Sec. 3.266. Indiantown Redevelopment Overlay District.

A. Property Development Standards and Permitted Uses

The Property Development Standards and Permitted Uses for the Town Center District; Martin Luther King Jr. Boulevard District; Martin Luther King Jr. Boulevard South District; Warfield Boulevard North District; Warfield South Boulevard District; Canal District and Neighborhood Center District; are provided as shown in Figures 1 through 7 and Tables 1 through 7. These areas, except for the Neighborhood Center District, are shown separately on Maps 1 through 6 and further described in the Indiantown Overlay District Legal Description attached as Exhibit A. Because of the mixed use nature of the Town Center District, Martin Luther King Jr. Boulevard District, Martin Luther King Jr. Boulevard South District, Warfield North Boulevard District, Warfield South Boulevard District, and the Canal District, the zoning overlay has been developed with consistency to the adopted Mixed Use Text Amendment ordinance.*

*Editors Note: The maps and legal descriptions cited above are not set out herein but are on file in the Growth Management Department.
### Table 1. The Town Center District: Permitted Uses and Specific Conditions

<table>
<thead>
<tr>
<th><strong>Residential Uses</strong></th>
<th><strong>Commercial and Business Uses</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment hotels</td>
<td>Commercial day care</td>
</tr>
<tr>
<td>Multifamily dwellings</td>
<td>Family day care</td>
</tr>
<tr>
<td>Townhouse dwellings</td>
<td>Business and Professional Offices</td>
</tr>
<tr>
<td><strong>Public and Institutional Uses</strong></td>
<td>Commercial amusements, indoor</td>
</tr>
<tr>
<td>Community Centers</td>
<td>Commercial amusements, outdoor</td>
</tr>
<tr>
<td>Educational Institutions</td>
<td>Financial Institutions</td>
</tr>
<tr>
<td>Neighborhood assisted residences with six (6) or fewer residents</td>
<td>Funeral Homes</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>General retail sales and service</td>
</tr>
<tr>
<td>Public libraries</td>
<td>Hotels and Motels</td>
</tr>
<tr>
<td>Public parks and recreation areas, active</td>
<td>Limited retail sales and service</td>
</tr>
<tr>
<td>Public parks and recreation areas, passive</td>
<td>Medical services</td>
</tr>
<tr>
<td>Utilities (1)</td>
<td>Parking lots and garages</td>
</tr>
<tr>
<td>Administrative services, not-for-profit</td>
<td>Restaurants, convenience, with drive through facilities</td>
</tr>
<tr>
<td>Cultural or civic centers</td>
<td>Restaurants, convenience, without drive through facilities</td>
</tr>
<tr>
<td>Hospitals</td>
<td>Restaurants, general</td>
</tr>
<tr>
<td>Post offices</td>
<td>Trades and skilled services</td>
</tr>
<tr>
<td>Residential care facilities</td>
<td><strong>Veterinary medical services (2)</strong></td>
</tr>
<tr>
<td></td>
<td>Bed and breakfast inns</td>
</tr>
</tbody>
</table>

### The Town Center District

**Specific Conditions**

1. Utilities. All utilities shall be underground and provided by the developer.
2. No outdoor boarding of animals.

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**NOTE:** All non mixed use projects shall be subject to the Martin County Comprehensive Growth Management Plan regulations.
INDIANTOWN CRA DEVELOPMENT STANDARDS

FIGURE ONE:
GRAPHIC EXAMPLE
( FOR ALL PROJECTS EXCEPT AS NOTED )

The Town Center District

TYPICAL SECTION
WITH VERTICAL LAND USES

TYPICAL PLAN
WITH DIMENSIONAL REQUIREMENTS

POTENTIAL BUILD OUT
INDIANTOWN CRA
DEVELOPMENT STANDARDS

The Town Center District

Development Requirements: (All Projects)

- Maximum lot size, square feet: N/A
- Minimum lot width and minimum lot frontage on dedicated right-of-way, feet: 25 feet
- Maximum lot width and maximum lot frontage on dedicated right-of-way, feet: N/A
- Maximum building size, sq. ft. of gross floor area: 45,000 sq. ft.
- Maximum gross area per floor, sq. ft. of gross floor area: 15,000 sf

- Minimum building frontage, percent: 80% (Except where side setbacks exceed 20% of lot width)
- Maximum building frontage, percent: 100% (minus side setbacks, where applicable)
- Required front setback, feet: 0' to 5' feet
- Allowed front sidewalk encroachment for Arcades, Porches, and Canopies, percent: 50% (depth)
- Minimum front sidewalk encroachment, percent: 50% of building frontage for Arcades, Porches, Canopies (width)
- Minimum side setback, feet: 0 feet or 5 feet
- Minimum rear setback, feet: 5', 10' adjacent to residential
- Minimum building height, stories, feet: 1 story or 18 feet
- Maximum building height, stories, feet: 3 stories or 35 feet
- Parking - rear or side yard only

Development Requirements: (Mixed Use)

- Maximum building coverage, percent: 80%*  
- Usage by floor: Mixed use
  - 1st: Commercial/Retail
  - 2nd: Office/Residential
  - 3rd: Office/Residential

* 100% maximum lot coverage allowed by Mixed Use Text Amendment, Martin County Comprehensive Plan.

** Corner lot front setback is measured from primary street, and side setback from secondary street.

*** Arcades, porches, balconies, or awnings permitted for a minimum of 50% of the building frontage.
- Enclosed building space permitted over arcade or porch. All appropriate county permits will be required for any buildings utilizing sidewalk encroachment.

**** Maximum bldg. area per floor exception for grocery store is 35,000 sf

Development Requirements (Non-mixed use):

In Commercial General (CG) land use designation:

- Minimum lot size, square feet: 10,000 sf
- Minimum open space, percent: 20%
- Maximum building coverage, percent: 60%
- Hotel/Motel max. density, du/ac: 20 du/ac

In General Institutional (GI) land use designation:

- Minimum open space, percent: 40%
- Maximum building coverage, percent: 45%
Table 2. The Martin Luther King Jr. Boulevard District: - Permitted Uses and Specific Conditions

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Administrative services, not-for-profit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modular homes</td>
<td>Cultural or civic centers</td>
</tr>
<tr>
<td>Multifamily dwellings</td>
<td>Recycling drop-off centers (1)</td>
</tr>
<tr>
<td>Single-family detached dwellings</td>
<td></td>
</tr>
<tr>
<td>Townhouse dwellings</td>
<td></td>
</tr>
<tr>
<td>Duplex dwellings</td>
<td></td>
</tr>
<tr>
<td>Zero lot line single-family dwellings</td>
<td></td>
</tr>
<tr>
<td>Apartment hotels</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public and Institutional Uses</th>
<th>Commercial and Business Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood assisted residences with six (6) or fewer residents</td>
<td>Bed and breakfast inns</td>
</tr>
<tr>
<td>Residential care facilities</td>
<td>Family Day Care</td>
</tr>
<tr>
<td>Community Centers</td>
<td>Commercial day care</td>
</tr>
<tr>
<td>Educational Institutions</td>
<td>Business and Professional Offices</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>Commercial amusements, indoor</td>
</tr>
<tr>
<td>Protective and emergency services</td>
<td></td>
</tr>
<tr>
<td>Public libraries</td>
<td>Financial Institutions</td>
</tr>
<tr>
<td>Public parks and recreation areas, active</td>
<td></td>
</tr>
<tr>
<td>Public parks and recreation areas, passive</td>
<td></td>
</tr>
<tr>
<td>Utilities (2)</td>
<td>Public libraries</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Specific Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Recycling drop-off centers – All recycling drop-off centers shall be enclosed with concrete walls or fencing on 3 sides between 6 – 8 feet in height. No storage shall take place outside of the recycling recepticals and all recepticals shall have lid coverings.</td>
</tr>
<tr>
<td>2. Utilities. All utilities shall be underground and provided by the developer.</td>
</tr>
<tr>
<td>3. No outdoor boarding of animals.</td>
</tr>
</tbody>
</table>

**NOTE:** All non mixed use projects shall be subject to the Martin County Comprehensive Growth Management Plan regulations.
INDIANTOWN CRA DEVELOPMENT STANDARDS

FIGURE 2: GRAPHIC EXAMPLE (FOR ALL PROJECTS-EXCEPT AS NOTED)

Martin Luther King District

TYPICAL SECTION
WITH VERTICAL LAND USES

TYPICAL PLAN
WITH DIMENSIONAL REQUIREMENTS

POTENTIAL BUILD OUT
# INDIANTOWN CRA
## DEVELOPMENT STANDARDS
### Martin Luther King District

#### Development Requirements: (All Projects)
- Maximum lot size, square feet, - N/A
- Minimum lot width and minimum lot frontage on dedicated right-of-way, feet, - 25 feet
- Maximum lot width and maximum lot frontage on dedicated rights-of-way, feet, - N/A
- Maximum Building Size, sq. ft. of gross floor area, - 10,000 sq. ft.
- Maximum gross floor area per floor/use, sq. ft., - 5,000 sq. ft.
- Minimum building frontage, percent, - 80%
  (except where side setbacks exceed 20% of lot width)
- Maximum building frontage, percent, - 100%
  (minus side setbacks where applicable)
- Required Maximum/Minimum front setback, feet, - 0-5 feet**
- Allowed front sidewalk encroachment, percent, - 100% minus 2'
  (for Arcades, Canopies, Porches)***
- Minimum front sidewalk encroachment, percent,
  - 50% of bldg. frontage
- Minimum side setback, feet, - 0 feet or 5 feet **
- Minimum rear setback, feet, - 10 feet
- Minimum building height, stories, feet, - 1 stories or 18 feet
- Maximum building height, stories, feet, - 2 stories or 28 feet
- Parking - rear or side yard only

#### Development Requirements (Mixed use):
- Maximum lot coverage, percent, - 80%*
- Usage by floor: Mixed use
- 1st Commercial(Retail/Office)Residential
- 2nd Office/Residential

* 100% maximum lot coverage allowed by mixed use text amendment, Martin County comprehensive plan.
** Corner Lot - Front setback is measured from primary street, and side setback from secondary street.
*** Arcades, porches, balconies, or awnings permitted for a minimum of 50% of the building frontage. Enclosed building space permitted over arcade or porch. All appropriate county permits will be required for any buildings utilizing sidewalk encroachment.

