**RESOLUTION 2022-1**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE APPROVING THE ATTACHED, UPDATED CODIFICATION OF THE 1995 ZONING ORDINANCE OF THE TOWN OF ST. LUCIE VILLAGE, WHICH WAS ORIGINALLY ADOPTED PURSUANT TO ORDINANCE 1995-3 AND HAS SINCE BEEN AMENDED ON MULTIPLE OCCASIONS, SO THAT ALL AMENDMENTS FROM THE TIME OF ADOPTION THROUGH ORDINANCE 2018-6, HAVE BEEN INCORPORATED INTO A SINGLE DOCUMENT, AND DIRECTING THE MAYOR, STAFF AND THE VILLAGE ATTORNEY CONCERNING FURTHER REVIEW.**

WHEREAS, The Board of Aldermen of the Town of St. Lucie Village, Florida, previously adopted the Town of St. Lucie Village 1995 Zoning Ordinance ("1995 Zoning Ordinance") pursuant to Ordinance 1990-3 and initially amended pursuant to Ordinance 1995-3;

WHEREAS, The Board of Aldermen subsequently amended the 1995 Zoning Ordinance pursuant to Ordinances 2005-1, 2006-11, 2012-3, 2012-4, 2013-8, 2015-1, and 2018-6;

WHEREAS, The Board previously approved a codification including amendments through Ordinance 2015-1;

WHEREAS, The Board has considered and approves the attached codification of the 1995 Zoning Ordinance updated with amendments through Ordinance 2018-6.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby resolves as follows:

1. The attached codification which includes amendments to the 1995 Zoning Ordinance up through Ordinance 2018-6 is hereby approved. The Mayor and/or Village Attorney shall oversee accepting the tracked changes approved in the attached codification and post a clean copy of the updated Codification online, noting which Ordinances have now been incorporated.

2. The Mayor, staff, and Village Attorney are authorized and directed to bring forward for formal consideration any further amendments which have been suggested in the codification process as needed for clarity, to address ambiguity, or the like.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this 13th day of January, 2022.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA

By: William G. Thiess
William G. Thiess, Mayor

ATTESTED:

By: Mary Fowler
Mary Fowler, Clerk

I, MARY FOWLER, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of **Resolution 2022-1** which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this 13th day of January, 2022.

Mary Fowler
MARY FOWLER, Clerk

**TOWN OF ST. LUCIE VILLAGE**

LAND DEVELOPMENT CODE,

A Codification of the 1995 Zoning Ordinance

and Amendments through Ordinance 2018-6

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~~1995~~

~~ZONING ORDINANCE~~

~~Adopted Pursuant to Ordinance 95-3~~

~~and~~

~~Amended Pursuant to Ordinance 96-3~~

Preparation of this document was aided through financial assistance received from the State of Florida under the Small Municipalities Supplemental Planning Assistance Grant Program authorized by Chapter 91-113, Laws of Florida, and administered by the Florida Department of Community Affairs.

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## SECTION 1 GENERAL PROVISIONS

### Section 1.1.0 SHORT TITLE

This Ordinance shall be known, referred to and recited as the St. Lucie Village ~~1995 Zoning Ordinance~~2018 Land Development Code.

### Section 1.2.0 AUTHORITY

This ordinance is adopted pursuant to Ordinance 95-3 and Florida Statutes and amended pursuant to Ordinance 96-3 and Florida Statutes.

### Section 1.3.0 RELATION TO COMPREHENSIVE PLAN

The Town of St. Lucie Village ~~1995 Zoning Ordinance~~ 2018 Land Development is related to, based on, consistent with, and adopted to effectuate and implement the policies of the most recent version of the Town of St. Lucie Village Comprehensive Plan as adopted ~~April, 1990,~~ by Ordinance 2011-8, and as may be amended ~~from time to time~~or restated thereafter. In any case where there is a difference between the Zoning Ordinance and the Comprehensive Plan, the Comprehensive Plan shall prevail.

### Section 1.4.0 APPLICABILITY

### Section 1.4.1 SCOPE

This Ordinance shall apply to all structures and the use of land throughout the incorporated areas of St. Lucie Village, Florida.

### Section 1.4.2 EFFECT ON INCONSISTENT DEVELOPMENT

It shall be unlawful for any person to carry out any development that is inconsistent with the requirements of this Ordinance and the Comprehensive Plan.

### Section 1.4.3 BUILDING PERMITS

This Ordinance shall not affect lawfully issued building permits issued prior to the effective date of this Ordinance, provided that the building permit or site plan is not allowed to expire.

### Section 1.5.0 REPEAL OF PRIOR PROVISIONS

The Zoning Ordinance adopted by St. Lucie Village in 1984 is hereby repealed as of the effective date of this Ordinance.

### Section 1.6.0 EFFECTIVE DATE; ENACTMENT

This Ordinance shall become effective on ~~April 18, 1995~~ "insert date".

**Section 1.7.0 SEPARABILITY**

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall for any reason be held to be unconstitutional, inoperative, or void by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall continue in full force and effect; it shall be construed that it is the legislative intent to adopt this Ordinance without the unconstitutional, inoperative, or void section, subsection, paragraph, sentence, clause, or phrase.

## SECTION 2 DEFINITIONS AND INTERPRETATIONS

A definition contained in this section shall not be construed or interpreted to mean that the subject defined is either permitted or prohibited in the Town of St. Lucie Village. For the purpose of this Code, the following definitions are established:

ABANDON ~~To discontinue a use for more than a specified period of time.~~ To cause to become abandoned.

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; storage 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.

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ABANDONED SIGN See "Sign" definitions.

ABUTTING See "adjoining" definition.

ACCESS, POINT OF A paved driveway or other opening intended to provide vehicle or pedestrian access to or from a public or private right-of-way; or to or from a public or private premises including off-street parking areas.

ACCESSORY STRUCTURE, SMALL - An accessory structure with footprint area less than or equal to 150 square feet.

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ACCESSORY STRUCTURE, LARGE - An accessory structure with a footprint area greater than 150 square feet.

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ACCESSORY USE, BUILDING, OR STRUCTURE A use, building, or structure on the same lot with, and of a nature customarily

incidental and subordinate to, the principal building or structure.

ACCESSORY VEHICULAR USE AREA All land upon which vehicles traverse property, excluding a parking lot.

ACRE, GROSS 43,560 Square Feet.

ACRE, NET Gross land area, less existing or proposed public and private points of access, roads or streets, roadways, rights-of-way, and easements.

ADD-ON SIGN See "Sign" definitions.

ADJACENT Nearby, but not necessarily adjoining.

ADJOINING A lot or parcel of land sharing all or part of a common lot line with another lot or parcel of land, or two (2) or more structures sharing all or part of a common wall.

ADMINISTRATIVE OFFICER The term "Administrative Officer" as used herein refers to the Mayor of the Town of St. Lucie Village, Florida, or his/her authorized representative.

ADULT DAY CARE FACILITY A facility licensed and operated in accordance with State of Florida standards providing general supervisory day care for five (5) or less adults.

ADULT ENTERTAINMENT USES Book stores, mini-motion picture theaters, motion picture theaters, entertainment cabarets, motion picture booths, motels and hotels, or other businesses presenting or displaying material depicting or describing "Specified Sexual Activities" or "Specified Anatomical Areas," regardless of whether or not such material may be dominant or primary theme, depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas," whether such material consists of books, periodicals, printed matter, films, slides, motion pictures, or live performances.

a) SPECIFIED ANATOMICAL AREAS Defined in one or more of the following ways:
   (1) Less than completely and opaquely covered
      (a) human genitals or pubic region,
      (b) buttocks, or
      (c) female breast below a point immediately above the top of the areola; or
   (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

b) SPECIFIED SEXUAL ACTIVITIES Defined as follows:

(1) Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast;
(2) Acts of human masturbation, sexual intercourse, or sodomy, whether actual or simulated; or
(3) Human genitals in a state of sexual stimulation or arousal.

ADVERTISING STRUCTURE Any structure installed for advertising purposes, with or without any advertisement display thereon, situated upon or attached to real property upon which any poster, bill, printing, painting, or other advertisement or device of any kind whatsoever may be placed, posted, painted, tacked, nailed, or otherwise fastened, affixed, or displayed; provided, however, that this term shall not include buildings.

"A" FRAME SIGN See "Sign" definitions.

AGRICULTURAL LAND Land with soil, climate, water and topography so interrelated that, if prudently managed to protect its natural qualities, is favorable for the production of adapted crops.

AIRPORT A special facility designed to accommodate the departure and landing of aircraft, equipped with hangars, facilities for refueling and/or repairing airplanes, taxiways, tie-down areas, and various accommodations for passengers.

