

Draft of Revisions and Additions to Village Zoning Ordinance

Definitions – Revisions and Additions

1. Pg. 9, Replace definition of ABANDON with the following: “To cause to become abandoned”
2. New definition: ABANDONED PROPERTY Wrecked or derelict property having no value other than nominal salvage value, if any, which has been left abandoned and unprotected from the elements and is visible from the adjacent property and/or public right-of-way adjacent to the property on which the article is located; and shall include wrecked, inoperative, or partially dismantled motor vehicles, trailers, boats, machinery, white goods, building materials, refrigerators, washing machines, plumbing fixtures, furniture, and any similar article which has no value other than nominal salvage value, if any. The presence of a current license plate on a motor vehicle shall raise a rebuttable presumption that the motor vehicle is not abandoned property. The presence of a current registration decal on a boat shall raise a rebuttable presumption that the boat is not abandoned property. Evidence of removed or flat tires; partial or complete dismantling of motor vehicle, boat, or trailer in other than an upright or operable manner; or lack of a current license plate or current registration decal shall raise a rebuttable presumption that the motor vehicle, boat or trailer is abandoned property.
3. New definition: ACCESSORY STRUCTURE, SMALL An accessory structure with footprint area less than or equal to 150 square feet
4. New definition: ACCESSORY STRUCTURE, LARGE An accessory structure with a footprint area greater than 150 square feet
5. Pg. 12, BERM - add “uncontrolled runoff” to list of undesirable impacts
6. Pg. 12, BUILDING CODE - “Florida Building Code”, not “Standard Building Code”
7. Pg. 13, BUILDING SETBACK LINE - Add the following sentence to the definition: “Normal roof overhangs shall not be considered in determination of the setback”.
8. New definition: CODE ENFORCEMENT OFFICER The authorized agent or employee of St. Lucie Village whose duty is to ensure compliance with the provisions of St. Lucie Village’s Land Development Code and other ordinances.
9. New definition: COMMERCIAL TRAILER Any trailer, other than a recreational trailer, that exceeds 30’ in overall length, or has business information prominently displayed on its exterior, or regularly contains business equipment visible to public.
10. Pg. 15, Revised definition: COMMERCIAL VEHICLE Any vehicle, other than a recreational vehicle, with a gross vehicle weight rating of ten thousand (10,000) pounds or more, or with more than two axles.
11. Pg. 20, Revised definition: FLOOR AREA RATIO The total floor area of the building divided by the total area of the lot. The total floor area of the building shall include all floors of the building.

12. Pg. 21, GARAGE APARTMENT – Delete the phrase “...of not more than seven hundred fifty (750) square feet,...” from the current definition and leave the definition as a prohibited item.
13. Pg. 21, GARAGE, COMMERCIAL – Delete extra spacing in text; no change to definition
14. New definition: GARDEN STRUCTURE Small structures whose primary purpose is to enhance the landscaping, including arbors, trellises, gazebos, pergolas, ornamental pools, water features, and well houses.
15. Pg. 22, Revised definition: HEIGHT OF STRUCTURE The vertical distance from the lowest elevation of the finished grade ~~of~~ at the structure to the highest portion of the structure, subject to specified height requirements of this code. Non-structural architectural treatments, such as widows’ walks, parapets, and ornamental facades, and solar panel installations are excluded in determining the height of structure.
16. Revised definition: HOME OCCUPATION (SLC definition) A business, profession, occupation, or trade conducted within a residential building for gain or support by a resident of the dwelling that is incidental and secondary to the residential use of the building and does not change the essential residential character of the use.
17. Pg. 23, Junk Vehicle – Delete this definition and replace with “Unserviceable Vehicle”.
18. New definition: UNSERVICEABLE VEHICLE A vehicle that is abandoned or not road-worthy due to missing engine or body parts, flat tires, broken lights or windshields, or other issues that render the vehicle unsuitable for service on public roads.
19. Revised definition: LAND CLEARING (from SLC definition) The uprooting or clearing of vegetation in connection with construction for buildings and rights-of-way, residential or commercial development, or the clearing of vegetation to enhance property value and aesthetics. The removal and destruction of shade trees due to storm or insect damage is included in the definition of Land Clearing.
20. Pg. 29, Official Zoning Atlas – We will consider maintaining this as a separate document and calling it the “Official Zoning Map”. Where it is mentioned in this ordinance, it will be referred to and will not be part of this ordinance.
21. Pg. 30, OUTDOOR STORAGE – Change the “24 hours” to “72 hours” in this definition.
22. New definition (add to list of “Lot definitions”): LOT, SMALL RESIDENTIAL A residential lot, the total area of which is less than one acre.
23. New definition (add to list of “Lot definitions”): LOT, LARGE RESIDENTIAL A residential lot, the total area of which is greater than or equal to one acre.
24. Pg. 35, SATELLITE DISH ANTENNA - Definition (i.e., > 36” diameter) excludes dishes used currently for residential satellite TV, so this definition probably does not need to be revised. Sections (24) and (25) on pg. 78 refers to “Satellite Reception Dishes”, which is different terminology than that used in this definition. Need to change “Satellite Reception Dishes” to “Satellite Dish Antenna” on page 78.
25. Pg. 36, Revised definition: SHORE LINE Line of land-water interface at mean high water level.