#### Development Requirements (Non-mixed use):

### In Commercial General (CG) land use designation:
- Minimum lot size, square feet - 10,000 sf
- Minimum open space, percent - 20%
- Maximum bldg. coverage, percent - 60%
- Hotel/Motel max. density, du/ac - 20 du/ac

### Refer to Figure 2
#### For Graphic Example

#### Residential Requirements (Mixed use):
- Projects shall have a minimum of 20% residential use and a maximum of 75% residential use based on the total building square footage of the project.
- Residential densities shall range from two (2) units per acre to (15) units per acre.
- The allowable number of units in a mixed use project shall be calculated according to the following formula: residential building square footage divided by the total project building square footage multiplied by the total project acreage multiplied by 15 units per acre.

The formula is "RB/TPxPAxMD=TU" where:
- RB=Residential Building (or unit) square footage
- TP=Total Project building square footage
- PA=Project Acreage
- MD=Maximum Density
- TU=Total Maximum Dwelling Units

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Table 3. Martin Luther King Jr. Boulevard South District: Permitted Uses and Specific Conditions

<table>
<thead>
<tr>
<th><strong>Residential Uses</strong></th>
<th><strong>Commercial and Business Uses</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Modular homes</td>
<td>Bed and breakfast inns</td>
</tr>
<tr>
<td>Single family detached dwellings</td>
<td>Commercial day care</td>
</tr>
<tr>
<td>Multifamily dwellings</td>
<td>Family day care</td>
</tr>
<tr>
<td>Townhouses dwellings</td>
<td>Golf courses</td>
</tr>
<tr>
<td>Duplex dwellings</td>
<td></td>
</tr>
<tr>
<td>Zero lot line single-family dwellings</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Public and Institutional Uses</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Centers</td>
<td></td>
</tr>
<tr>
<td>Educational Institutions</td>
<td></td>
</tr>
<tr>
<td>Neighborhood assisted residences with six (6) or fewer residents</td>
<td></td>
</tr>
<tr>
<td>Neighborhood boat launches</td>
<td></td>
</tr>
<tr>
<td>Places of worship</td>
<td></td>
</tr>
<tr>
<td>Protective and emergency services</td>
<td></td>
</tr>
<tr>
<td>Public libraries</td>
<td></td>
</tr>
<tr>
<td>Public parks and recreation areas, active</td>
<td></td>
</tr>
<tr>
<td>Public parks and recreation areas, passive</td>
<td></td>
</tr>
<tr>
<td>Recycling drop-off centers (1)</td>
<td></td>
</tr>
<tr>
<td>Utilities (2)</td>
<td></td>
</tr>
<tr>
<td>Residential care facilities</td>
<td></td>
</tr>
</tbody>
</table>

**Specific Conditions**

1. Recycling drop-off centers - All recycling drop-off centers shall be enclosed with concrete walls or fencing on 3 sides between 6 – 8 feet in height. No storage shall take place outside of the recycling recepticals and all recepticals shall have lid coverings.

2. Utilities. All utilities shall be underground and provided by the developer.

NOTE: All non mixed use projects shall be subject to the Martin County Comprehensive Growth Management Plan regulations.
INDIANTOWN CRA
DEVELOPMENT STANDARDS

FIGURE 3:
GRAPHIC EXAMPLE
(FOR ALL PROJECTS EXCEPT AS NOTED)

Martin Luther King South District

* TWO STORY RESIDENTIAL EXAMPLE *

10' REAR SETBACK
LOT WIDTH VARIES
0'-10' FRONT SETBACK
EXISTING
50' ROW

MAX. BLDG. HEIGHT

MIN. BLDG. HEIGHT

PARKING IN REAR OR SIDE YARD ONLY

TYPICAL SECTION
WITH VERTICAL LAND USES

TYPICAL PLAN
WITH DIMENSIONAL REQUIREMENTS
## INDIANTOWN CRA
### DEVELOPMENT STANDARDS

**MARTIN LUTHER KING DISTRICT**  
*(FOR ALL PROJECTS EXCEPT AS NOTED)*

<table>
<thead>
<tr>
<th>Development Requirements (All Projects):</th>
<th>Single Family:</th>
<th>Multi Family, Mixed Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum lot size, square feet</td>
<td>8,000 sf</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum lot size, square feet</td>
<td>4,000 sf</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum lot width and minimum lot frontage on dedicated right-of-way, feet</td>
<td>40'</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum building coverage, percent, *</td>
<td>65%</td>
<td>65%</td>
</tr>
<tr>
<td>Maximum bldg. size, sf of gross floor area per floor</td>
<td>N/A</td>
<td>22,000 sf</td>
</tr>
<tr>
<td>Maximum bldg. size, sf of gross floor area</td>
<td>N/A</td>
<td>44,000 sf</td>
</tr>
<tr>
<td>Minimum building frontage, percent, **</td>
<td>65%</td>
<td>65%</td>
</tr>
<tr>
<td>Maximum building frontage, percent, minus setbacks, (except where side setbacks exceed 20% of lot width)</td>
<td>80%</td>
<td>80%</td>
</tr>
<tr>
<td>Required front setback, feet, **</td>
<td>0'-10'</td>
<td>0'-10'</td>
</tr>
<tr>
<td>Minimum side setback, feet, **</td>
<td>5'</td>
<td>10'</td>
</tr>
<tr>
<td>Minimum rear setback, feet</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Maximum building height, feet,</td>
<td>2 Stories, 28'</td>
<td>2 Stories, 28'</td>
</tr>
<tr>
<td>Minimum building height, feet,</td>
<td>1 Story, 18'</td>
<td>1 Story, 18'</td>
</tr>
</tbody>
</table>

* 100% maximum lot coverage allowed by mixed use land amendment, Martin County Comprehensive Plan.
* *Corner Lot - Front setback is measured from primary street; and side setback from secondary street.

**Arches, porches, balconies, or awnings permitted for a minimum of 50% of the building frontage. Enclosed building space permitted over arched or porch. All appropriate county permits will be required for any buildings utilizing sidewalk encroachment.

### Development Requirements (Mixed use):
- Maximum lot coverage, percent, - 80%*
- Usage by floor: Mixed use
  - 1st Commercial (Retail/Office), Residential
  - 2nd Office/Residential
- Usage by floor: Residential Properties
- Residential all floors
- Usage by floor: Commercial Properties
- Commercial all floors

### Residential Requirements (Mixed use):
- Projects shall have a minimum of 20% residential use and a maximum of 75% residential use based on the total building square footage of the project.
- Residential densities shall range from two (2) units per acre to (15) units per acre.
- The allowable number of units in a mixed use project shall be calculated according to the following formula: residential building square footage divided by the total project building area multiplied by the total project acreage multiplied by 15 units per acre.
- The formula is "RB/TPxPAxMD= TU" where:
  - RB = Residential Building (or unit) square footage
  - TP = Total Project building square footage
  - PA = Project Acreage
  - MD = Maximum Density
  - TU = Total Maximum Dwelling Units

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Table 4. The Warfield Boulevard North District - Permitted Uses

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Commercial and Business Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment hotels</td>
<td>Commercial day care</td>
</tr>
<tr>
<td><strong>Public and Institutional Uses</strong></td>
<td>Business and Professional Offices</td>
</tr>
<tr>
<td>Community Centers</td>
<td>Commercial amusements, indoor</td>
</tr>
<tr>
<td>Educational Institutions</td>
<td>Commercial amusements, outdoor</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>Financial Institutions</td>
</tr>
<tr>
<td>Protective and emergency services</td>
<td>Funeral Homes</td>
</tr>
<tr>
<td>Public libraries</td>
<td>General retail sales and service</td>
</tr>
<tr>
<td>Public parks and recreation areas, active</td>
<td>Golf driving ranges</td>
</tr>
<tr>
<td>Public parks and recreation areas, passive</td>
<td>Hotels and Motels</td>
</tr>
<tr>
<td>Utilities (2)</td>
<td>Kennels, Commercial (3)</td>
</tr>
<tr>
<td>Administrative services, not-for-profit</td>
<td>Limited retail sales and service</td>
</tr>
<tr>
<td>Cultural or civic centers</td>
<td>Medical services</td>
</tr>
<tr>
<td>Hospitals</td>
<td>Parking lots and garages</td>
</tr>
<tr>
<td>Post offices</td>
<td>Restaurants, convenience, with drive through facilities</td>
</tr>
<tr>
<td>Recycling drop-off centers (1)</td>
<td>Restaurants, convenience, without drive through facilities</td>
</tr>
<tr>
<td>Residential care facilities</td>
<td>Restaurants, general</td>
</tr>
<tr>
<td></td>
<td>Trades and skilled services</td>
</tr>
<tr>
<td></td>
<td>Vehicular sales and service (4)</td>
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<td></td>
<td>Vehicular services and maintenance (4)</td>
</tr>
<tr>
<td></td>
<td>Veterinary medical services</td>
</tr>
<tr>
<td></td>
<td>Wholesale trades and services</td>
</tr>
</tbody>
</table>

Specific Conditions
1. Recycling drop-off centers - All recycling drop-off centers shall be enclosed with concrete walls or fencing on 3 sides between 6 – 8 feet in height. No storage shall take place outside of the recycling recepticals and all recepticals shall have lid coverings.
2. Utilities. All utilities shall be underground and provided by the developer.
3. No outdoor boarding of animals.
4. No only used vehicular sales, this doesn’t prohibit the sale of a single vehicle on a private residential lot.

NOTE: All non mixed use projects shall be subject to the Martin County Comprehensive Growth Management Plan regulations.
INDIANTOWN CRA DEVELOPMENT STANDARDS

FIGURE 4:
GRAPHIC EXAMPLE
FOR ALL PROJECTS-EXCEPT AS NOTED

Warfield Boulevard North District

TYPICAL SECTION
WITH VERTICAL LAND USES
VARIANCE

TYPICAL PLAN
WITH DIMENSIONAL REQUIREMENTS

POTENTIAL BUILD OUT
# Indiantown CRA Development Standards

## Warfield Boulevard North District

### Development Requirements: (All Projects)

- **Maximum lot size, square feet, - N/A**
- **Minimum lot width and minimum lot frontage on dedicated right-of-way, feet, - N/A**
- **Maximum lot width and maximum lot frontage on dedicated right-of-way, feet, - N/A**
- **Maximum Building Size, sq. ft. of gross floor area, 60,000 sq. ft.**
- **Minimum building frontage, percent, - 60%** (except where side setbacks exceed 40% of lot width)
- **Maximum building frontage, percent, - 80%** (except where side setbacks exceed 20% of lot width)
- **Maximum front setback, feet, - 35**
- **Minimum front setback, feet, - 10**
- **Allowed front setback encroachment, percent, 50% *****
- **Minimum side setback, feet, - 5 feet**
- **Minimum rear setback, feet, - 5 feet or 25 feet next to residential**
- **Minimum building height, stories, feet, - 1 stories or 18 feet**
- **Maximum building height, stories, feet, - 3 stories or 35 feet**
- **Parking - rear or side yard only**

### Development Requirements (Mixed use):

- **Maximum building coverage, percent, - 80%***
- **Usage by floor: Mixed use**
  - 1st Commercial (Retail/Office) Residential
  - 2nd Office/Residential
  - 3rd Office/Residential

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*100% Maximum lot coverage allowed by Mixed use text amendment, Martin County Comprehensive Plan.