ALLEY A public or private right-of-way which affords only a second ary means of access to abutting property.

ALTERATION Any change in the internal or external arrangement of a building, including work affecting the structural parts of a building or any change in occupancy.

ANIMAL HOSPITAL An enclosed facility for the diagnosis, treatment, and convalescence of animal patients which may be boarded on the premises for such purposes.

ANIMAL KENNEL An establishment offering to the general public lodging and boarding facilities for dogs, cats, and other domestic pets.

ANIMATED SIGN See "Sign" definitions.

APARTMENT A room or suite of rooms intended or designed for use as a residence by a single family, including bath and culinary accommodations.

APARTMENT HOUSE See "Dwelling, Multiple Family."

ARCADE An open or enclosed pedestrian-oriented passageway

located on the ground floor of a building and connecting two (2) or more public rights-of-way, including streets, alleys, and sidewalks, generally accessible to the public during specific hours.

ARCHITECT A person registered by the State of Florida as an architect.

AREA, BUILDABLE The space remaining upon a lot after deduction of minimum required setbacks, open spaces and yards, and upon which a building may be located.

ARTERIAL STREET A route providing service that is relatively continuous and of relatively high traffic volume, long average trip length, and high operating speed. U.S. Highway One is the only arterial street within or adjacent to the Town of St. Lucie Village.

AUTOMATED TELLER MACHINE An electronic banking facility that is open to the general public and allows customers to perform financial transactions without the assistance of any bank employees.

ATTRACTION BOARD See "Sign" definitions.

BABY SITTING AGENCY See "Child Day Care Facility".

BACKGROUND AREA OF SIGN See "Sign" definitions.

BANK A financial institution that is open to the general public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities.

BANNER SIGN See "Sign" definitions.

BARRIER A solid and unbroken visual screen including a masonry or solid wood fence which presents a one hundred percent (100%) visually opaque screen.

BERM Mounding of soil, which is planted with living plant material designed as a natural landscape feature or buffer to screen incompatible land uses or to absorb or otherwise reduce undesirable impacts such as noise, smoke, uncontrolled runoff, or glare, or other similar nuisances.

BILLBOARD (Off-Premises Sign) See "Sign" definitions.

BOARD The term "Board" as used herein refers to the Board of Aldermen of the Town of St. Lucie Village.

BOARDING HOUSE A building, other than a hotel, where lodging or lodging and meals are provided on a fee basis for three (3) or more persons.

BOARD OF ADJUSTMENT The St. Lucie Village Board of Adjustment.

BOARD OF ALDERMEN The St. Lucie Village Board of Aldermen.

BUFFER OR BUFFER STRIP A screening device used to moderate the adverse impacts of one land use upon another. Buffers may include walls, hedges, landscape areas, berms, additional setbacks, or combinations of the above.

BUILDING Any structure, including a roof supported by walls, designed or built for the support, enclosure, shelter or protection of persons, animals, chattels, or property of any kind, that is erected for permanent location on the ground. A manufactured building shall be considered a building for the purposes of this Ordinance. A mobile home shall not be considered a building for the purpose of this Ordinance.

BUILDING CODE The Florida Standard Building Code, current edition.

BUILDING FACADE That portion of any exterior elevation of a building extending from grade to the top of parapet wall or eaves and the entire width of any building elevation.

BUILDING, HEIGHT OF The vertical distance from the mean grade of a lot at the frontage of the building to the highest point of the top of structure of a flat roof, or the deck line of a mansard roof, or the mid-height level between eaves and ridge for gable, hip and gambrel roofs.

BUILDING MEASUREMENT DEFINITIONS (See "Building Height", "Story", "Floor Area Ratio.")

BUILDING OFFICIAL The Building Official of the Town of St. Lucie Village.

BUILDING PERMIT See **Section 5.8.0**, et seq.

BUILDING, PRINCIPAL A building or, where the context so indicates, a grouping of buildings in which is conducted the principal use of the lot on which such building or such group is located.

BUILDING SETBACK LINE That line establishing building setback distances from street or lot lines, established by the Zoning Code of the Town of St. Lucie Village, Florida. Normal roof

overhangs shall not be considered in determination of the setback.

BULK The size of buildings or structures, and their relationships to each other and to open areas. The term is intended to include:

a. the size of buildings or other structures;

b. the area of the site upon which a building or structure is located, and the number of dwelling units or rooms within such building in relation to the area of the site;

c. the location of exterior walls of buildings or other structures; and

d. open areas relating to buildings or other structures and their relationship thereto.

BULKHEAD LINE A line established in or along a body of water delineating the maximum distance from the existing shoreline within which dredge and fill, bulkhead construction, and related activities may be permitted.

BUSINESS SERVICES Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, building maintenance, employment service, management and consulting services, protective services, equipment rental and leasing, commercial research, development and testing, photo finishing, and personal supply services.

CARPORT A roofed accessory structure open on two (2) or more sides, intended or used for the parking and storage of automobiles.

CEMETERY Property used for interring the dead.

CERTIFICATE OF OCCUPANCY A document signed by the Building Official which certifies that a building and the use of said building or structure complies with all applicable requirements of this Code, the Building Code, and all other applicable laws and regulations at the date the building permit is issued. Official certification that a premise conforms to provisions of this Code and the Building Code and may be used or occupied. Such a certificate is granted for new construction or for alternations or additions to existing structures.

CERTIFICATE OF ZONING COMPLIANCE See **Section 5.5.0.**

CHANGEABLE COPY SIGN See "Sign" definitions.

CHILD DAY CARE FACILITY A facility licensed and operated in accordance with State of Florida standards where general supervisory care is provided for six (6) or more children at any one time, including children of the supervisor.

CHILD DAY CARE FACILITY, FAMILY, ACCESSORY A facility licensed and operated in accordance with State of Florida standards where general supervisory care is provided for five (5) or fewer children at any one time, including children of the supervisor.

CHURCH OR OTHER PLACES OR WORSHIP Any structure or site used primarily as a place of public or private worship on a permanent basis by a recognized and established religious sect or denomination and registered as a not-for-profit organization pursuant to applicable sections of the Internal Revenue Code.

CITY Unless the context clearly discloses contrary intent, City shall mean the Town of St. Lucie Village.

CLINIC A facility providing medical, dental, surgical, therapeutic, veterinary and related services on an outpatient basis and not providing overnight accommodations.

CLUB OR LODGE An establishment operated by a corporation or association or persons for social, literary, political, educational, fraternal, or charitable purposes, registered as a not-for-profit organization pursuant to applicable sections of the Internal Revenue Code.

CODE INSPECTOR: 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.

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COLLECTOR STREET A route providing service that is of relatively moderate average traffic volume, moderate average trip length, and moderately average operating speed. Old Dixie Highway is the only collector street within or adjacent to the Town of St. Lucie Village.

COMMERCIAL AMUSEMENTS Establishments engaged primarily in providing amusement or entertainment for a fee or admission charge.

COMMERCIAL AMUSEMENT, ENCLOSED A commercial amusement establishment conducting operations entirely within the confines of an enclosed building or structure, including but not limited

to the following: bowling alleys, billiard and pool establishments, skating rinks, and indoor theaters, but excluding any adult entertainment uses as defined in this Code.

COMMERCIAL AMUSEMENT, TEMPORARY A commercial amusement established as a temporary use, including but not limited to the following: circuses, carnivals, festivals, fairs, and special exhibitions.

COMMERCIAL AMUSEMENT, UNENCLOSED A commercial amusement conducted in an outdoor area or in an unenclosed structure, including but not limited to the following: drive-in theaters, miniature golf courses, golf driving ranges, animal or mechanical race tracks, amusement parks, and excluding any adult entertainment uses as defined in this Code.

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.

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COMMERCIAL VEHICLE ~~Any motor vehicle licensed by the State of Florida as a 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.

COMMON AREA A parcel of land, together with the improvements thereon, the use and enjoyment of which are shared by the owners and occupants of the individual building sites in the development.

COMMUNICATIONS TOWER A tower, constructed as a free standing structure or in association with a building or other permanent structure, containing transmitting or receiving antennas for such uses as telephonic communications, radio and television signals, microwave transmissions, and similar forms of electronic communications.

COMPREHENSIVE PLAN A plan adopted by the city which meets the requirements of Sections 163.3177 and 163.3178, Florida Statutes (Local Government Comprehensive Planning and Land Development Regulation Act).

CONCURRENCY The demonstration that specific public facilities will be available at the adopted level of service, as described in the City's Comprehensive Plan, concurrent with the impact of the development.

