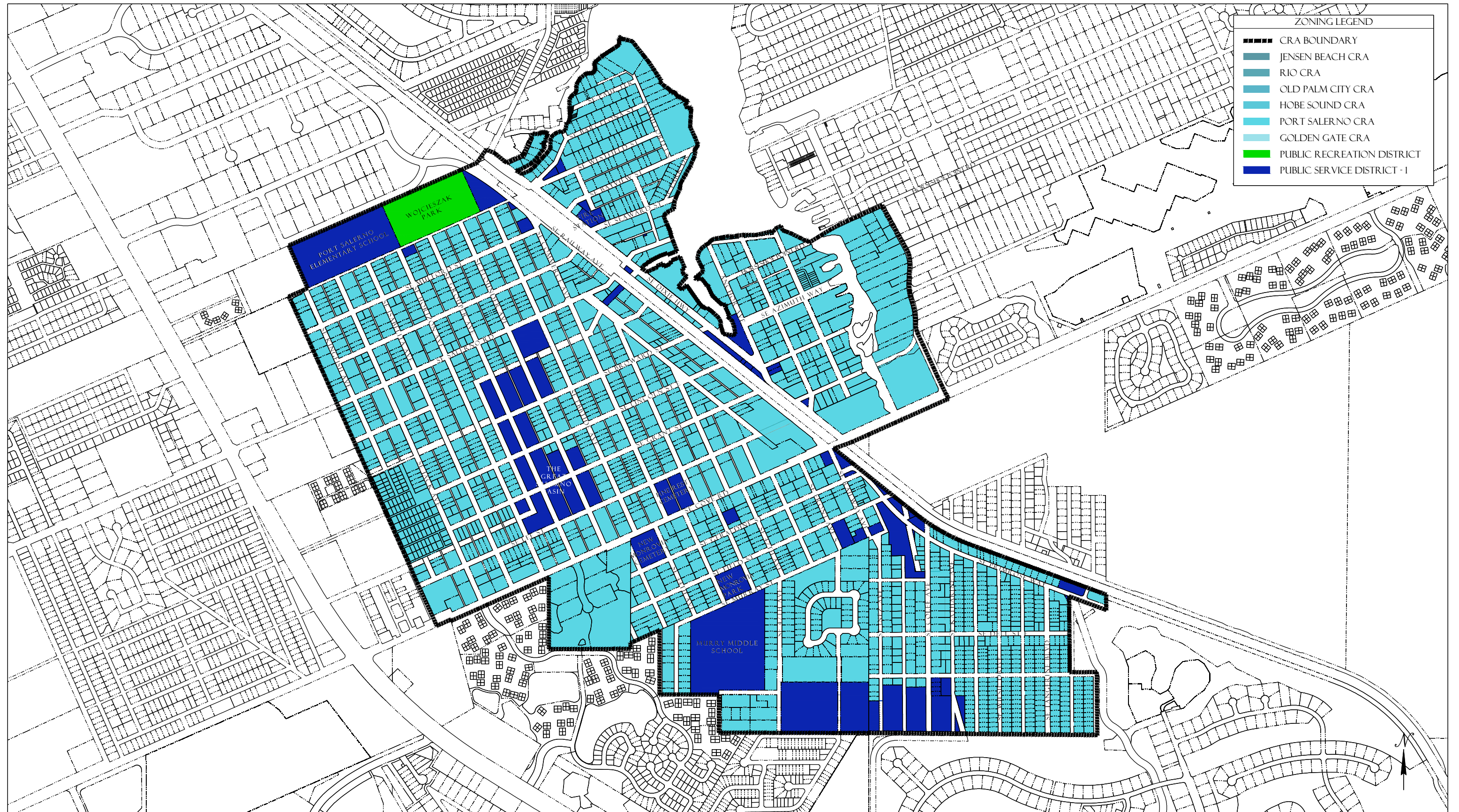


PORT SALERNO FLORIDA
C. R. A. DISTRICT
STREET REGULATING PLAN

ADOPTED SEPTEMBER 15, 2020

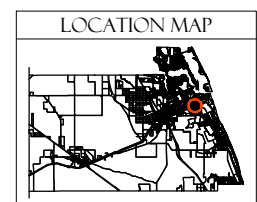
125' 250' 500' 1000' 2000'

Scale: 1 = 1000



ZONING LEGEND

- CRA BOUNDARY
- JENSEN BEACH CRA
- RIO CRA
- OLD PALM CITY CRA
- HOBE SOUND CRA
- PORT SALERNO CRA
- GOLDEN GATE CRA
- PUBLIC RECREATION DISTRICT
- PUBLIC SERVICE DISTRICT -1



PORT SALERNO FLORIDA
C. R. A. DISTRICT
ZONING DISTRICTS

ADOPTED SEPTEMBER 15, 2020

Scale: 1 = 1000'