** Corner lot front setback is measured from primary street, and side setback from secondary street.

*** Arcades, porches, balconies, or awnings permitted for a minimum of 50% of the building frontage. Enclosed building space permitted over arcade or porch. All appropriate county permits will be required for any buildings utilizing sidewalk encroachment.

### Development Requirements (Non-mixed use):

**In Commercial General (CG) land use designation:**
- **Minimum lot size, square feet - 10,000 sf**
- **Minimum open space, percent - 20%**
- **Maximum bldg. coverage, percent - 80%**
- **Hotel/Motel max. density, du/ac - 20 du/ac**

**In General Institutional (GI) land use designation:**
- **Minimum open space, percent - 40%**
- **Maximum bldg. height, feet - 40’**
- **Maximum bldg. coverage, percent - 45%**

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*Refer to Figure 4 For Graphic Example*
### Table 5. The Warfield Boulevard South District - Permitted Uses

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Financial Institutions</th>
<th>Funeral Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse Dwellings</td>
<td>General retail sales and service</td>
<td></td>
</tr>
<tr>
<td>Apartment hotels</td>
<td>Hotels and Motels</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kennels, Commercial (3)</td>
<td></td>
</tr>
<tr>
<td>Public and Institutional Uses</td>
<td>Limited retail sales and service</td>
<td></td>
</tr>
<tr>
<td>Community Centers</td>
<td>Marinas, commercial</td>
<td></td>
</tr>
<tr>
<td>Educational Institutions</td>
<td>Medical services</td>
<td></td>
</tr>
<tr>
<td>Places of Worship</td>
<td>Parking lots and garages</td>
<td></td>
</tr>
<tr>
<td>Protective and emergency services</td>
<td>Residential Storage Facilities</td>
<td></td>
</tr>
<tr>
<td>Public libraries</td>
<td>Restaurants, convenience, with drive through facilities</td>
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<tr>
<td>Public Parks and recreation areas, active</td>
<td>Restaurants, convenience, without drive through facilities</td>
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<td>Public Parks and recreation areas, passive</td>
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<td>Recycling drop off centers (1)</td>
<td>Trades and skilled services</td>
<td></td>
</tr>
<tr>
<td>Residential care facilities</td>
<td>Vehicular sales and service (4)</td>
<td></td>
</tr>
<tr>
<td>Utilities (2)</td>
<td>Vehicular services and maintenance (4)</td>
<td></td>
</tr>
<tr>
<td>Administrative Services, non-for-profit</td>
<td>Veterinary medical services (3)</td>
<td></td>
</tr>
<tr>
<td>Cultural or civic uses</td>
<td>Wholesale trades and services (Limit Size Box)</td>
<td></td>
</tr>
<tr>
<td>Hospitals</td>
<td>Ancillary retail use</td>
<td></td>
</tr>
<tr>
<td>Post Offices</td>
<td>Construction industry trades</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construction sales and services</td>
<td></td>
</tr>
<tr>
<td>Agricultural Uses</td>
<td>Industrial Uses</td>
<td></td>
</tr>
<tr>
<td>Plant nurseries and landscape service</td>
<td>Limited impact industries</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial and Business Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast Inns</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Day Care</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family Day Care Business and Professional Offices</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial amusements, indoor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial amusements, outdoor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Specific Conditions
1. Recycling drop-off centers - All recycling drop-off centers shall be enclosed with concrete walls or fencing on 3 sides between 6 – 8 feet in height. No storage shall take place outside of the recycling recepticals and all recepticals shall have lid coverings.
2. Utilities. All utilities shall be underground and provided by the developer.
3. No outdoor boarding of animals.
4. No only used vehicular sales, this doesn’t prohibit the sale of a single vehicle on a private residential lot.
NOTE: All non mixed use projects shall be subject to the Martin County Comprehensive Growth Management Plan regulations.
# INDIANTOWN CRA

## DEVELOPMENT STANDARDS

### Warfield Boulevard South District

#### Development Requirements: (All Projects)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum lot size, square feet, - N/A</td>
<td>Projects shall have a minimum of 20% residential use and a maximum of 75% residential use based on the total building square footage of the project.</td>
</tr>
<tr>
<td>Minimum lot width and minimum lot frontage on dedicated right-of-way, feet, - N/A</td>
<td>Residential densities shall range from two (2) units per acre to (15) units per acre,</td>
</tr>
<tr>
<td>Maximum lot width and maximum lot frontage on dedicated right-of-way, feet, - N/A</td>
<td>The allowable number of units in a mixed use project shall be calculated according to the following formula: residential building square footage divided by the total project building square footage multiplied by the total project acreage multiplied by 15 units per acre.</td>
</tr>
<tr>
<td>Maximum building Size, sq. ft. of gross floor area, - 60,000 sq. ft.</td>
<td>The formula is “RB/TPxPxAxMD=TU” where:</td>
</tr>
<tr>
<td>Maximum gross floor area per floor, sq. ft., - 20,000 sq. ft.</td>
<td>RB=Residential Building (or unit) square footage</td>
</tr>
<tr>
<td>Minimum building frontage, percent, - 60%</td>
<td>TP=Total Project building square footage</td>
</tr>
<tr>
<td>(except where side setbacks exceed 40% of lot width)</td>
<td>PA=Project Acreage</td>
</tr>
<tr>
<td>Maximum building frontage, percent, - 80%</td>
<td>MD=Maximum Density</td>
</tr>
<tr>
<td>(except where side setbacks exceed 20% of lot width)</td>
<td>TU=Total Maximum Dwelling Units</td>
</tr>
<tr>
<td>Maximum front setback, feet, - 35 feet **</td>
<td></td>
</tr>
<tr>
<td>Minimum front setback, feet, - 10 feet **</td>
<td></td>
</tr>
<tr>
<td>Allowed front setback encroachment, percent, - 50%</td>
<td></td>
</tr>
<tr>
<td>(for arcades, porches, or canopies)***</td>
<td></td>
</tr>
<tr>
<td>Minimum front setback encroachment, percent, - 50% of bldg. frontage</td>
<td></td>
</tr>
<tr>
<td>Minimum side setback, feet, - 5 feet</td>
<td></td>
</tr>
<tr>
<td>Minimum rear setback, feet, - 5 feet or 10 feet next to residential</td>
<td></td>
</tr>
<tr>
<td>Maximum building height, feet, - 3 stories or 35 feet</td>
<td></td>
</tr>
<tr>
<td>Minimum building height, feet, - 1 stories or 18 feet</td>
<td></td>
</tr>
<tr>
<td>Parking - rear or side yard only</td>
<td></td>
</tr>
</tbody>
</table>

### Development Requirements (Mixed use):

- Maximum building coverage, percent, - 80%*
- Usage by floor: Mixed use
  - 1st: Commercial (Retail/Office) Residential
  - 2nd: Office/Residential
  - 3rd: Office/Residential

* 100% maximum lot coverage allowed by Mixed Use Text Amendment, Martin County Comprehensive Plan.

** Corner lot front setback is measured from primary street, and side setback from secondary street.

*** Arcades, porches, balconies, or awnings permitted for a minimum of 50% of the building frontage.

Enclosed building space permitted over arcade or porch. All appropriate county permits will be required for any buildings utilizing sidewalk encroachment.

### Development Requirements (Non-mixed use):

#### In Commercial General (CG) land use designation:

<table>
<thead>
<tr>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size, square feet - 10,000 sf</td>
</tr>
<tr>
<td>Minimum open space, percent - 20%</td>
</tr>
<tr>
<td>Maximum bldg. height, feet - 40'</td>
</tr>
<tr>
<td>Maximum bldg. coverage, percent - 60%</td>
</tr>
<tr>
<td>Hotel/Motel max. density, du/ac - 20du/ac</td>
</tr>
</tbody>
</table>

#### In Industrial (IND) land use designation:

<table>
<thead>
<tr>
<th>Impact</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limited Impact</td>
<td>Minimum lot size, square feet - 15,000 sq. ft.</td>
</tr>
<tr>
<td>Minimum open space, percent</td>
<td>20%</td>
</tr>
<tr>
<td>Maximum bldg. height, feet</td>
<td>30'</td>
</tr>
<tr>
<td>Maximum bldg. coverage, percent</td>
<td>50%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Extensive Impact</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size, square feet</td>
<td>30,000 sq. ft.</td>
</tr>
<tr>
<td>Minimum open space, percent</td>
<td>20%</td>
</tr>
<tr>
<td>Maximum bldg. height, feet</td>
<td>40'</td>
</tr>
<tr>
<td>Maximum bldg. coverage, percent</td>
<td>50%</td>
</tr>
</tbody>
</table>
Table 6. The Canal District - Permitted Uses