CONDITIONAL USE A use that is generally compatible with the use characteristics of a zoning district, but that requires

individual review of its location, design, and configuration in accordance with Section 8 to determine the appropriateness of the use on any particular site in the district.

CONGREGATE CARE FACILITY See "Group Homes/Congregate Living Facilities".

CONSTRUCTION OFFICE A building used on a temporary basis on the site of a construction project, as an office for the contractor.

CONSTRUCTION SIGN See "Sign" definitions.

CONTIGUOUS Next to, abutting, or touching and having all or a portion of a boundary which is conterminous.

CONVENIENCE STORE A retail sales containing less than 2,000 square feet gross floor area store located near residential areas whose principal activity is the sale of foodstuffs and related commodities; however, stores of this nature may offer for sale such items as foodstuffs prepared on the premises and motor vehicle-related products, such as gasoline and motor oil.

COPY AREA OF A SIGN See "Sign" definitions.

COUNTY Unless the context clearly discloses contrary intent, County shall mean St. Lucie County.

CULTURAL AND CIVIC FACILITY A building or complex of buildings that houses public or private not-for-profit facilities, offices or services and which may include civic or community centers, theaters predominantly used for live performances, libraries, zoological or botanical gardens, historical landmarks, and similar facilities.

DEDICATION A conveyance of land to the public for a specified public purpose made by written instrument and accepted by a governmental agency.

DENSITY, GROSS The number of dwelling units located on an area of land divided by the entire area of the development including lots, streets, and other development associated with the dwelling units. In calculating density, only those lands that lie above the elevation of mean high water (MHW) shall be considered. In determining the elevations above or below MHW, man-made changes in the topography, subsequent to the effective date of this Ordinance shall be ignored. If a parcel of land is divided by a public right-of-way or zoning atlas boundary, it may, at the owner's discretion, be considered to be one (1) parcel for the purpose of determining gross density.

DENSITY, NET The number of dwelling units located on an area

of land, divided by the area of the lot or parcel (excluding streets, and other development associated with the dwelling units). In calculating density, only those lands that lie above the elevation of MHW shall be considered. In determining the elevations above or below MHW, man-made changes in the topography subsequent to the effective date of his ordinance shall be ignored.

DEVELOPED AREA That portion of a lot or parcel upon which a building, structure, pavement, gravel, landscaping, or other improvements have been placed.

DEVELOPER Any person, including a governmental agency, undertaking any development as defined herein.

DEVELOPER'S ENGINEER The term "developer's engineer" as used herein refers to a professional engineer, registered in Florida, and engaged by the developer of the subdivision to plan and certify construction of the work.

DEVELOPMENT The carrying out of any building or making of any material change in the use or appearance of any structure or land.

DEVELOPMENT SIGN See "Sign" definitions.

DIAMETER AT BREAST HEIGHT (DBH) The standard measurement of a single-stemmed tree at four and one-half (4-1/2) feet above grade.

DIRECTIONAL SIGN Any sign permanently or temporarily installed on public property by or with approval of the City or any authorized governmental agency providing directions to a vehicular use area which shall include only the words "enter", "exit", "parking", directional arrows, and business logos.

DIRECTIONAL SIGN, PUBLIC A sign erected by a governmental agency, to denote the name of any thorofare; to point out the route to any city, educational institution, public building, public place, historic place, hospital, or park; to direct and regulate traffic; or to denote any railroad crossing, bridge, or other transportation facility.

DISTRICT Any section of the City for which the zoning regulations are uniform.

DOUBLE-FACED SIGN See "Sign" definitions.

DOCK Any type of constructed device, structure pilings, or pier built in or around navigable waters (see **Section 3.8.0**).

DRIPLINE An artificial line along the ground which conforms to the perimeter of the crown of a tree as projected vertically to the ground.

DRIVE-IN BUSINESS Any place of business or premises which serves, sells, or otherwise makes its services to customers situated in motor vehicles.

DRIVE-THROUGH OR DRIVE-IN WINDOW A window or other opening in the wall of a principal or accessory building through which goods or services are provided directly to customers in motor vehicles.

DRY CLEANER/LAUNDRY, COMMERCIAL A professional dry cleaning/laundry establishment serving individual or commercial customers.

DRY CLEANER/LAUNDRY, SELF-SERVICE An establishment open to the public that provides coin-operated laundry and dry cleaning machines, including clothes washers and dryers.

DUPLEX See "Dwelling, Two-Family".

DWELLING Any building or portion thereof designed for or used for residential purposes.

DWELLING, MULTIPLE-FAMILY A building designed for three (3) or more families, with separate housekeeping, sanitary, and cooking facilities for each family.

DWELLING, SINGLE-FAMILY A detached dwelling designed for only one (1) family. This shall include a "Class 'A' Mobile Home" as defined herein.

DWELLING, TWO-FAMILY A building designed for only two (2) families with separate housekeeping, sanitary, and cooking facilities for each family.

DWELLING UNIT A room or group of rooms within a dwelling that forms a single independent habitable unit used or intended to be used for living, sleeping, sanitation, cooking, and eating purposes by only one family. A dwelling unit may be used for owner occupancy, rental, lease, or other occupancy on a weekly or longer basis.

EASEMENT A grant of one or more rights by a property owner to another individual, group, or governmental unit to make limited use of a portion of real property for a specified purpose.

ELECTRIC SIGN See "Sign" definitions.

ENGINEER A person registered by the State of Florida as a professional engineer.

ENTRANCE SIGN See "Sign" definitions.

ENVIRONMENTAL IMPACT REPORT A report which shall at a minimum:

a. Inventory the flora and fauna of the site and identify the presence of any endangered or threatened species and species of special concern and their associated habitats;

b. Inventory all on-site wetlands;

c. Inventory all other significant on-site resources; and

d. Describe the impacts of the development on inventoried resources and any mitigating measures to be taken to prevent degradation of those resources.

EQUIPMENT SHED A structure erected on a construction site to shelter equipment and tools used in construction activities on that specific construction site.

FAMILY One or more persons occupying a single housekeeping unit and using common facilities, provided that unless all members are related by blood or marriage, no such family shall contain over five persons. This term shall not include a fraternity or sorority, club, rooming house, or similar uses.

FARM An area used for the growing of agricultural products, such as vegetables, fruits and grain, and their storage, as well as for raising poultry and animals, and grazing, pasture, or running areas.

FENCE A free-standing structure of any material or combination of materials erected for confinement, screening, or partition purposes.

FILLING STATION See "Vehicular Service and Maintenance Establishments."

FIXED PROJECTING SIGN See "Sign" definitions.

FLAG, COMMERCIAL A cloth emblem or banner that is a recognized representation or symbol of any non-public agency or establishment, including not-for-profit organizations, political parties, commercial or business establishments, and similar organizations; including emblems, banners, and similar devices with or without letters or symbols that are placed for the purpose of advertising or attracting attention.

FLAG, OFFICIAL A cloth emblem or banner that is the officially recognized representation or symbol of the United States, or any state, county or municipal government or agency thereof, including special districts created by the State of Florida.

FLASHING SIGN See "Sign" definitions.

FLAT OR WALL SIGN See "Sign" definitions.

FLEA MARKET An enclosed or unenclosed business where individual booths or other designated areas are rented to individuals for the purpose of selling goods or services by the individual.

FLOOR AREA RATIO ~~A regulatory technique, generally expressed in numeric fashion, which relates total developable site area and the size (square feet) of development permitted on a specific site.~~ 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.

FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS The term "Florida Department of Transportation (FDOT) Specifications" as used herein refers to the latest current road and bridge specifications adopted as standard by the FDOT.

FOOD VENDOR, MOBILE A mobile food-vending cart or similar conveyance offering food and beverages for general public consumption at one or more locations during the day.

FRATERNITY OR SORORITY HOUSE A building occupied by and maintained exclusively for college or university students who are affiliated with a social, honorary, or professional organization recognized by the college, university, or other institution of higher learning that the students attend.

FREE STANDING SIGN See "Sign" definitions.

FRONTAGE All or a portion of a lot line that directly abuts an officially recorded street or separates property from a street, excluding alleys and private driveways.

FRONTAGE, STREET FACADE That portion of an exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building wall elevation which parallels a street. In the event the parapet wall or eaves are over forty (40) feet high, only the first forty (40) feet shall be considered the frontage street facade.

GARAGE APARTMENT A detached, accessory structure ~~of not more than seven hundred fifty (750) square feet,~~ that contains a

private garage permanently available for the parking or storage of at least one (1) automobile and one (1) dwelling unit.

GARAGE, COMMERCIAL A building or portion thereof designed or used exclusively for pre-arranged or short-term storage of motor vehicles, excluding daily storage furnished to transients, and at
which motor fuels and oils are not sold, and motor vehicles are not equipped, repaired, hired or sold.