26. Revised definition: STRUCTURE Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including but not limited to buildings, mobile homes, towers, walls, fences, billboards, signs, poster panels, recreational facilities, and swimming pools. Structures must meet Florida Building Code requirements and be permanently affixed.
27. Revised definition: STRUCTURE, TEMPORARY A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. All temporary structures shall be secured or anchored to the ground in accordance with requirements of the Florida Building Code and other applicable laws or regulations.
28. Pg. 43, TRAVEL TRAILER – Change the 36’ limit in the definition to 50’.
29. Pg. 44, UNREQUIRED SETBACK – Change definition to the following:

“Any setback provided in excess of the minimum amount specified in this code. The unrequired setback is measured from the appropriate edge of the structure to the required setback line.”

Ordinance Revisions

Pg. 7, Section 1.1.0 Short Title – we should change the title of this ordinance to “St. Lucie Village 2018 Land Development Code”

Pg. 7, Section 1.3.0 Relation to Comprehensive Plan’ – Need to reference most recent version of Plan

Pg. 7, Section 1.6.0 Effective Date – revise

Pg. 47, Section 3.2.3(B)(4 and 7) – Chang the FAR from 0.25 to 0.75 to match the County Medium Intensity FAR for Commercial zoning.

Pg. 51, Section 3.3.0 Official Zoning Atlas – Change to “Official Zoning Map”, and maintain it as a separate document with appropriate references in this ordinance.

Pg. 65, Table 1 – for “Yard & Garage Sales”, change from “AR” to “P” in R-1 and R-2

Pg. 67, Section 3.5.3(C)(1) – this section needs to be revised to incorporate changes suggested by the Board in the November workshop. See attachment “Section 3.5.3(C)(1) Accessory Structures, Residential”.

Pg. 78, Sections 3.5.3(24 & 25) – Change “Satellite Reception Dishes” to “Satellite Dish Antennas” to be consistent with definition.

Pg. 80, Section 3.5.3(C)(30)(a) – Add “None” to “Additional Application Requirements:”

Pg. 82, “Yard and Garage Sales” – Change “yard **and** garage sales”, to “yard **or** garage sales” to clarify the Board’s intention of allowing only two yard sales per year, not four per year as the “and” seems to indicate. Also move this entire Section (35) to position 3.5.9 because it does not belong under “Requirements and Standards for Uses Permitted by Administrative Review and Conditional Uses”, the title of Section 3.5.3. This would push non-conformities to 3.5.10.

Pg. 82, Sections 3.5.4(A and B) – Reference the height limitation as follows: “Heights of walls or hedges shall be referenced to the natural ground elevation, excluding berms or swales, where the wall or hedge is located.” in Sections A and B.

Page 83, Section 3.5.5(A) – Revise sentence to address Garden Structures as follows: “No accessory use or structure except for fences, walls and hedges as described in Section 3.5.4, and Garden Structures as defined in Definitions, shall be located in any required front yard in any residential zoning district.”

Page 83, Section 3.5.6(C) –The Board wanted to allow tiki bars, or other structures near the docks as long as they are not visually obtrusive. Suggested revision: “Any structures erected on canal front lots or other lots on which the residence is located between the street and the water shall have at least a 25’ setback from the bulkhead line or the shoreline, if no bulkhead exists. Exceptions may be made for tiki bars, gazebos, swimming pools, or other open structures (without solid walls) with administrative review.

Page 83, Section 3.5.6(D) – The “other waterfront property” would presumably be lagoon-front on Indian River Drive. Suggested revision:

“Any structures erected on lots where the street or private road providing access lies in between the residence and the water shall have at least a 25-foot setback from the west edge of the public right-of-way or, if access is by a private road, a 25-foot setback from the west edge of the pavement or other maintained road surface.

Pg. 87, Section 3.6.4(A)(4)(b) – Assure that the relatively recent Landscaping Ordinance is consistent with SFWMD standards. Revise as follows:

(4) Irrigation

Automatic irrigation systems with separate zones for turf and planter beds shall be required for all landscapes. Installation of rainfall or moisture sensing devices shall be required for use in all new development and redevelopment within the Village. These systems shall conform to guidelines established by the South Florida Water Management District (SFWMD). Irrigation hours and application rates shall be consistent with rules established by SFWMD for St. Lucie County.

Pg. 89, (C), (D), (D), and (F) should be (c), (d), (e), and (f) and indented appropriately

Pg. 119, Section 3.9.4 – The last sentence states a minimum thickness of one inch, which makes no sense for any type of pavement. Change last sentence in this section to: “Driveways or

accessways shall be finished with an improved surface, which shall include crushed rock, stone, or shell; concrete; or asphalt; with a minimum thickness and installation as approved by the Building Official in the permitting process.”

Pg. 124, Section 3.12.3(A) – Revise as follows: “The minimum first floor elevation of all residential buildings shall be at least eighteen (18) inches above the crown of any street adjacent to the lot, or shall be one foot above the 100-year flood elevation, whichever is higher.”

Pg. 127, Section 3.12.8 – Need to update and either include the new Mobile Food Vendor ordinance in this section or reference it here.

Pg. 157, Section 7 – Amendments to the Ordinance and Official Zoning Atlas: we need to review this and make sure the listed procedures are followed in revising the ordinance.

Page 85, Section 3.5.7 Outdoor Storage. This section needs to be revised to incorporate revisions recommended by the Board at the November 14 workshop. See attachment “Section 3.5.7 Outdoor Storage” for draft revisions.