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Commercial and Business Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory dwelling units</td>
<td>Bed and breakfast inns</td>
</tr>
<tr>
<td>Apartment hotels</td>
<td>Commercial day care</td>
</tr>
<tr>
<td>Modular homes</td>
<td>Business and Professional Offices</td>
</tr>
<tr>
<td>Multifamily dwelling</td>
<td>Commercial amusements, indoor</td>
</tr>
<tr>
<td>Single-family detached dwellings</td>
<td>Commercial amusements, outdoor</td>
</tr>
<tr>
<td>Townhouse dwellings</td>
<td>Hotel and motels</td>
</tr>
<tr>
<td>Duplex dwellings</td>
<td>Limited retail sales and services</td>
</tr>
<tr>
<td>Zero lot line single-family dwellings</td>
<td>Marinas, commercial</td>
</tr>
<tr>
<td></td>
<td>Marine education and research</td>
</tr>
<tr>
<td></td>
<td>Restaurants, convenience, without drivethrough facilities</td>
</tr>
<tr>
<td><strong>Agricultural Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Aquaculture</td>
<td></td>
</tr>
<tr>
<td>Plant nurseries and landscape services</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Public and Institutional Uses</strong></td>
</tr>
<tr>
<td>Community Centers</td>
<td></td>
</tr>
<tr>
<td>Educational Institutions</td>
<td></td>
</tr>
<tr>
<td>Neighborhood assisted residences with six (6)</td>
<td></td>
</tr>
<tr>
<td>or fewer residents</td>
<td></td>
</tr>
<tr>
<td>Places of Worship</td>
<td></td>
</tr>
<tr>
<td>Protective and emergency services</td>
<td></td>
</tr>
<tr>
<td>Public parks and recreation areas, active</td>
<td></td>
</tr>
<tr>
<td>Public parks and recreation areas, passive</td>
<td></td>
</tr>
<tr>
<td>Utilities (2)</td>
<td></td>
</tr>
<tr>
<td>Administrative services, not-for-profit</td>
<td></td>
</tr>
<tr>
<td>Cultural or civic centers</td>
<td></td>
</tr>
<tr>
<td>Recycling drop-off centers (1)</td>
<td></td>
</tr>
<tr>
<td>Post office</td>
<td></td>
</tr>
<tr>
<td>Public library</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>NOTE:</strong> All non mixed use projects shall be subject to the Martin County Comprehensive Growth Management Plan regulations.</td>
</tr>
</tbody>
</table>

Specific Conditions

1. Recycling drop-off centers - All recycling drop-off centers shall be enclosed with concrete walls or fencing on 3 sides between 6 – 8 feet in height. No storage shall take place outside of the recycling recepticals and all recepticals shall have lid coverings.
2. Utilities. All utilities shall be underground and provided by the developer.
3. No outdoor boarding of animals.
INDIANTOWN CRA
DEVELOPMENT STANDARDS

FIGURE 6:
GRAPHIC EXAMPLE
Canal District

Development Requirements:

* MIXED USE EXAMPLE *

75' CANAL SETBACK
LOT WIDTH VARIES
30' FRONT SETBACK
EXISTING
50' ROW

TYPICAL SECTION
WITH VERTICAL LAND USES

TYPICAL PLAN
WITH DIMENSIONAL REQUIREMENTS
INDIANTOWN CRA
DEVELOPMENT STANDARDS
Canal District

Development Requirements: (All Projects)
- Maximum lot size, square feet, N/A
- Minimum lot width and minimum lot frontage on dedicated right-of-way, feet, N/A
- Maximum lot width and maximum lot frontage on dedicated right-of-way, feet, N/A
- Maximum Building Size, sq. ft. of gross floor area, 20,000 sq. ft.
- Maximum gross floor area per floor, sq. ft., 20,000 sq. ft.
- Minimum bldg. frontage, percent, 50% (Roadway)
  (except where side setbacks exceed 50% of lot width)
- Maximum bldg. frontage, percent, 70% (Roadway or Canal)
  (except where side setbacks exceed 30% of lot width)
- Required front setback, feet, 30'
- Minimum side setback, feet, 10'
- Minimum rear setback, feet, 20'
- Required canal setback, feet, 75' (Per Comp. Plan)
- Minimum building height, feet, 20'
- Maximum building height, feet, 40'
- Parking - rear or side yard only
- No parking along waterfront

Development Requirements: (Mixed Use)
- Maximum building coverage, percent 65%*
  Usage by floor: Mixed use
  1st Commercial/Office/Residential
  2nd Office/Residential
  3rd Office/Residential
  Usage by floor: Commercial Properties
  Commercial all floors

* 100% Maximum lot coverage allowed by mixed use text amendment, Martin County Comprehensive Plan.
** Corner lot front setback is measured from primary street, and side setback is measured from secondary street;
and 40' required side setback for commercial use adjacent to residential use,
Arcades, porches, balconies, or awnings permitted for a minimum of 50% of the building frontage.
All appropriate county permits will be required for any buildings utilizing sidewalk encroachments.

Development Requirements (Non-mixed use):

In WC (Waterfront Commercial) land use designation:
- Minimum lot size, square feet, 10,000 sf
- Minimum open space, percent, 30%
- Maximum bldg. height, feet, 30' (zoned Resort
- Maximum bldg. height, feet, 40' (zoned General
- Maximum bldg. coverage, percent, 50%
- Residential Density not to exceed - 10 du/ac
- Hotel/Motel max. density, du/ac, 20 du/ac

In GC land use designation:
- Minimum lot size, square feet, 10,000 sf
- Minimum open space, percent, 20%
- Maximum bldg. height, feet, 40'
- Maximum bldg. coverage, percent, 60%
- Hotel/Motel max. density, du/ac, 20 du/ac

Refer to Figure 6
For Graphic Example

Residents Requirements:
- Projects shall have a minimum of 20% residential use and a maximum of 75% residential use based on the total building square footage of the project.

Residential densities shall range from two (2) units per acre to (15) units per acre.

The allowable number of units in a mixed use project shall be calculated according to the following formula: Residential building square footage divided by the total project building square footage multiplied by the total project acreage multiplied by 15 units per acre.

The formula is "RB/TP x PA x MD = TU" where:
RB = Residential Building (or unit) square footage
TP = Total Project building square footage
PA = Project Acreage
MD = Maximum Density
TU = Total Maximum Dwelling Units
INDIANTOWN CRA
DEVELOPMENT STANDARDS

FIGURE 7:
Neighborhood Center District

Development Requirements:

<table>
<thead>
<tr>
<th>Locational Criteria</th>
<th>Proximity to CRP Plan designations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Centrally located within residential development</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Criteria for Non-Residential Uses</th>
<th>PUD Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conformance with Martin County Comprehensive Plan and LDR regulations</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-Residential uses permitted</th>
<th>Office, Retail-Commercial, Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum size (not including recreation areas, roads, R.O.W.s)</td>
<td>4 Ac</td>
</tr>
<tr>
<td>Max. height of non-residential uses</td>
<td>One story, 18'</td>
</tr>
<tr>
<td>Min. green or plaza area</td>
<td>0.5 Acres per 100 Dwelling Units In PUD</td>
</tr>
<tr>
<td>Maximum size of non residential use per building</td>
<td>3,000 sf</td>
</tr>
<tr>
<td>Front setback *</td>
<td>10'</td>
</tr>
<tr>
<td>Side setback *</td>
<td>5'</td>
</tr>
<tr>
<td>Rear setback</td>
<td>10'</td>
</tr>
</tbody>
</table>

Parking or Garages - rear or side yard only
On-street parking permitted around Cultural Green

* Corner Lot-Front setback is measured from primary street, and side setback from secondary street.

TYPICAL PLAN
The following regulations apply to all projects within the overlay zoning district, unless otherwise specified within these regulations.

**B. Roadway and Street Design.** All major and minor streets, boulevards and alleys within the Indiantown Redevelopment Area shall comply with the Traditional Neighborhood Street Design standards of, Section 4.847, Land Development Regulations, Martin County Code (hereafter referenced as LDRMCC).

**C. Parking.** Parking shall conform with LDRMCC Article 4, Division 14, Sections 4.621-4.633, Parking and Loading, unless otherwise specified in this Subsection (C).

1. **On-site Parking Requirements.**
   a. The required parking may be provided off-site, provided the site is approved by the Indiantown Neighborhood Advisory Committee.
   b. Developers / property owners may, after review and approval from the Indiantown Neighborhood Advisory Committee, pay a fee in lieu of providing the required spaces. The fee shall be based on the average cost of constructing a parking space in Martin County, as determined by the Building Department. Said fee shall be a one-time payment, to be placed in the redevelopment trust fund and shall be utilized for parking improvements within the Indiantown Community Redevelopment Area.
   c. On-street parking along the corresponding frontage shall count 100% towards the parking requirements.
   d. Specific parking space requirements:
      - Residential – 1.5 per residential unit
      - Office – 2.5 per 1,000 Sq. Ft.
      - Commercial – 3 per 1,000 Sq. Ft.
      - Medical office – 4 per 1,000 Sq. Ft.
      - Restaurant – 5 per 1,000 Sq. ft.
      - Industrial District- In accordance with MCCLDR based on specific industrial use proposed.
      - Mixed Use Projects (excluding restaurants and medical offices) – minimum of one (1) space per 500 square feet of net leasable non-residential floor area and (1) space for each residential unit in any mixed use building where the residential use constitutes 50% or less of the use. Shared parking is allowed (see Subsection C-4).
   e. On-site parking will be restricted according to the development standards in Figures 1 through 3. In the case of side yard parking, the parking area shall be a minimum of five (5) feet behind the front setback line and a street wall or opaque screen, shall be provided at the right-of-way line or building setback line, whichever is further removed from the roadway. Such street wall or opaque screen shall not exceed four (4) feet in height.
   f. There shall be a minimum ten foot (10) buffer between parking areas and adjacent residential uses which lie outside the specific overlay district. This buffer may be inclusive of any alley.
   g. Each use required to have on-site parking may provide a range of parking stall sizes to accommodate compact and larger vehicles; however, 50% of the spaces shall meet the standards specified in Section 4.631 A
and B LDRMCC. The remaining spaces shall meet the following minimum dimensions:

- Compact spaces-15% of total parking maximum
  8.5’ x 18’, 16’ with two foot overhang, maximum
- Angled spaces – 9’ x 18’, 16’ with two foot overhang
- Parallel spaces-8’x 22’
- Drive aisle- 20’ two way, 10’ one way

h. Bicycle racks to be provided in accordance with Sec. 4.873.B., LDRMCC. (Rack provision may be shared by different businesses within each block).

   a. Adjoining public or private parking lots must share ingress/egress points where feasible or legally permitted; and
   b. Public or private parking lots may be accessed from alleys provided the alleyways are constructed to County standards.

3. Location and design, generally.
   a. Parking lots shall be designed in accordance with the adopted landscaping requirements for the Indiantown Community Redevelopment Area.
   b. Recreational vehicles; including but not limited to motor homes, campers, travel trailers, off-road vehicles and trailers, personal watercraft, and other vessels, must be screened from view from any roadway, when stored on the property, except when stored in rear alley.