GARAGE, PUBLIC A building or a portion thereof, other than a private or storage garage or service station, designed or used for equipping, servicing, repairing, hiring, selling, or storing of motor vehicles.

GARAGE, RESIDENTIAL An accessory building or a portion of a main building, including a carport or porte cochere, designed and used for the parking or storage of vehicles owned or used by the occupants of the building to which it is accessory use.

GARAGE SALE The offering for sale of ten (10) or more items of used personal property from any residential real property.

GARDEN STRUCTURE - Small structures whose primary purpose is to enhance the landscaping, including arbors, trellises, gazebos, pergolas, ornamental pools, water features, and well houses.

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GOVERNMENTAL AGENCY

a. The United States or any department, commission, agency, or other instrumentality thereof;

b. The State of Florida or any department, commission, agency, or other instrumentality thereof;

c. Any county or municipality; or

d. Any school board or other special district.

GRADE OF LOT The average finished or final elevation of a lot measured at the front building line.

GRASS Green herbage, commonly referred to as grass or sod, commonly grown year round in the Town of St. Lucie Village.

GROCERY STORE A retail store whose principal activity is the sale to the public of foodstuffs and consumer commodities for human consumption. Such foodstuffs may be pre-packaged or prepared on the premises for consumption off the premises.

GROUND COVER Low-growing or low-maintenance living plant material or inanimate material.

GROUND SIGN See "Sign" definitions.

GROUP HOMES/CONGREGATE LIVING FACILITIES Facilities licensed by the Florida Department of Health and Rehabilitative Services which provide short-term or long-term lodging, meals, and resident support services, such as counseling, guidance, and varying levels of medical care. The following classes of group homes/congregate living facilities are established for the purposes of this ordinance:

(a) Type I: A facility providing lodging, meals, or related services for no more than five (5) unrelated individuals. Resident support services may be provided.

(b) Type III: A facility providing lodging, meals, or related services for six (6) or more unrelated individuals Resident support services may be provided.

(c) Type V: A facility providing lodging, meals, or related services for any number of unrelated individuals when residents include such classes of individuals as former substance abusers, inmates participating in supervised work release programs, parolees, etc.

GRUBBING The mechanical or manual removal of any type of rooted vegetation and associated soil.

HEAVY MACHINERY Mechanical land-clearing, earth-moving, or earth-working equipment with a gross weight in excess of five thousand (5,000) pounds, including all machinery which utilizes steel tracks for traction.

HEDGE A solid, unbroken row of shrubs or certain tree species maintained at a desired or required height and width, including plant material of a type commonly grown in St. Lucie County.

HEIGHT OF STRUCTURE The vertical distance from the lowest average 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, ornamental facades, and solar panel installations are excluded in determining the height of structure.

HISTORIC TREE A tree determined to be of notable historic interest to the City, due to its age, type, size, or historic association with the community, and designated as such by the Board of Aldermen.

HOME NAMEPLATE A nameplate indicating only the name of the occupant.

HOME OCCUPATION ~~Any occupation or activity carried on as an accessory use by a member of the immediate family residing within a dwelling unit. See section 3.12.1.~~ 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.

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HOSPITAL An institution licensed by the Florida Department of Health and Rehabilitative Services which have facilities for one or more overnight patients, which provide services for in-patient medical or surgical care of sick or injured humans, and which may include related facilities such as laboratories, out-patient departments, training facilities, state offices, utilities, and support facilities.

HOTEL A public lodging establishment licensed by the State of Florida which offers transient or permanent lodging accommodations to the general public, and may provide additional services, such as restaurants, meeting rooms, and recreation facilities.

HOTEL UNIT A room or suite of rooms in which lodging or boarding is provided.

IDENTIFICATION SIGN See "Sign" definitions.

ILLUMINATED SIGN See "Sign" definitions.

IMPERVIOUS SURFACE Any surface incapable of being penetrated by water under normal circumstances, including such surfaces as roofs, areas paved or covered with concrete, asphalt, or similar materials, etc.

INANIMATE MATERIALS Rocks, gravel, pebbles, driftwood, garden ornaments, statuary, sculptures, artificial grass, or similar non-living objects.

INDUSTRIAL ACTIVITY The treatment, processing, fabrication, preparation, assembly, packaging, cleaning, servicing, testing, or repairing of material, products, or equipment on the premises.

INSTALL To erect or place into position.

INSTITUTION A governmental facility, non-profit corporation, or

a non-profit establishment existing for public or quasi-public purpose use, including such uses as churches, schools, hospitals, government buildings, and parks or open space.

INSTRUCTIONAL SIGN See "Sign" definitions.

JUNK VEHICLE ~~A vehicle which cannot be moved under its own power.~~ Unserviceable Vehicle.

JUNK YARD A commercial establishment where waste or discarded or salvaged materials are stored or handled, including but not limited to auto-wrecking yards, used lumber yards, and places or yards for salvaged house wrecking and structural steel materials and equipment or salvaged machinery, used furniture and household equipment, and the processing of used, or discarded, or salvaged materials as part of manufacturing operations.

KENNEL See "Animal Kennel."

LAND The earth, water, and air above or on the surface, including any improvement or structure customarily regarded as land.

LAND AREA DEFINITIONS See "Lot" Definitions, Residential Land Area; and Rear, Side and Front yard open space.

LAND CLEARING ~~The removal from land of any type of vegetation or structure by mechanical, manual, or other means.~~ 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 not included in the definition of Land Clearing.

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LANDSCAPE STRIP A strip containing trees, barriers, ground cover, or other plant material.

LAND USE PLAN An element of the Comprehensive Plan, as defined in Section 163.3161, Florida Statutes (The Local Government Comprehensive Planning and Land Development Regulation Act). A set of documents and maps that categorize existing patterns of land development and set guidelines for the desirable intensity, density, quantity, type, location, and timing of future development based upon the goals and policies set forth in the adopted Comprehensive Plan.

LAWN GRASS See "Grass" definition.

LOCAL PLANNING AGENCY The St. Lucie Village Board of Aldermen.

LOCAL ROAD OR STREET A route providing service which is of relatively low average traffic volume, short average trip length or minimal through-traffic involvements and high land access for abutting property. All roads or streets within the Town of St. Lucie Village, excluding U.S. Highway One and Old Dixie Highway are local.

LOADING, OFF-STREET Space located outside of any street right-of-way and designed to accommodate the temporary parking of vehicles used for pickups and deliveries.

LOT DEFINITIONS:

(a) Lot A parcel of land possessing specific boundaries established by a legal instrument such as a deed or record plat, recognized as a separate legal entity for purposes of transfer of title.

(b) Lot, Corner A lot abutting upon two (2) or more intersecting streets.

(c) Lot, Double Frontage A lot, excluding corner lots, having frontage on more than one street.

(d) Lot Line The boundary of a lot.

1) Front Lot Line The line separating a lot from a street, road, or other public or private right-of-way; in the event a lot abuts more than one (1) public or private right-of-way, the front lot line is designated and recorded by the Board of Aldermen.

2) Rear Lot Line The line separating a lot from abutting property, an alley or other secondary means of access, and easement, or similar items.

3) Side Lot Line Any lot line which is not a front or a rear lot line.

(e) LOT, SMALL RESIDENTIAL - A residential lot, the total area of which is less than one acre.

(f) LOT, LARGE RESIDENTIAL - A residential lot, the total area of which is greater than or equal to one acre.

(g) Lot Depth The horizontal length of a straight line drawn from the midpoints of the front and rear lot lines.

(~~f~~h) Lot, Non-Conforming A legally subdivided lot shown on a legally recorded plat, existing at the time regulations

were adopted, requiring greater minimum width or area than provided on such lot or establishing other limitations which such lot does not meet.

(~~g~~i) Lot of Record A lot which is part of a platted subdivision or a parcel of land described by a deed, for which the subdivision plat or deed has been recorded in the office of the Clerk of the Circuit Court of St. Lucie County.

(~~h~~j) Lot Width The horizontal length of a straight line drawn from the midpoints of the side lot lines.

(~~i~~k) Lot Area The total area contained within the lot lines.

(~~j~~l) Lot, Irregular A lot containing curved, uneven, reversed, or other asymmetrical lot lines. Required measurements, including lot area, width, depth, etc., shall be determined on an individual basis by the Board of Aldermen.

(~~k~~m) Lot, Interior A lot abutting only one street or right-of-way.

(~~l~~n) Lot, Platted A lot platted in accordance with the subdivision regulations of St. Lucie Village after the effective date of this ordinance.

LOT, PARKING See "Parking Lot".

