

Proposed residential and mixed-use zoning districts | Propuesta de distritos de zonificación residencial y uso mixto

The following describes the recommended framework of zoning districts and their purposes, while aiming to fulfill several key goals of the LDR process: (1) clarity; (2) simplicity; (3) accessibility; (4) consistency with the Comprehensive Plan; (5) customization; and (6) legal defensibility. | El siguiente texto describe el marco recomendado de distritos de zonificación y sus objetivos, en tanto que busca alcanzar varias metas claves del proceso de preparación de las Normas: (1) claridad; (2) simplicidad; (3) accesibilidad; (4) coherencia con el Plan General; (5) adaptación a Indiantown; y (6) defensibilidad legal.

Zoning District	Corresponding Future Land Use Category(ies)	Purpose / Character (Representative)	Allowable Uses (General - specific use lists TBD)	Maximum Density and Intensity
Rural Residential (Area Residencial Rural)	Rural Community and Small Residential Farm Future Land Use Districts	To maintain a scenic character in very low-density parts of the Village. Development may cluster in small enclaves or hamlets without detracting from the rural character of the area. Character: Dispersed or clustered rural living	Primarily detached single-family dwellings along with accessory uses characteristic of rural development. Low-impact farming activities are permitted on parcels larger than one (1) acre.	Range of one (1) dwelling unit per acre (du/ac) to two (2) du/ac, depending upon the underlying Future Land Use District.
Single-Family Residential (Vecindario Residencial Unifamiliar)	Mobile Home and Residential Future Land Use District	To preserve the integrity of established residential neighborhoods, including established mobile home subdivisions, while allowing compatible infill development. Character: Suburban neighborhood	Primarily detached single-family dwellings, including mobile homes where appropriate, and residential accessory uses. Commercial development is not allowed.	Eight (8) du/ac, with an optional density bonus up to ten (10) du/ac when in compliance with additional criteria.
Mixed Residential (Vecindario Residencial Mixto)	Suburban Residential Future Land Use District.	To accommodate development in newer, outer-fringe residential neighborhoods, together with complementary facilities to serve them. Character: Traditional neighborhood	Detached and attached single-family as well as small-scale multi-family dwellings (at appropriate locations) and accessory uses and facilities.	Five (5) du/ac.
Neighborhood Mixed-Use (Vecindario de Uso Mixto)	Urban Residential Office Future Land Use District.	To encourage the creation of complete neighborhoods through the integration of residential, commercial and mixed-use developments. Character: Walkable neighborhood	A mix of dwelling types, as well as small-scale neighborhood-serving commercial uses and a complement of civic amenities.	Fifteen (15) du/ac. Floor area ratio of 1.5 for non-residential uses.
Downtown (Casco Urbano)	Village Core Mixed Use Future Land Use District.	To provide for a dense, mixed-use and walkable district to serve as the business, cultural, social and geographic center of the Village. Character: Urban center / Main street	A variety of complementary and integrated uses that are walkable, including office, retail, entertainment, dining and employment centers, together with a full array of dwelling types and civic amenities.	Twenty (20) du/ac with a minimum density of five (5) du/ac. Floor area ratio of 2.5 for non-residential uses.
Village Commercial (Area Comercial)	Village Core Mixed Use Future Land Use District.	To accommodate a broad range of uses in corridors and nodes, but with more flexible design standards than Downtown. Character: Community corridor / walkable center	A variety of single-family and multi-family residences as well as office, retail, dining and employment.	Twenty (20) du/ac with a minimum density of five (5) du/ac. Floor area ratio of 2.5 for non-residential uses.
Canal Mixed Use (Uso Mixto Costero)	Commercial Waterfront Future Land Use District.	To support the development of water-dependent and water-related uses along waterfront-accessible sites. Character: Active waterfront	Marinas with docking facilities of all types, boating-related sales and repair, restaurants, retail, and hotel and residential if associated with a mixed-use project.	Residential and hotel at twenty (20) and thirty (30) du/ac max. Floor area ratio of 3.0 for non-residential uses.

Proposed non-residential zoning districts | Propuesta de distritos de zonificación no residencial

The following describes the recommended framework of zoning districts and their purposes, while aiming to fulfill several key goals of the LDR process: (1) clarity; (2) simplicity; (3) accessibility; (4) consistency with the Comprehensive Plan; (5) customization; and (6) legal defensibility. | El siguiente texto describe el marco recomendado de distritos de zonificación y sus objetivos, en tanto que busca alcanzar varias metas claves del proceso de preparación de las Normas: (1) claridad; (2) simplicidad; (3) accesibilidad; (4) coherencia con el Plan General; (5) adaptación a Indiantown; y (6) defensibilidad legal.

Zoning District	Corresponding Future Land Use Category(ies)	Purpose / Character (Representative)	Allowable Uses (General - specific use lists TBD)	Maximum Density and Intensity
Light Industrial (Industria Ligera)	Light Industrial Future Land Use District	To accommodate manufacturing businesses and activities which do not have a substantial impact on adjacent uses, together with complementary commercial activities. Character: Employment center	Research, development, small-scale production, assembly, warehousing and other uses which do not use hazardous materials and processes or create noise, smoke, vibration, and dust.	Maximum floor area ratio is 2.0. Residential may be allowed as part of mixed-use developments at a density of up to twenty (20) dwelling units per acre.
Heavy Industrial (Industria Pesada)	Heavy Industrial Future Land Use District	To accommodate manufacturing businesses and activities which may substantially impact adjacent uses, subject to strict requirements and locational criteria. Character: Employment center	Intensive production uses, such as extraction, batching or mixing plants, which create noise, smoke, vibration, or dust; or which utilize or store hazardous materials. Accessory commercial is allowed.	Maximum floor area ratio is 3.0. No residential uses are permitted in this zoning district.
Civic Facilities (Equipamiento Comunitario)	Institutional and Educational Future Land Use District	To accommodate public and semi-public uses, facilities and services necessary to a complete community. Character: Specialty district	Schools, libraries, community centers, fire stations, police stations, religious facilities and accessory facilities associated with these uses.	Maximum floor area ratio is 0.75.
Utility (Servicios Públicos)	Utility Future Land Use District	To accommodate existing (and future) utility infrastructure. Character: Specialty district	Water, sewer, and electrical plants as well as accessory utility infrastructure.	Maximum floor area ratio is 3.0
Parks and Open Space (Parques y Espacios Abiertos)	Recreational Future Land Use District	To designate and preserve publicly and privately-owned recreational and open space property and facilities. Character: Open space	Passive and active parks and recreational facilities, including historic sites, cemeteries, and publicly-owned stormwater facilities.	Maximum floor area is 0.5.
Conservation (Conservación)	Enables the Conservation Future Land Use District	To facilitate the conservation of environmentally sensitive public and private lands. Character: Open space	May include wilderness and wildlife management areas, forests, wetlands, and other natural resource protection areas. Lands zoned Conservation must be protected and maintained in a natural state in perpetuity.	A maximum impervious surface area of ten percent (10%) is permitted in this district.