4. Joint use of off-street parking lots.
   a. Joint use of off-street parking lots is encouraged; and
   b. 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; and
   c. Parking shared by different uses must provide evidence that peak parking demands of each use occur at different times of the day. Mixed use developments, on a single parcel, which include a residential component do not have to meet this standard.

5. Off-street Loading. A minimum of one loading space must be provided for all buildings that receive or ship goods via semi-trailer. The space shall not obstruct or otherwise hinder the movement of vehicle and pedestrians and shall be located so as not to be seen from the street.

6. Approved parking surfaces.
   a. Commercial, industrial, or mixed-use development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a grass surface, or other permeable surfaces upon approval of the Martin County Engineering Department.
   b. Civic uses may provide parking on grass surfaces.
   c. Parking surfaces prohibited by this Subsection shall be brought up to the standards of this Subsection upon approval of any new or revised site plan.
   a. Residential-only development shall provide parking on a paved surface.
D. Stormwater. A Master Stormwater Management Plan (Plan) will be developed for the Indiantown Community Redevelopment Area (CRA). The Plan will be based upon the most likely build-out scenario for the CRA. A cost estimate and joint stormwater management strategy will be developed based upon the Plan. In the interim, stormwater management shall be as required by Article 4, Division 9, Land Development Regulations, Martin County Code, with the exception that parcels within the overlay areas may develop a stormwater management plan in conjunction with the adjacent properties.

E. Landscaping. All landscaping and buffering requirements as set forth in this Subsection (E) will be met to the maximum extent practicable, with the following three exceptions: remodeling not involving a substantial change in land use, the limited removal of understory vegetation for purposes of routine field survey work, or the removal of exotic, dead or diseased vegetation.

1. Required submittals. Prior to the issuance of a building permit, a landscape plan shall be submitted to and approved only by a recommendation of the Martin County Growth Management Department. The required landscape plan shall be prepared by a qualified professional and indicate the location and type of all existing and proposed:
   a. Property boundaries, rights-of-way and easements;
   b. On-site and abutting land uses;
   c. Buildings and structures;
   d. Utilities, including septic drain fields;
   e. Off-street parking and other vehicular use areas;
   f. Surface water bodies and well fields;
   g. Trees, landscaping and other vegetation to be preserved or removed;
   h. Irrigation sources; and
   i. Such other information as may be required, such as the location and acreage of all areas designated for development and preservation.

2. General requirements. The following minimum landscaping and tree planting requirements shall apply:
   a. Open space, if required, may include any landscaped pedestrian environment such as planted courtyards or walkways. Ten (10) percent of the open space requirement may be met by landscaping and permanently maintaining adjacent public space, and permanently establishing the area as a pedestrian environment. Such space is to be designated on the site plan.
   b. All developments, except those with an industrial landuse designation, shall provide at least one (1) tree per 1,500 square feet of total site area. This calculation shall exclude any required upland preserve area.
   c. Landscaping in easements. Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable
to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site.
d. Exposed dirt yards are prohibited.

3. Vehicular use area and requirements. The following landscaping requirements shall apply within vehicular use areas and along roads:
   a. Landscaping. The landscaping on Warfield Boulevard, Dr. Martin Luther King Jr. Boulevard, and Citrus Boulevard shall include native and non-native trees with a minimum height of sixteen (16) feet, with a four (4) foot clear trunk, and four (4) inch caliper at the time of planting, planted at a maximum of thirty (30) foot intervals. In the Warfield Boulevard Corridor, every block shall be complemented with a bench and a garbage container. The landscape islands shall have pervious open area sized appropriately to the maximum growth of the tree.
b. Perimeter landscaping. Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards (except vehicular use areas fronting on Warfield Boulevard, Dr. Martin Luther King Jr. Boulevard, and Citrus Boulevard, where size and interval are as indicated above):
   (1) Native trees shall constitute seventy-five (75) percent of the trees used; and
   (2) Trees shall be a minimum of twelve (12) feet in height, four (4) foot clear trunk, and two and one half (2.5) inches caliper at the time of planting, planted at a maximum of fifty (50) foot intervals; and
   (3) If a parking area abuts a residential property, trees with a minimum height of sixteen (16) feet, a four (4) foot clear trunk, and four (4) inch caliper at the time of planting, planted at a maximum of twenty five (25) foot intervals, shall be required (no palms can count towards this requirement); and
   (4) Opaque hedge material, three (3) feet tall at time of planting, may be used in lieu of an opaque wall or fence.
c. Visual barriers. A wall, fence, berm or other landscape barrier with a maximum height of three (3) feet between vehicular use areas and right of ways shall be provided. Visual barriers shall provide a continuous solid visual screen along open areas adjacent to sidewalks except open courtyards, walks and driveways. Walls shall have a decorative cap. Walls and landscaping around parking areas shall have one pedestrian access through the buffer for every fifty (50) linear feet in order to provide connection to adjacent development or sidewalks, if access is available.
d. Garden Wall. The following material shall be permitted:
   (1) sand and stone blocks
   (2) wood
   (3) wrought iron
   (4) picket
   (5) coral rock
   (6) painted stucco concrete masonry unit (CMU)
e. Fences.
(1) Plain concrete block and/or barbed wire fences are prohibited.
(2) Chain link fences.
   (a) Chain link fences are permitted in rear yards only.
   (b) In Industrial landuse designated areas, chain link fencing may be used in any location, but must have vegetative screening on the outside of the fencing where visible from adjacent properties, or along any street frontage.
(3) A maximum fence height of three (3) feet between the front of a building and the road right-of-way is permitted. A maximum fence height of six (6) feet is permitted for the remainder of the lot, and for all fencing within the Industrial area.

4. **Buffer requirements.** To reduce potential incompatible relationships between adjacent land uses, fences or hedges between varied uses shall be required.
   a. Six (6) foot fence or landscaped screen between nonresidential and existing residential uses shall be required unless both parties mutually agreed to waive this requirement.
   b. Use of vegetative landscape screens. Where vegetative landscape screens are installed in required areas, they shall be required to form a solid visual screen at the time of planting.
   c. Existing native vegetation may be used to satisfy screening requirements upon the approval of the Growth Management Department Director.

5. **Tree size.** At the time of planting, all required trees shall meet the following minimum requirements:
   a. Along Warfield Boulevard, Dr. Martin Luther King Jr. Boulevard, and Citrus Boulevard, landscaping shall include the planting of native and non-native trees with a minimum height of sixteen (16) feet, with a four (4) foot clear trunk, and four (4) inch caliper at the time of planting; planted at a maximum of thirty (30) foot intervals.
   b. Outside of these corridors, trees shall be a minimum height of twelve (12) feet, with a four (4) foot clear trunk, and two and one half (21/2) inch caliper, at the time of planting.
   c. Palm trees shall be a minimum height of twelve (12) feet at the time of planting.
   d. Fruit trees shall be a minimum height of five (5) feet at the time of planting.

6. **Tree species.** At least seventy-five (75) percent of all trees planted to satisfy the requirements of this Section shall be native species.

7. **Hedges and shrubs.** At the time of planting, hedges and shrubs shall have a minimum height of twenty-four (24) inches, a minimum spread of ten (15) inches and be spaced not less than twenty-four (24) inches on center. Spacing may be increased if larger plants are used to create a full appearance among adjacent plants.

8. **Vines.** Vines, which have a minimum of three (3) runners, thirty (30) inches in length may be used in conjunction with fences, screens or walls to meet barrier
requirements. If vines are used in conjunction with fences, screens or walls, their runners shall be attached in a way that encourages proper growth.

9. Maintenance and Protection of required landscaping. Encroachment into required landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and the following maintenance and protection measures shall be required:
   a. Required landscaped areas shall not be used for the storage or sale of materials, products or the parking of vehicles and equipment.
   b. Hatracking is not permitted. (The best-known form of tree abuse is called “hatracking” which involves severing the leading branch or branches of a tree and/or pruning a tree by removing mature wood creating stub branches, which in severe cases resemble a hatrack.)
   c. Railroad ties shall not be considered an acceptable wheel stop.

10. Construction periods. During periods of development and construction, the areas within the drip line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be:
   a. No trenching or cutting roots;
   b. No fill, compaction or removal of soil; and
   c. No use of concrete, paint, chemicals or other foreign substances.

11. Installation and maintenance. All property owners shall be responsible for properly installing and maintaining required landscaping so that the landscaping is installed and maintained in a healthy, neat and orderly appearance; and is free of refuse and debris.

12. Fences, walls, gates, and gate houses.
   a. Construction material for fences and walls must be architecturally compatible with surrounding buildings.
   b. Barbed wire may be used in conjunction with fencing only in Industrial landuse designated areas. However, spire tips, or sharp objects are not permitted in conjunction with fencing anywhere within the Indiantown Community Redevelopment Area.
   c. The finished side of any fence must face outward.

13. Location and height of fences and walls.
   a. Fences and walls may be built at the street right-of-way or building setback line, provided the fence or wall does not interfere with the safe movement of pedestrians or vehicles; and
   b. Fences or walls built at the street right-of-way or building setback line, may be built to a height of three (3) feet.

14. Street Trees: 75% of all street tree planting to be of the following species:
"Canopy Trees (60% minimum):
   8. Live or Laurel Oak
   9. Magnolia
   10. Drake Elm
   11. Red Maple
   12. Bald Cypress
   13. Buttonwood
F. Sign Regulations. Signage shall be as provided for in Article 4, Division 16, Signs, LDRMCC, unless otherwise provided below. It shall be unlawful to erect, display or maintain any sign within the Indiantown Community Redevelopment Area that does not comply with the following standards and regulations:

1. Temporary Signs. Temporary signs are permitted, subject to compliance with the Florida Building Code and the following requirements:
   a. Promotional, special event, grand opening and seasonal sales signs, provided that such signs are:
      (1) Not over eight (8) square feet in area; and
      (2) No closer than 10 feet to any right-of-way line; and
      (3) Erected in such a way that they do not interfere with vehicular or pedestrian traffic; and
      (4) Permitted for a period not to exceed sixty (60) days for seasonal sales (such as Christmas tree sales) or for a period not to exceed thirty (30) days for promotional sales and nonprofit activities;
      (5) Removed immediately upon the expiration of the use or event for which they are granted; and
      (6) Limited to one (1) per each 100 feet of street frontage
   b. Portable signs, such as sandwich board or "A" frame signs, may be used on the premises or on the sidewalk directly in-front of the premises provided:
      (1) The sign is placed indoors after business hours; and
      (2) If placed on the sidewalk, the portable sign does not exceed 24 inches in width, or maximum 10 sq. ft. in area; and
      (3) Is not placed streetward of the sidewalk.
   c. Banner signs may be erected for a temporary period, not to exceed 21 days. If hung over a right-of-way, they must comply with all applicable FDOT or Martin County regulations. Banner signs shall be used to advertise only redevelopment area non-profit businesses or events. One banner sign is allowed per point of purchase site, with a maximum size limit of 32 square feet, and maximum height of 8 feet.