LOW AND MODERATE INCOME HOUSEHOLD A family or individual whose annual income is less than or equal to the annual income level established by the United States Department of Housing and Urban Development for eligibility to participate in the Section VIII Housing Program.

MAIN BUILDING The principal building situated or erected on a lot.

MAINTENANCE AND STORAGE FACILITY Land, buildings, or structures devoted primarily to the maintenance or storage of equipment and materials.

MANGROVE Any or all of the following species of aquatic woody plants:

Red mangrove (Rhizophora mangle),
Black mangrove (Avicennianittida oravicennia germinans),
White mangrove (Laguncularia racemosa),
Buttonwood or button-mangrove (Conocarpus erecta).

MANUFACTURED BUILDING Structures designed for residential, commercial, industrial, and related uses, constructed in whole or in part away from the building or installation site and

constructed pursuant to Chapter 553, Part IV, Florida Statutes. No mobile home, whether complying with Mobile Home construction standards promulgated by the United States Department of Housing and Urban Development or required by the State of Florida shall be considered a manufactured building for the purpose of this Ordinance.

MARINA, COMMERCIAL A limited facility for mooring, launching, and storing, of boats. (See **Section 3.2.4**).

MARQUEE SIGN See "Sign" definitions.

MASSAGE PARLOR, LICENSED An establishment offering massages and related treatments by masseurs, licensed and operated pursuant to Chapter 480, Florida Statutes.

MEAN HIGH WATER (MHW) The average height of the high tides over a nineteen year period.

MESSAGE SIGN See "Sign" definitions.

MICROWAVE TOWER See "Communications Tower".

MINOR Any person who has not attained the age of eighteen (18) years, or as otherwise defined by the State of Florida.

MOBILE FOOD DISPENSING VEHICLE (MFDV) is classified as a vehicle-mounted public food service establishment that is self-propelled or otherwise movable from place to place, having all required State and Health Department permits, licenses, and approval. Such vehicles must be self-sufficient for utilities (e.g., gas, water, electricity, and liquid waste disposal). Each MFDV is required to have a state-approved commissary that they report to at least once a day. MFDVs may also be referred to as Mobile Food Establishments.

No MFDV may operate in St. Lucie Village without a permit and occupational license approved by the Board of Aldermen.

No permit or occupational license may issue for a MFDV without submittal of a sworn application meeting the following standards:

(1) Name of the applicant.

(2) Permanent home address and a valid telephone number.

(3) A brief description of the nature of the business and the goods to be sold.

(4) Copy of the approved license from the State of Florida / Department of Business & Professional Regulations or Department of Agriculture.

(5) Copy of the vehicle plans as submitted to the State of Florida / Department of Business & Professional Regulations or Department of Agriculture.

(6) Copy of a valid vehicle registration for any motorized unit.

(7) Copy of the notarized Commissary Agreement.

(8) A site plan including:

a) Plot plan of the lot showing existing structures and accessory structures or any other significant feature.

(b) Diagram of available parking.

(c) Identify set-backs from right of way line and structures.

(9) A statement of the hours of operation (which may not start earlier than 6:00 a.m. or extend later than 8:00 p.m.).

(10) Notarized affidavit of permission to vend from the property owner, if different from the applicant.

(11) A photograph of the MFDV or Mobile Merchant Vehicle showing a side view of the vehicle from both front and back sides.

No MFDV may operate or continue to operate in St. Lucie Village without complying with the following standards:

(1) The telephone number included on the permit application must remain valid and active at all times. The vendor is responsible for notifying the Town of any changes to their contact information.

(2) Mobile vending units must comply with the following minimum distance requirements, which shall be measured from the approved vending location to the nearest point of an established property line:

(a) 500 ft. from a non-mobile business selling similar food,
(b) 1000 ft. from the nearest permitted MFDV location.

(3) May not block the ingress / egress to any property, sidewalk or street.

(4) May not block or impede pedestrian or vehicular traffic.

(5) May only operate at the approved location, clearly identified on the permit, and may only operate as described in the application submitted for the permit and license.

(6) May have one (1) advertisement sign with a maximum size of sixteen (16) sq. feet. Such sign may not be free standing (unless removed and secured when the business is closed), illuminated, moving, flashing or utilizing neon color typically reserved for emergency services.

(7) May have one (1) menu sign with a maximum size of nine (9) sq. feet.

(8) No amplified sounds, music or other loud noises.

(9) A trash receptacle must be provided and must be removed by the operator daily. Trash may not be placed within public street side trash receptacles.

(10) Mobile vendors are responsible for picking up all litter and waste within twenty-five (25) feet of their unit.

(11) No wastewater leakage or any other leakage is allowed.

(12) A single attached or anchored umbrella/awning is permitted for the service area, provided it is maintained in good condition and does not impede traffic or block clear vision areas.

(13) It shall be unlawful to place any further personalty or fixtures at the location, except that two tables, with associated chairs or benches to allow seating for no more than twelve, and an umbrella for each table, will be permitted to provide an area for eating.

(14) No mobile vending unit is to be left open and unattended at any time and must be secured, including all personality and fixtures, when not in operation.

MOBILE HOME A single or multi-family dwelling unit constructed on an integral chassis that is transportable over the roadway on wheels attached to the chassis in one (1) or more sections and containing appropriate connections for plumbing and electrical service and that is constructed to standards by the U.S. Department of Housing and Urban Development.

MOBILE HOME, CLASS "A" A mobile home certified to be in conformity with the Mobile Home Construction and Safety Standards of the United States Department of Housing and Urban Development, or its successor agency, and the standards of Section 320.823, Florida Statutes.

MOBILE HOME PARK An area of land under unified control and operation designed exclusively for use by mobile homes that are

residential dwelling units.

MODEL DWELLING UNIT OR HOME A residential structure used for demonstration or sales purposes, open to the public for inspection, and designed for ultimate sales or re-use.

MOTEL A public lodging establishment licensed by the State of Florida which contains units with sleeping accommodations easily accessible to guests with an exit to the outside of each unit, daily or weekly rates, off-street parking for each unit, and a bath for each rental unit.

MOTEL UNIT A room or suite of rooms in which lodging or boarding is offered to the public for compensation and access to the outside is provided for each unit.

MOTOR VEHICLE REPAIR, HEAVY An establishment that provides vehicle repair services, including body repair and painting, axle straightening, brake system repair, carburetor and fuel system repair, electrical and electronic system repair, exhaust system service, frame repair, generator and starter service, glass repair and replacement, muffler installation, radiator repair, transmission repair, and front end and wheel alignment services.

MOTOR VEHICLE REPAIR, LIGHT An establishment that provides motor vehicle repair services, excluding body repair and painting, axle straightening and frame repair; but including brake system repair, carburetor and fuel system repair, exhaust system service, front end and wheel alignment services, generator and starter service, glass repair and replacement, muffler, installation, and transmission repair.

MOTOR VEHICLE SALES AND RENTAL ESTABLISHMENTS (NO SERVICE) Establishments for the storage and display for sale or rental or new and used motor vehicles, excluding repairs and service.

MOTOR VEHICLE SALES AND SERVICE AGENCIES Establishments for the storage and display for sale or rental of new and used motor vehicles, including repairs and service.

MULCH Non-living small aggregate materials such as gravel, rock, pebbles, bark, or pine needles, used as a ground cover.

MULTIPLE-FACED SIGN See "Sign" definitions.

NAMEPLATE See "Sign" definition.

NEWSPAPER OF GENERAL CIRCULATION A newspaper published at least on a weekly basis; it does not include a newspaper intended primarily for members of a particular professional or

occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.

NONCONFORMING LOT See "Lot" definitions.

NONCONFORMING SIGN See "Sign" definitions.

NONCONFORMITIES

(a) Administrative Nonconformities Any lot, structures, or use which lacks any administrative approval required by this ordinance. Administrative approval shall mean special use approval, planned development approval, site plan approval or any other administrative or quasi-judicial approval required by this ordinance.

(b) Dimensional Nonconformities Nonconformity with any requirements pertaining to any of the following:
(1) Minimum yard size,
(2) Minimum structure or use setback,
(3) Maximum lot coverage by buildings,
(4) Maximum height for structures,
(5) Maximum floor area ratio,
(6) Maximum impermeable surface,
(7) Limitations on lighting,
(8) Limitations on the number of ingress and egress points or lanes,
(9) Limitations on grades or slopes,
(10) Limitations on mechanical and utilities equipment,
(11) Limitations on plant material, or
(12) Other maximum or minimum limitations.

(c) Lot Nonconformities Nonconformity with any requirements pertaining to lot area or dimension.