2. Billboards.
   a. New billboards shall not be allowed in the Indiantown Community Redevelopment Area.

3. Point of Purchase Signs. The following point of purchase signs are permitted subject to compliance with the Florida Building Code and the following requirements:
   a. Wall signs.
(1) For front wall signs, a maximum square footage of thirty-two (32) square feet per fifty (50) feet of lineal frontage and a square footage equal to eighty percent (80%) of lineal frontage, if lineal frontage is less than fifty (50) feet. For walls other than front walls fifty percent (50%) of the square footage for the front wall signs is permitted.

(2) The permitted size of wall signs shall be based on a percentage of the wall areas computed by the length times the height in the geometric figures which determine the actual area. The wall length shall be the building, or that portion occupied. The height of the wall for computation purposes shall not exceed fifteen (15) feet for one-story structures and twenty-five (25) feet for two (2) or more story structures. One (1) wall shall be deemed the front wall. Other walls shall be figured on the basis of fifty percent (50%) of the amount allowable for the front wall. Individual signs may not be larger than (32) square feet.

(3) No wall sign shall cover wholly or partially any required wall opening.

(4) Murals are permitted, but may not contain advertising.

b. Projecting Signs.

(1) No projecting sign shall have a sign area exceeding fifty (50%) percent of the permitted front wall area and in no case shall it exceed fifty (50%) percent of the front wall mounted sign area;

(2) Projecting signs may extend over the right-of-way (sidewalk). The maximum distance, measured perpendicular to the building is the sidewalk less two (2) feet.

c. Freestanding signs.

(1) There shall be one freestanding sign per building or each 200 lineal feet of property frontage.

(2) The freestanding sign shall be a pedestal sign with a maximum square footage of (50) square feet per sign face.

(3) Height shall be limited to eight feet (8’).

d. Off-Premises Signs.

(1) Off premises signs shall be limited to directional signs or signs used for directory purposes.

(2) Off premises signs shall not exceed two (2) square feet for each tenant or property.

(3) The total maximum allowable size shall be twenty eight (28) square feet;

e. Auxiliary Signs.

(1) Time-and-temperature devices are permitted in association with public service activities only. These signs may be freestanding, projecting or wall signs. Those devices with alternating messages shall display each such message for not less than ten (10) seconds.

f. Window signs.

(1) Window signs shall not exceed 20% of the window area.
4. Compliance Requirements.
   a. All signs that were lawfully established prior to the effective date of this ordinance which are or may become nonconforming shall be permitted until they are either removed or replaced. All replacement and new signs will be brought into compliance.
   b. Any sign located within a public right-of-way shall be removed immediately, unless it is permitted elsewhere within this Subsection (F). The enforcing official is authorized to remove any sign not permitted in the right-of-way under this Subsection (F) at such time as the sign is determined to be in noncompliance.

5. Maintenance. Signs shall be kept clean, painted and free from all hazards such as, but not limited to, faulty wiring and loose fastenings. Weeds shall be cut underneath and around the base of ground signs and no rubbish or debris shall be permitted that would constitute a fire hazard or be detrimental to the public health and safety. All signs shall be maintained in a manner, which will withstand hurricane wind load requirements.

6. Permits Required. Signs shall not be erected, constructed, altered or maintained except as provided in this Subsection (F) until a permit for same has been issued and the applicable fee paid. A sign permit shall become null and void and the fee forfeited, unless work on the permitted sign is substantially under way within six (6) month after the effective date of the permit.

G. Outbuildings
   1. Accessory uses. Accessory uses, including but not limited to the following, shall be permitted:
      a. Pavilions and arbors
      b. Detached garages and carports
      c. Garage apartments
      d. Guest houses and studios
      e. Workshops and tool houses
      f. Greenhouse and slat houses
      g. Pools and equipment houses
      h. Pump house

H. Miscellaneous Provisions.
   1. Exterior lighting. Exterior lighting shall be so shielded to prevent any light trespass onto adjoining property.
   2. Painting of structures and repairs.
      a. All exterior surfaces of buildings within the Indiantown Community Redevelopment Area shall be painted, except when constructed with materials not normally painted, including but not limited to such surfaces as vinyl siding or brick.
      b. Any repairs to the exterior of any building must be painted to match the balance of the structure.
   3. Board-Ups. If a structure is boarded-up for any reason, the boarding material must be, at a minimum, exterior grade plywood. If exterior grade plywood is used, it must be painted to match the balance of the structure, except for temporary boarding in the event of a natural disaster.
4. **Unfinished construction projects.**
   a. Unfinished construction projects that have an expired building permit shall have 90 days to re-instate the building permit for the project.
   b. Owners of unfinished construction projects that have failed to re-instate an expired building permit must remove any unfinished improvements immediately.

I. **Architectural Design**
   Architectural design for the Indiantown Community Redevelopment Area shall be as set forth in the Design Regulations for Indiantown.

J. **Alternative Compliance**
   An applicant for development approval may submit a site, landscape, or architectural plan which varies from the requirements of this ordinance in order to accommodate unique site features or utilize innovative design. An alternative compliance site, landscape or architectural plan shall be approved only upon a recommendation of the Martin County Growth Management Department that the alternative fulfills the purpose and intent of the Land Development Regulations, as well as or more efficiently than adherence to the strict requirements of this ordinance. In evaluating proposed alternative compliance for site, landscape or architectural plans, consideration shall be given to proposals which:

1. Improve pedestrian connectivity.
2. Minimize conflict between pedestrian and vehicle.
3. Are consistent with the adopted design regulations.
4. Preserve native vegetation and use xeriscape and other low water use landscape design principles.
5. Utilize existing site characteristics of topography, existing vegetative communities, and any unique environmental feature in the design of structures and other improvements.
6. Comply to the maximum extent practicable relative to the configuration of the development that existed prior to the effective date of the Commercial Design Regulations, 7-9-2002.
7. Improve or provide integration of proposed development into the surrounding off-site development.
8. Provide additional desirable features that mitigate the removal of the items required.
9. Adjust parking through methods already described in Subsection C1 a. & b., 4a, and 6a; or, alternatively, through the appropriately authorized method for a parking adjustment (increase or decrease) of twenty percent or more.

K. **Commercial Day Care**
   Commercial Day Care facilities shall be permitted on any paved public roadway within the Indiantown Community Redevelopment Area Boundary. These commercial day care facilities must comply with the Martin County Comprehensive Growth Management Plan, Land Development Regulations, and General Ordinances.
Indiantown

(Ord. No. 664, pt. 1, 2-8-05)
INDIANTOWN DESIGN REGULATIONS

PREPARED FOR: MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY & THE INDIANTOWN NEIGHBORHOOD ADVISORY COMMITTEE

PREPARED BY: HOUSTON CUOZZO GROUP, INC. 
OCTOBER 2004
PURPOSE OF THE DESIGN REGULATIONS

These design regulations are a companion to the Indiantown Overlay Zoning Code, and are one of the regulatory tools used to implement the vision portrayed in the Indiantown Community Redevelopment Plan.

Their purpose is to provide regulations and guidelines for all redevelopment, and new development building within the Indiantown Community Redevelopment Area (CRA). These regulations set the standards for building and site construction, and also serve to stimulate creative designs and promote a common sense of place for the Indiantown CRA. Adherence to these regulations will insure a certain level of quality and character for the redevelopment area.

The numerous pictures presented herein are representative of the styles, types, and minimum quality standards desired in Indiantown, and should serve as an easy reference for understanding the desired look and feel. Along with the Zoning Overlay, they are intended to create a visually attractive and safe pedestrian friendly community.

HOW TO USE THESE DESIGN REGULATIONS

Identify where your project is in the CRA from the key map.
Verify that the type of building you are proposing is permitted within the area your property is located.
The Indiantown Overlay Zoning Code must be referenced to determine the requirements for building size, location, land use, parking, etc., for projects within the overlay districts (reference map page 5).

Please note that the Indiantown CRA is composed of seven Overlay Districts, which permit many different building types and uses; and the surrounding residential areas, which permit only single-family housing, except in the Medium Density Future Land Use areas, where multi-family dwellings are also permitted. The Industrial, Commercial, and Institutional land use areas, outside of the Overlay districts, are not regulated by the Overlay Zoning Code, but are governed by the Indiantown Overlay areas architectural design regulations for their front or street-side building facades, as well as the Martin County LDR’s.

The Overlay Zoning District section covers the regulations specifically for the overlay zoning district areas and the Industrial, Commercial, and Institutional land use areas, outside of the Overlay districts. It deals with the general style of architecture, as well as building and site details. The Residential section covers the regulations governing single and multi-family residential building, and includes the different types of residential dwelling units, from Rear Yard to Row Housing for the entire CRA area. Both sections regulate both new and redevelopment projects.
# INDIANTOWN DESIGN REGULATIONS

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SECTION ONE
GENERAL BUILDING & SITE REGULATIONS

A. KEY MAP

B. OVERLAY DISTRICTS & ARCHITECTURAL REGULATIONS

1. ARCHITECTURE & CHARACTER
2. BUILDING ELEMENTS
3. SITE ELEMENTS
INDIANTOWN
DESIGN REGULATIONS

SECTION I
A. KEY MAPS
1. Architecture & Character

The Architectural styles chosen by the Indiantown Neighborhood Advisory Committee (NAC) for the Overlay districts are the Florida Vernacular and Mediterranean Revival styles.

The Florida Vernacular style is derived from several different building styles within the Sunshine State, and is a blend of many traditional architectural styles, including, Colonial, Victorian, Queen Anne, etc. The Florida Vernacular also consists of many variations, including Key West, Cracker, Bungalow, Caribbean, and Coastal.

The following is a list of some of the significant features of this style:

- Metal seamed roofs
- Hip or gable roofs
- Large roof overhangs
- Through ventilation, including roof vents
- Large vertical openings
- Porches, balconies, breezeways
- Cupola, tower
- Horizontal lap siding
- Multi panel windows, with rectangular vertical proportions

Other elements of this style or variations include widow walks, Bahama shutters, exposed structural details (beams, rafters), shingles, post and rails, and picket fences.