(d) Required Site Improvement Nonconformities Nonconformities with any requirements pertaining to any of the following:
(1) Required parking spaces,
(2) Required loading spaces,
(3) Required dumpster or other trash receptacle space,
(4) Required vehicle stacking spaces for drive-in services,
(5) Required access lanes for parking, loading, and trash receptacle spaces,
(6) Required emergency access lanes,
(7) Required screening, landscaping, and related site improvements,
(8) Required building design characteristics,
(9) Required pedestrian circulation,
(10) Required overhead weather protection,
(11) Required signs,

(12) Required lighting,
(13) Other site improvements requirement.

(e) Structures See "Structure" definition.

(f) Nonconforming Structure or Building A structure or building possessing size, dimensions, or location which were lawful prior to the adoption, revision, or amendment of this Code, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of a particular zoning district.

(g) Nonconforming Use A use or activity which was lawful prior to the adoption, revision, or amendment or this Code, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of a particular zoning district.

(h) Nonconformity A lot, structure, or use of land, or any combination thereof, which was lawful before the adoption, revision, or amendment of this Code, but which would be prohibited under the terms of this Code.

NOT-FOR-PROFIT USE OR FACILITY See "Public or Quasi-Public Not-For-Profit Use or Facility".

NURSING HOME A facility for unrelated individuals providing lodging, meals, "intermediate care level one" and "intermediate care level two" medical services, as regulated and defined by the Florida Department of Health and Rehabilitative Services and related support services.

OFFICIAL ZONING ~~ATLAS~~ MAP A map depicting the boundaries and identification of the zoning districts established by this Code. (See Appendix A)

OFF-PREMISES SIGN See "Sign" definitions.

OFF-STREET PARKING Any area except a public right-of-way used for the purpose of parking, storing, or display of vehicles, boats, trailers, and mobile homes, including used car lots and other open lot uses.

ON-PREMISES SIGN See "Sign" definitions.

OPEN SPACE An open, unenclosed area consisting of setbacks, landscaping, buffers, vehicular and pedestrian circulation features, and surface parking.

OPEN-SPACE MEASUREMENT The aggregate of all of the components of open space expressed in square footage.

OUTDOOR STORAGE The keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than ~~twenty-four (24) hours~~seven (7) days.

PAINTED SIGN See "Sign" definitions.

PARAPET That portion of the facade wall which extends vertically above a roof line.

PARCEL OF LAND Any contiguous quantity of land capable of being described with such definitions that its location and boundaries may be established, that is designated by its owner or developer as land to be used or developed as a unit, or that has been used or developed as a unit. If such a parcel of land is divided by a right-of-way or zoning boundary it may be considered to be one (1) parcel by the owner.

PARCEL OF REAL PROPERTY See "Premises".

PARKING LOT A paved area upon which more than four (4) or more motor vehicles may be parked.

PARKING, OFF-STREET Space located outside of any street right-of-way or easement and designed to accommodate the parking of motor vehicles.

PARKING SPACE, INTERIOR An area designated for temporary storage of a motor vehicle.

PARTY WALL A common wall or parallel, adjacent solid walls with no visible separation between walls.

PAWNBROKER A person who is regularly engaged in the business of making pawns, but does not include a bank or financial institution as defined in this Code or any person who regularly loans money or any other thing of value on stocks, bonds, or other securities.

PEDESTRIAN ORIENTED ACTIVITY A wide variety of commercial land uses which attract pedestrian interest and stimulate walk-in traffic from passers-by, including but not limited to the following: department stores and other large scale retail uses; restaurants and delicatessens, both enclosed and open-air; specialty shops; theaters; banks and financial institutions; government offices; and other commercial activities which, by their very nature, attract people to window shop and browse.

PEDESTRIAN SIGN See "Sign" definitions.

PERMANENTLY ATTACHED Affixed by foundation, poles, braces or

rescue, ambulance, security, and related services, excluding funeral homes.

PROTECTIVE SERVICES, PUBLIC Emergency or non-emergency services, including but not limited to police, fire, rescue, and ambulance services, operated by a unit of local government and financed through publicly generated revenues.

PUBLIC, QUASI-PUBLIC, OR NOT-FOR-PROFIT USE OR FACILITY The use of land, buildings, or structures by a governmental agency or not-for-profit institution registered under the provisions of Section 501(c), U.S. Internal Revenue Code of 1954, to provide cultural, educational, governmental, scientific, medical, and related services directly to the general public.

PUBLIC OR PRIVATE UTILITY A public or closely regulated private enterprise with an exclusive franchise for providing a public service, including but not limited to the following: water, electricity, natural gas, sewage treatment or telephone service.

(a) Public or Private Utility, Heavy A centralized facility for the provision of a public utility that is of sufficient scale and intensity to warrant special site considerations to limit the impact on surrounding properties. Heavy utility uses include, but are not limited to transmission towers, electrical power-generating plants and facilities, sewage treatment and disposal facilities, utilities supply yards, electrical transmission lines in excess of 23 kilovolts, electrical substations, and water purification facilities.

(b) Public or Private Utility, Light A facility used in the transmission or delivery of a public or private utility, in which the facility is relatively small in scale and which can, with suitable screening, be compatible with residential and other low intensity uses. Light utility uses include but are not limited to electrical distribution facilities and transformers, sewage pumping facilities, water storage, control and pumping facilities, and structures, equipment and rights-of-way for telephone, electricity, gas, or water services, and electrical transmission lines of 23 kilovolts or less.

PUBLIC PARKS AND RECREATION AREAS A use, area, building, or structure, including parks, playgrounds, athletic fields, piers, docks, and boat launching areas, that are publicly owned and used for recreational purposes by residents of St. Lucie Village and under the control and management of the Village or other public agency.

PUBLIC PROPERTY Property owned by any governmental entity,

including public right-of-way, streets, alleys, sidewalks, and parks, and all structures located upon such property, including but not limited to street and traffic signs, utility poles, fire hydrants, parking meters, trees, newspaper racks, and telephone booths.

PUBLISHING AND PRINTING PLANT A commercial establishment primarily engaged in preparing, publishing, and printing newspapers, periodicals, books, and other reading material, or similar printed materials.

PYLON SIGN See "Sign" definitions.

QUASI-PUBLIC An activity, use of structures, or land and related or accessory operations generally open to the public on a non-profit basis for religious, cultural, medical, entertainment, and similar purposes.

REAL ESTATE SIGN See "Sign" definitions.

RECREATION FACILITY, COMMERCIAL A recreation facility operated as a business and open to the public for a fee, excluding adult entertainment uses.

RECREATIONAL VEHICLE A self-propelled or non-motorized vehicle that may be primarily designed as temporary living quarters for recreation, camping, or travel purposes, including but not limited to travel trailers, camping trailers, truck campers, and motor homes, as defined by Section 320.01, Florida Statutes, as amended.

RESIDENCE/RESIDENTIAL A structure or structures intended privately for human habitation.

RESTAURANTS (EXCLUDING DRIVE-INS) Establishments, excluding drive-ins, where the principal business is the sale of food, desserts, or beverages to the customer in a ready-to-consume state where the design or principal method of operation includes one or more of the following:

(a) Customers are provided with a menu and are served generally by a restaurant employee at the same table or counter at which said items are consumed,
(b) Ice cream parlors and other small specialty restaurants having floor area exclusively within a shopping or office center and sharing common parking facilities with other businesses within the center,
(c) A cafeteria or cafeteria-type operation where foods, desserts, or beverages generally are served and consumed within the restaurant building,
(d) Customers purchase food, desserts, or beverages for carry

out.

RESTAURANTS (DRIVE-INS) Establishments selling food and beverages in a form ready for consumption where all or a significant portion of the consumption takes place or is intended to take place in a motor vehicle or at another location.

RESTAURANTS, TAKE OUT Establishments selling food and beverages in a form ready for consumption, all or a significant portion of the consumption occurs off the premises.

RECREATIONAL VEHICLE PARK An area under unified control which is designed exclusively for temporary accommodations for travel trailers, camping trailers, truck campers, and motor homes, and which is not intended as an area to establish permanent residency.

RETAIL SALES AND SERVICES, GENERAL Establishments which sell products and services required to meet the recurring day-to-day commercial needs of a community as well as the less frequent consumer demands for more durable commercial products or services. These establishments include but are not limited to convenience stores, variety stores, hardware and garden supply stores, apparel and footwear stores, florists, gift shops, jewelry stores, book and stationery stores, office equipment and supplies, automotive supply stores, appliance stores, and similar retail sales and services. General retail sales and services expressly exclude the sale of motor vehicles, except small parts and accessories; sale of construction materials, except paint fixtures, and hardware; vehicular service and maintenance activities including, service stations; and the commercial storage or rental of vehicles.

RETAIL SALES AND SERVICES, MARINE-RELATED Establishments engaged in selling goods or merchandise or providing services that are supportive of waterfront activities.

RETAIL SHOPS, SPECIALTY Commercial establishments such as boutique shops and other specialty shops that cater to custom markets, such as tourists, collectors, design clientele, and similar specialized user groups, and offering goods not generally available in convenience or more general goods establishments.

REVOLVING SIGN See "Sign" definitions.

RIGHT-OF-WAY A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or is occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline,

water line, sanitary storm sewer, and other similar uses.

ROAD See "Street".

ROOF SIGN See "Sign" definitions.

ROOMING HOUSE A public lodging establishment providing lodging on a fee basis for three or more individuals, excluding the following: single and multi-family dwelling units, dormitories operated in conjunction with an educational institutions, fraternity and sorority houses, hospitals, group homes, hotels, motels, and apartments.

ROTATING SIGN See "Sign" definitions.

SANDWICH SIGN See "Sign" definitions.

SATELLITE DISH ANTENNA A commercial or noncommercial communications device with a diameter greater than 36 inches installed as an accessory use and designed to receive television or radio signals broadcast from communications satellites or other remote, wireless sources.

SAVINGS AND LOAN See "Bank" definition.

SCHOOL, PRIVATE An educational institution, licensed by the State of Florida, and operated by any person, agency, or organization other than a school district, the State University System, or the Florida Department of Education, excluding child or adult care centers.

SCHOOL, PUBLIC Educational institutions operated by a school district, the State University System, or the Florida Department of Education, providing kindergarten, primary, secondary, post-secondary, vocational, adult, and other specialized forms of learning.

SEMI-FREE-STANDING SIGN See "Sign" definitions.

SERVICE STATION See "Vehicular Service and Maintenance Establishment".

SETBACK LINE A line marking the required building setback distance from one or more lot lines.

SETBACK, FRONT Required open space extending across the full width of the front of a lot between the front property line and the required building setback line.

SETBACK, REAR Required open space extending across the full width of the rear of a lot between the rear lot line and the

required building setback line.

SETBACK, REQUIRED The minimum setback required by this Code. Any setback provided in excess of the minimum amount specified shall not be deemed to be a part of the required setback.

SETBACK, SIDE Required open space extending across the full width of the side of a lot between the side property line and the required building setback line.

SHOPPING AREA A commercial establishment or a group of commercial establishments related in its location, size, and types of shops to the trade area which the unit serves.

SHORE LINE ~~The mean high water level.~~ Line of land-water interface at mean high water level.

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SHRUBS Self-supporting, woody, evergreen plans smaller than a tree and usually branching from or near the ground, including such plant material as commonly found in St. Lucie County.

SIDEWALK OR SANDWICH SIGN See "Sign" definitions.

SIGN A display of banners and flags, characters, letters, illustrations or ornamentations, or the complete structure on which any such characters, letters, illustrations, or ornamentations are stated or applied, excluding buildings used for identification, directional advertising, or promotional purposes, provided, however, that the term shall not be construed so as to include self-contained fixtures approved by the National Board of Fire Underwriters of nonelectrical display, wholly contained within a store building and not visible from any public right-of-way.

(a) Abandoned Sign A sign advertising a business that is no longer licensed, no longer has a certificate of occupancy, or is no longer doing business at that location.
(b) Add-On Sign An additional sign added to a previously permitted on conforming sign.
(c) A-Frame Sign A movable sign not secured or attached to the ground.
(d) Animated Sign A sign with action or motion using electrical energy, electronic or manufactured sources of energy, or wind-actuated elements, including rotating, revolving, or flashing signs.
(e) Attraction Board A sign upon which characters, letters, or illustrations can be changed or rearranged manually on a periodic basis, without altering the face of the sign, to advertise special sales or other special events.
(f) Background Area of Sign The area of a sign under which a

copy can be placed. To determine the area of a sign background, only the face which can be seen only from one direction at one time shall be utilized.

(g) Banner Sign A sign made of cloth, fabric, paper, non-ridged plastic, or similar materials.

(h) Billboard (Off-Premise Sign) A sign or framework installed for the purpose of advertising merchandise, services, or entertainment that are sold, produced, manufactured, or furnished at places other than the location of sign.

(i) Changeable Copy Sign A sign which is characterized by changeable copy or letters, regardless of method or attachment.

(j) Construction Sign A temporary sign identifying those engaged in construction on any building site, including but not limited to the following: the builder, contractor, developer, architect, engineer, painter, plumber, or other persons or artisans participating in the construction activities.

(k) Copy Area of a Sign The actual area of the sign copy applied to any background. The copy area is computed by straight lines drawn closest to copy extremities, encompassing individual letters or words.

(l) Development Sign A temporary sign advertising the sale or rental of structures under construction.

(m) Double-Faced Sign A sign with two faces which are parallel to each other and back to back.

(n) Electric Sign See "Illuminated Sign".

(o) Entrance Sign An identification structure located at the main entrance to a City-approved subdivision or development.

(p) Fixed Projecting Sign A sign projecting at an angle from the outside wall or walls of any wall building and rigidly affixed thereto.

(q) Flashing Sign A sign used for identification, directional, advertising, or promotional purposes, including approved lighting fixtures which flash, blink, operate intermittently, and are used as exterior signs or interior signs visible from a public right-of-way.

(r) Flat or Wall Sign A sign erected parallel to the facade or on the outside wall of any building and supported throughout its length by the wall of the building.

(s) Free-Standing Sign A sign which is supported by one or more columns, uprights, or braces in or upon the ground, including pole and ground signs.

(t) Ground Sign See "Free Standing Sign".

(u) Identification Sign A sign painted on a wall used to identify the name of the business located therein, its principals, and its address.

(v) Illuminated Sign A sign in which an internal or external source of light is used to make the text or copy legible.

(w) Instructional Sign A sign conveying instructions with

respect to the premises on which it is maintained, such as, but not limited to, "Exit", "Entrance", "Parking", etc.

(x) Marquee Sign A sign attached to the side of or front of or hung under a marquee.

(y) Message Sign An electronic changeable sign upon which graphic displays, symbols, or words can be varied upon the faces of the sign to display time, temperature, public service, or other general information.

(z) Multiple-Faced Sign A sign with more than two faces.

(aa) Nonconforming Sign A sign which does not comply with the regulations of this Zoning Code or subsequent amendments.

(bb) Off-Premise Sign See "Billboard".

(cc) On-Premise Sign See "Point of Purchase Sign".

(dd) Painted Sign A sign painted on any surface, including the roof or any building, visible from any public right-of-way.

(ee) Point-of-Purchase Sign A structure, device, display board, screen surface or wall, characters, letters, or illustrations where the matter displayed is used for advertising a product or service activity offered for sale or rent on the premises.

(ff) Pole Sign See "Free-Standing Sign".

(gg) Political Sign A sign urging the election or defeat of any candidate seeking any political office or urging the passage or defeat of any ballot measure.

(hh) Portable Sign A movable sign not permanently attached to the ground. It may include "trailer", "sidewalk", or "sandwich" signs.

(ii) Projecting Sign A sign projecting at an angle from the outside wall or walls or any building and rigidly affixed thereto.

(jj) Pylon Sign An advertising structure projecting from a wall or extending over the roof of any building, comprising a framework and display surface, the structural members of which are an integral part of the building upon which the sign is installed.

(kk) Real Estate Sign A sign installed by an owner or his agent on a temporary basis, advertising that the real property upon which the sign is located is for rent or for sale, excluding rooming house signs.

(ll) Revolving Sign See "Animated Sign".

(mm) Roof Sign Any outdoor advertising display sign installed, constructed or maintained on or above the roof or any building.

(nn) Rotating Sign See "Animated Sign".

(oo) Sandwich Sign See "A-Frame Sign".

(pp) Semi-Free-Standing Sign A sign which is supported by one or more uprights or braces in or upon the ground and partially attached to any building.

(qq) Sidewalk Sign See "A-Frame Sign".

(rr) Sign Background That part of a sign which is around or between elements of the sign content.