As the Florida Vernacular style consists of many variations on a theme, so too will some creative variations be allowed for building in the district, as long as the basic architectural theme is maintained. Some of the examples shown on the next few pages include recent stylistic variations of this Vernacular, popularized by the new towns of Seaside and Celebration, Florida, among others.
1. Architecture & Character

The Mediterranean Revival style is characterized and recognized by barrel tile roofs, richly painted stucco masonry facades, arched openings and windows, and the appearance of solidity and permanence. Other elements may include generally shallow sloped hipped or gabled roofs (3:12-6:12), irregular building massing with a variety of shapes and heights, eclectic ornamentation, arcades, loggias, balconies, porches, and courtyards. Windows and doors are generally of vertical or square proportions, sometimes with arches and ornamentation. These openings are deep and cast shadows which give the impression of thickness and solidity.

Roofs without overhangs, or flat roofed sections are typically treated with a molded cornice. Brackets, balconies, shutters and other supporting elements are usually wood or iron.

Mediterranean Revival style variations include Mission and Santa Fe, or Pueblo revival. Variations of the Mediterranean Revival style are also permitted in the CRA.

As the overlay districts represent the most visible areas of the Indiantown CRA, their utilization of these two styles will help create the perception of a visually and functional connected redevelopment area, allowing for some individual uniqueness between and within the different districts.

Indiantown is presently deficient in good examples of significant architectural character. The Seminole Inn is an example of the Spanish Mission style, which is a variation of the Mediterranean Revival Style. The first new and redeveloped buildings will set the stage and context for all future building in the CRA.
INDIANTOWN DESIGN REGULATIONS

SECTION I
B. OVERLAY DISTRICTS
ARCHITECTURAL REGULATIONS

1. Architecture & Character

Examples of Florida Vernacular Architecture
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B. OVERLAY DISTRICTS
ARCHITECTURAL REGULATIONS

1. Architecture & Character

Examples of Variations on Florida Vernacular Architecture
SECTION I
B. OVERLAY DISTRICTS
ARCHITECTURAL REGULATIONS

1. Architecture & Character

Examples of Mediterranean Revival Style

Photograph by Kenneth M. Barrett, Jr.; The Houses of St. Augustine; Pineapple Press, Inc.
INDIANTOWN DESIGN REGULATIONS

SECTION I

B. OVERLAY DISTRICTS

ARCHITECTURAL REGULATIONS

1. Architecture & Character

Examples of Variations on Mediterranean Revival Style
2. BUILDING ELEMENTS
   A. ORIENTATION & CONTEXT

The Overlay Zoning Code requires all buildings to be constructed relatively close to the street to produce a pedestrian friendly streetscape. All off street parking is restricted to the rear or side yards. A Building must be designed with a prominent front elevation and entrance along the major road it fronts on. Where a rear or side lot parking is provided, a corresponding entrance must also be provided.

All buildings must be designed to relate to its context, specifically any new or newly redeveloped buildings on the same block, or the near vicinity. Two and three story buildings must relate to one story neighbors by special articulation of the first floor, through architectural treatments such as expression lines and arcades, etc. The purpose of these treatments is to maintain the appearance of a continuous ground story. The goal is for a unified building image within each block or vicinity, not identical buildings.
2. Building Elements
   B. Massing

Building mass is related to building context, and extremely important to the perception of how individual buildings, and overall districts are visualized. No large, uninterrupted facades are permitted. Wall plane breaks, arcades, fenestrations (windows and doors), variations in roof heights and slopes, façade articulation or similar techniques are to be utilized to break up large building masses and visually minimize building size. As noted, multi-story buildings adjacent to single story buildings shall address neighboring building heights with special articulation of the first floor (arcades, well-defined cornice, etc). Buildings need to address the “human scale” along the pedestrian travel ways. Window height and arcades need to respect human scale.

Monumental proportions are restricted for portions of key Civic buildings only.
The main street façade presentation is the most critical in creating the CRA image, and therefore must have the greatest level of articulation. Proper scale, proportion, materials, and details must be maintained to insure an overall aesthetic and level of quality. No large, blank unarticulated walls, or all glass walls are permitted. Design features such as arcades, awnings/canopies, balconies, textural, material and color variations, entry features, windows, overhangs, towers, etc. are required. Ornamentation is an acceptable design feature, however, excessive decoration is prohibited. The remaining building sides’ facades must also incorporate some of these features, to a lesser extent and detail, but consistent with the front elevation.

Arcades shall be a minimum of 8 feet in depth, 10 feet in clear height, and extend for at least 50 percent of the building frontage.
2. **BUILDING ELEMENTS**
   
   **D. ENTRANCES**

   Front entrances must be clearly identifiable, present a welcome and attractive appearance, and have a distinct architectural enhancement. Some examples of entryway enhancements include unique roof and/or arcade treatment, recessed doorways, and special materials and ornamentation.
INDIANTOWN DESIGN REGULATIONS

SECTION I

B. OVERLAY DISTRICTS

ARCHITECTURAL REGULATIONS

2. BUILDING ELEMENTS

E. ROOFS & COLORS

Roofs

In keeping with the Florida Vernacular style, multi-pitched roofs are the preferred treatment. Gabled or hipped roofs are the common types. Visible flat roof sections of less than 20% of the total roof treatment are permitted. A parapet or cornice is required on flat or shed roof sections at the top of the front and side facades which face the street. Standing seam metal is the roof material of choice with the Florida Vernacular style and Barrel tile roof for the Mediterranean Revival style, although architectural concrete tile is permitted. All roof mechanical equipment shall be screened. Dormers, spires, towers and other roof accent features are permitted, and are also elements utilized to create interesting building facades and break up larger building mass.

Colors

All buildings are to have one predominant color. The main color is to be light. Pastels are acceptable, however bright and garish primary colors are prohibited. A similar shade of the primary color is acceptable for a portion of the building. Trim and accents can be contrasting, with darker or brighter shades. Colors shall be limited to no more than three different colors. Color shall be compatible and coordinated (not contrasting) with neighboring buildings.
2. BUILDING ELEMENTS

F. MATERIALS

The use of one predominant building material is required. Lap siding is most in keeping with the Florida vernacular style. Stuccoed masonry is the preferred building material for Mediterranean Revival buildings. These two materials may be used together, if similar or complimentary colors are used.

Different trim and accent materials are required, however, these shall be limited in number and area. Material selection shall be coordinated with neighboring buildings. Building materials are to be maintained in a high quality state, and in a neat and clean appearance.
2. **Building Elements**

G. **Redevelopment Example**

This graphic is an example of some simple techniques that utilize these design regulations to retrofit an existing building. Adding a metal roof, lap siding and an arcade help make it more consistent with the Florida Vernacular style, and new CRA buildings.
INDIANTOWN
DESIGN REGULATIONS

SECTION I
B. OVERLAY DISTRICTS
ARCHITECTURAL REGULATIONS

3. SITE ELEMENTS

A. SIGNAGE

All development parcel signs must be of a unified design. They should also be coordinated with neighboring parcel signs within the overlay district. All building signs shall fit within the architectural context of the building such that color, shape, size and location compliment the building facade. The pictures and drawings on this page illustrate some elements of this principle such as; signs which are on or above awnings, and colors and shapes that are consistent between the building and the signs. Limit number of words used in all signs.

Maximum height for freestanding signs is 8 feet.
Maximum length is 15 feet.
3. **SITE ELEMENTS**

**b. LIGHTING**

All district lighting shall utilize the same or similar light fixtures. Parking lot and street lighting shall be by Architectural Area Lighting Towne Commons ALN440, ALN445, or ALN 540 or an an equivalent approved by Martin County Growth Management Department. Pedestrian and building light fixtures shall match these specified fixtures. Maximum lighting pole height is 25’ for parking lots and 14’ for pedestrian areas and streetscapes. Poles and light fixtures are restricted to dark green, blue or black. All lighting to be designed utilizing CPTED (Crime Prevention Through Environmental Design) criteria.
3. Site Elements
   C. Amentites

Benches, trash receptacles, bike racks and other site furnishings shall be similar throughout the overlay districts. Benches shall be Victor Stanley Classic Series model C-10, and trash receptacle to be Victor Stanley Ironsites Series model S-45 or an equivalent approved by Martin County Growth Management Department.

Outdoor displays must be related to the primary business, and be neat and attractive. They must allow for a minimum pedestrian clearance zone in accordance with ADA requirements.

Outdoor cafes must also allow for a minimum pedestrian clearance zone in accordance with ADA requirements. Furnishings must be compatible in style, color, and quality with the building materials, and secured so as not be subject to being blown away in windy conditions. The furnishings must not overpower the building or the adjacent streetscape. This is to be no seating permitted in Rights of Way without county approval.
3. Site Elements

D. Landscape & Service Areas

Shade is the most important function for new landscape improvements. All shade trees shall be of the following species:

1. Live or Laurel Oak
2. Magnolia
3. Mahogany
4. Red Maple
5. Bald Cypress
6. Buttonwood
7. Gumbo Limbo

All parking areas shall be screened with hedge plant material. All landscaping shall be designed utilizing CPTED (Crime Prevention Through Environmental Design) criteria.

All dumpsters and service and loading areas shall be screened. Dumpsters require screen walls which must match the building, with a gate and planted hedge.
SECTION II
BUILDING TYPES

A. Overlay Districts

B. Residential Districts

C. Residential Architectural Styles

Photographs by Alex Caemmerer; THE HOUSES OF KEY WEST; PINEAPPLE PRESS, INC.
1. COMMERCIAL / SHOP FRONT

Ground floor elevation shall be predominately transparent with display windows and door openings. Arcades, canopies/awnings, or second story balconies are required for a minimum of 50% of the building frontage. Awnings are to be made of fabric. Balconies to have railings and balustrades to match building style.

A parapet or Cornice (18” height minimum) is required on any flat or shed roofs sections, at the top of the front and side facades facing streets.
INDIANTOWN
DESIGN REGULATIONS

SECTION II
A. OVERLAY DISTRICTS

2. OFFICE BUILDINGS

When located on main streets, the ground floor of an office building shall be predominantly transparent with display windows and door openings. Arcades, canopies/awnings, or second story balconies shall be required for a minimum of 50% of the building frontage. Awnings are to be made of fabric. Balconies to have railings and balustrades to match building style.

A parapet or Cornice (18” height minimum) is required on any flat or shed roofs sections, at the top of the front and side facades facing streets.
3. **Industrial Buildings**

The front facade of industrial buildings must also comply with the facade treatment requirements of section 1.B.2.C. (page 15). The remaining building sides’ facades, where accessible to the general public, must also incorporate some of these features, to a lesser extent and detail, but consistent with the front elevation. When located on main streets, the predominantly transparent with display windows and door openings. Arcades, canopies/awnings or second story balconies shall be required for a minimum of 50% of the building frontage. Garage doors shall be restricted to the rear or the non-public street side of buildings.
4. Multi Family Buildings

Multi family buildings shall comply with all requirements of their respective overlay districts: including building setbacks. Arcades, canopies/awnings, porches, or second story balconies are required for a minimum of 50% of the building frontage. Awnings are to be made of fabric. Balconies shall have railings and balustrades to match building style.
INDIANTOWN
DESIGN REGULATIONS

SECTION II
B. RESIDENTIAL DISTRICTS

The following sections establish requirements for the residential areas of the CRA. As with the overlay districts, there is little significant architectural context existing within these areas today. Although the Florida Vernacular and Mediterranean Revival styles are encouraged within the residential area and would help to unify this area with the overlay districts, several other architectural styles are permitted within the residential areas of the CRA. The four styles permitted include Florida Vernacular, Florida Bungalow, Caribbean, and Mediterranean Revival. For reference purposes a brief description and picture examples are included in the last section of these regulations.

By requiring these styles or variations of them, these regulations present a wide variety of choice for new residential home design. These regulations also apply to the re-design of existing homes, if the renovation cost equals or exceeds fifty (50) percent of the assessed value of such building or structure. There are no specific or strict detailed architectural requirements as in the Overlay districts (i.e. there are no specific requirements for colors, wall plane breaks, building materials, etc.). Incorporating these styles into residential area home designs will help to create a more visually integrated CRA, tie the residential areas to the Overlay districts, and insure a certain level of consistency and quality throughout the CRA.
1. Single Family Buildings

Single-family residential areas represent the majority of the residential area of the Indiantown CRA. Three different types of single-family homes typically found in traditional neighborhoods (rear yard, side yard, and row house) as well as multi-family homes are described, and their corresponding regulations are included in the following sections for reference.

A couple of simple regulations to promote a pedestrian friendly residential environment apply to all single-family homes in the CRA. All single-family homes must have a front porch except side yard homes. Porches shall be a minimum six (6) feet deep by ten (10) feet wide. Garages are restricted to at least 5’ behind the front of the house (not including porch). Balconies to have railings and balustrades to match building style. Fences or walls are restricted to 3’ in height in front yards.
1. SINGLE FAMILY BUILDINGS

A. REAR YARD

As their name implies, rear yard houses have the main home building located at the front of the lot, with the yard area in the rear. Garages shall be recessed 5' behind the front of the house (not including porch). Second story apartments are permitted above garages. Garage apartments are limited to 900 square feet.

Minimum Lot Width, 35’
Front Setback, 5’ to 25’ for lots up to 3/4 acre
Front Setback, 15’ for lots 3/4 acre or larger (Min.)
Min. Side Setback:
   5’ for lots up to 65’ in width*
   7.5’ for lots from 66’ to 85’*
   10’ for lots from 86’ to 100’
   15’ for lots over 100’

* Min. 10’ for 3 story
Min. Rear Setback (for main house), 10’
Min. Rear Setback (for accessory structures), 5’
Maximum Building Height, 35’ - 3 Stories
SECTION II

B. RESIDENTIAL DISTRICTS

1. SINGLE FAMILY BUILDINGS

B. SIDE YARD

Side yard homes are located to one side of the lot with the yard to the side. A side porch extending from the front yard back, facing the side yard is mandatory.

Minimum Lot Width, 35’
Front Setback, 0’ to 10’
Side Setback: Minimum 10’ on one side, 0’ or 5’ other side *
Minimum 10’ building separation
Min. Rear Setback, 5’
Maximum Building Height, 35’ - 3 Stories

* Minimum side yard shall be 6’ for one story, 8’ for two story, 10’ for three story when adjacent to existing or non-side yard house, the other side away from these houses shall be 10’ min.
1. Single Family Buildings  
   c. Row House

Row or Town homes share a common wall and shall be elevated a minimum of two feet above grade. Garages are restricted to the rear of the buildings.

Lot & Building Width, 16'-40'
Max. Building Depth, 65' (not including porch)
Front Setback, 0’ to 15’
Min. Side Setback, 0’ between units or 10’ between buildings
Rear Setback, 10’ (main building)
Rear Setback, 5’ (accessory structures)
Maximum Height; 25’ or 2 stories in residential areas and on Martin Luther King Boulevard.
2. **Multi Family Buildings**

Apartments and condominium houses in the residential districts are subject to the following regulations. Parking is restricted to the rear or side of the buildings, and must comply with overlay zoning vehicular use area landscape requirements.

- Front Setback, 10’ - 20’ (building)
- Min. Front Setback, 5’ (porch)
- Min. Side Setback, 10’
- Min. Rear Setback, 10’ (main building)
- Min. Rear Setback, 5’ (accessory structures)
- Max. Building Height 25’ - 2 Stories
C. Residential Architectural Styles

The following section describes the four architectural styles and variations required for the residential areas of the Indiantown CRA.
INDIANTOWN
DESIGN REGULATIONS

SECTION II
C. RESIDENTIAL
ARCHITECTURAL STYLES

FLORIDA VERNACULAR
STYLE DESCRIPTION

As described in the Overlay district section, the Florida Vernacular style is derived from several different building styles within the Sunshine State, and is a blend of many traditional architectural styles, including, Colonial, Victorian, Queen Anne, etc. The Florida Vernacular also consists of many variations, including Key West, Cracker, Bungalow, Caribbean, and Coastal.

General Characteristics:

- Metal standing seam or “V” crimp roofs predominant, also asphaltic shingle or wooden shakes, primarily gabled with slope 6:12 or greater with deep (2’-4’) overhangs, exposed rafters, and roof vents

- Vertically proportioned massing, horizontal wood lap siding (4”-6” exposed) with vertical corner boards, vertically proportioned windows (double hung) and doors with wooden surrounds and sills.

- Porches are signature Florida Vernacular, many full length or wrap around, deep with post supports, sometimes with a different roof slope than primary building.

- Usually sits on continuous skirted base, concealing crawl for ventilation

- Other elements of this style or variations include widow walks, cupola or tower, Bahama shutters, exposed structural details (beams, rafters), shingles, post and rails, and picket fences.

Some of the examples shown represent recent stylistic variations of this vernacular, popularized by the new towns of Seaside and Celebration, Florida, among others.
Florida Bungalow is itself a variation of the countrywide Bungalow style, which began in California, evolving from the Craftsmen Style. Homes generally have low and simple lines with wide projecting roofs and large porches with tapered wooden posts or masonry piers.

General Characteristics:
- Predominately gabled roofs with shallow slopes (3:12-6:12) with asphalt shingles, deep overhangs, exposed rafters, many times with shed dormers
- Primarily wood or masonry exterior finishes, commonly stucco, or wood siding and shingles, with continuous masonry or stone building base, steps, and pedestal for porch columns
- Wooden brackets, railings, and tapered columns are very common
- Vertically proportioned windows (double hung with multiple vertically divided lights) and doors, with wooden surrounds
- Porches are with tapered post are the most obvious bungalow feature, commonly with masonry front stoop

Variations of this style include, Prairie, Craftsman or “Stick” style.
Caribbean

STYLE DESCRIPTION

Caribbean or Anglo-Caribbean is a hybrid of Wood Vernacular and Spanish or Mediterranean detailing and materials. A prominent feature is the clear distinction between first and second floors, between the massive and masonry (Mediterranean), and the delicate and wood (Wood Vernacular).

General Characteristics:
Typically hipped roofs with 4:12-8:12 slopes, of wood or asphalt shingles, metal, or slate, deep overhangs often with different, shallower roof slope, exposed rafters an thin eaves
Combination of masonry or stone and wood facades, typically ground floor stucco-masonry and wood siding second floor, with long covered balconies and porches, louvered openings and shutters
Vertical or square proportioned windows (double hung or casement) and doors, with deep openings to give the impression of thickness and solidity
Columns (smooth and round or squared masonry), posts, wooden and masonry balustrades, and brackets are common elements. Front porches and balconies under the primary roof, and loggias are common elements.
C. RESIDENTIAL ARCHITECTURAL STYLES

MEDIEVANEAN REVIVAL STYLE DESCRIPTION

The Mediterranean Revival style is characterized and recognized by barrel tile roofs, richly painted stucco masonry facades, arched openings and windows, and the appearance of solidity and permanence. Other elements may include generally shallow sloped hipped or gabled roofs (3:12-6:12), irregular building massing with a variety of shapes and heights, eclectic ornamentation, arcades, loggias, balconies, porches, and courtyards.

Windows and doors are generally of vertical or square proportions, sometimes with arches and ornamentation. There openings are deep and cast shadows which give the impression of thickness and solidity.

Roofs without overhangs, or flat roofed sections are typically treated with a molded cornice. Brackets, balconies, shutters and other supporting elements are usually wood or iron.

Mediterranean Revival style variations include Mission and Santa Fe, or Pueblo revival.
INDIANTOWN 
DESIGN REGULATIONS

MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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SUSAN VALIÈRE DISTRICT TWO
LEE WEBERMAN DISTRICT THREE
SARAH HEARD DISTRICT FOUR
MICHAEL DI TERLIZZI DISTRICT FIVE

COUNTRY ADMINISTRATION

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Dan Hudson, Deputy County Administrator
Jim Sherman, Assistant County Administrator

C.R.A. STAFF

Nicki van Vonno, AICP, Growth Management Director
Clarence Hulse, Community Development Administrator
* Martin Hudson, Senior Planner
Jocelyn Boyce, Planner II
Teresa Lamar, Planner II
Joan Seaman, Administrative Assistant

* Indiantown Project Planner

REFERENCES:

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SECTION III
ACKNOWLEDGEMENTS

INDIANTOWN
NEIGHBORHOOD
ADVISORY COMMITTEE (NAC)

Brian Powers, Chair
Marion Anderson, Co-Chair
Teresa Auad
Catherine Deninger
William Hannah
Tim Krabec
Robert Lough
Arthur Matson
James Bernard White Sr.