(ss) Sign Code Article 3.8.0 of the Code of the Town of St. Lucie Village, Florida.
(tt) Sign Content Any letters, numbers, illustrations, decorations or ornamentations which convey information or attract attention.
(uu) Sign Face A surface of a sign on which the content of the sign is located.
(vv) Sign Height The vertical distance from the natural grade over which the sign is placed to the highest point on the sign.
(ww) Sign Structure A structure including any trailer or other vehicle, which supports or is designed to support or hold together a collection of sign content or sign background; including any trailer or other vehicle, and any balloon or similar device attached to the ground or anything thereon, and any other device which is readily movable and designed or used primarily for the display of signs. A sign structure shall be limited in accordance with this article.
(xx) Snipe Sign A sign of any size, made of any material, including paper, cardboard, wood, and metal, when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, fences, or other objects, containing advertising matter that is not applicable to the premises upon which such sign is located.
(yy) Special Event Sign A sign that calls attention to a business grand opening, civic event or meeting, or other similar activity of a temporary nature.
(zz) Subdivision Sign A temporary single, or double-faced ground sign calling attention to the presence of an existing land subdivision or development in which lots or units are actively being sold or marketed, and located on the same tract of land as is the subject of the sign.
(aaa Swinging Sign A sign that swings freely from or on supports, regardless of the guy wires used in connection therewith.
(bbb Temporary Sign A sign, that advertises for a limited period of time political candidates, parties, or issues; a building under construction; real-estate for sale, rent,or lease; business grand openings; or other special events.(ccc)
(ccc)Time and Temperature Sign A display containing illuminated numerals flashing alternately to show the current time and temperature.
(ddd)Trailer Sign A licensed or unlicensed advertising structure mounted on skids, wheel, or wheels and constructed for the sole purpose of advertising.
(eee)Vee Shaped Sign A sign other than a flat or wall sign, that is attached to a building and which has two faces which are not parallel.
(fff)Vehicular Sign A sign affixed to or painted on a motor transportation vehicle or trailer for the purpose of

business advertising, excluding signs affixed to vehicles or trailers for identification purposes as required by licensing ordinances of the City or other governmental agency.

(ggg) Wall Sign See "Flat or Wall Sign".

(hhh) Wall Mounted Sign A sign which is painted on or affixed to any building exterior wall and is completely supported by said wall.

(iii) Window Sign A sign installed or maintained in the window of any building and visible from any public right-of-way.

SIGN CODE See "Sign" definitions.

SNIPE SIGN See "Sign" definitions.

SORORITY HOUSE See "Fraternity House".

SPECIAL NON-COMMERCIAL EVENTS OF PUBLIC INTEREST, MINOR A public event sponsored by a religious institution, public or private school, or non-profit organization, as defined by Section 501(c) of the Internal Revenue Code, latest revision.

SPECIAL NON-COMMERCIAL EVENTS OF PUBLIC INTEREST, MAJOR A public event sponsored by a non-profit organization, as defined by Section 501(c) of the Internal Revenue Code (latest revision), and held in an area greater than 1.50 acres.

SPECIAL USE A specific use that generally would not be appropriate within a particular zoning district, but that may be permitted subject to specific limitations and restrictions.

SPECIFIED ANATOMICAL AREAS See "Adult Entertainment Uses".

SPECIFIED SEXUAL ACTIVITIES See "Adult Entertainment Uses".

SPECIMEN TREE A tree which has been determined, in the judgment of a professional forester, landscape architect, arborist, horticulturist, or similar expert, to be of high value to the community, because of its type, age, or other professional criteria, and has been so designated by the Board of Aldermen.

STORY That portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

STORY, HALF A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than sixty (60) percent of the floor area is finished for use. A half story may be used for occupancy only in conjunction with,

and by the occupants of, the floor immediately below.

STREET A public right-of-way which affords the principal means of access to abutting property.

STREET LINE The right-of-way line abutting the frontage of a lot.

STREETSCAPE That part of the urban environment which is within the normal field of vision of a person walking at ground level and which can generally be considered to include everything within public view extending upward from ground level to a height no greater than the width of the street that the pedestrian is standing or moving along. The elements of a streetscape include but are not limited to building facades, landscaping, paving, street furnishings, and graphics.

STRUCTURAL ALTERATIONS Any change in the supporting of a structure, such as bearing walls, columns, beams, and girders or in the dimensions or configuration of the roof or exterior walls.

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 requirement and be permanently affixed.

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.

SUBDIVISION The term "Subdivision" as used herein means the division of a parcel of land whether improved or unimproved, into three (3) or more contiguous lots or parcels of land, designated by reference to the number or symbol of the lot or parcel contained in the plat of such subdivision, for the purpose, whether immediate or future, of transfer of ownership or, if the establishment of a new street is involved, any division of such parcel. The term includes a resubdivision and any resubdivision of a parcel of land that was subdivided in any manner subsequent to the adoption of this ordinance into two (2) or more parcels shall be subject to the provisions of the St. Lucie Village Subdivision Ordinance (currently Ordinance 62-8). The following shall be exempt and not subject to the provisions prescribed by the St. Lucie Village Subdivision Ordinance:

a. The combination or recombination of portions of previously platted lots where no new parcels, or residual parcels result in lots of less area, width or depth than the original lots of record.

b. The sale or exchange of parcels of land to or between adjoining property owners where such sale or exchange does not create additional lots and does not reduce any lot to an area less than the zoning district in which the property is located permits, and no dedications or improvements are required under the St. Lucie Village Subdivision Ordinance.

c. The financing or leasing of apartments, offices, stores or similar spaces within an apartment building, industrial building, commercial building or office building.

d. The conveyance of land to a federal, state, county, or municipal governmental agency, entity, political subdivision, or a public utility.

SUBDIVISION SIGN See "Sign" definitions.

SURVEYOR The term "Surveyor" as used herein refers to a land surveyor registered in Florida and engaged by the developer to survey and plat the land proposed for subdivision.

SWIMMING POOL A portable pool or permanent structure that contains a body of water eighteen (18) inches or more in depth or two hundred fifty (250) square feet or more of water surface area and intended for recreational purposes, including a wading pool. Excluded is an ornamental reflecting pool, fish pond, or other type of pool regardless of size, unless located and designated so as to create a hazard or be used for swimming or wading.

SWINGING SIGN See "Sign" definitions.

SYNTHETIC PLANTS Synthetic or artificial material in the form of trees, shrubs, ground covers, or vines.

TEMPORARY LABOR OFFICE An office which provides on a fee basis the services of generally unskilled or semi-skilled laborers on a daily or short-term basis.

TEMPORARY USE BUILDING A building, consisting of one or more modules not intended for residential use and not attached to a permanent or semi-permanent foundation.

TIME AND TEMPERATURE SIGN See "Sign" definitions.

TIME SHARE UNIT A room or suite of rooms with or without kitchen or cooking facilities in which the right of use or occupancy circulated on an annual basis among various persons for specific periods of time in accordance with a fixed time schedule.

TOWNHOUSE A single-family residential building attached to a series of other single family residential buildings by not more than two party walls.

TOWNHOUSE COMPLEX A group of townhouses connected by party walls.

TOWNHOUSE UNIT A multi-story single-family residential dwelling unit sharing not more than two (2) common walls.

TRAVEL TRAILER A vehicular portable structure not exceeding ~~thirty-six (36)~~ fifty (50) feet in length designed for travel, recreational, and vacation uses.

TREE An erect standing wood plant having an average mature crown of greater then twenty (20) feet and having a trunk which can be maintained with at least six (6) feet of clear wood at maturity.

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. As used in this definition, "vehicle" is deemed to include, but is not limited to, cars, trucks, motorcycles, recreational vehicles, trailers, travel trailers, campers or similar equipment that is designed for use on the road.

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USE The purpose or activity for which land or buildings is designed, arranged or intended, or for which land or buildings are occupied or maintained.

USE, TEMPORARY A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the designated time period.

VARIANCE A departure from the dimensional or numerical requirements of this Code when such variance is not contrary to the public interest and where, owing to the conditions peculiar to the property and not as a result of the actions of the applicant, a literal enforcement of the Code would result in unnecessary and undue hardship.

"V" SHAPED SIGN See "Sign" definitions.

VEHICULAR SERVICE AND MAINTENANCE ESTABLISHMENT An establishment for the retail sale and dispensing of motor fuels and related products which has pumps, underground storage tanks, and other facilities for such activity and which may include the retail sale of minor automobile parts and accessories such as tires, batteries, spark plugs, fan belts, shock absorbers, mirrors, floor mats, cleaning and polishing materials, and similar items. Establishments of this nature may provide inspection, servicing, or minor repair of motor vehicles within enclosed service bays or stalls, excluding body repair and painting, frame straightening, or tire recapping or vulcanizing.

VEHICULAR SALES AND SERVICE The retail, wholesale or rental of motor vehicles and related equipment, with incidental service and maintenance.

VEHICULAR SIGN See "Sign" definitions.

UNREQUIRED SETBACK ~~The actual setback of a structure as measured from the appropriate edge of the structure to the respective property line.~~ 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.

WALL SIGN See "Sign" definitions.

WHOLESALE TRADES AND SERVICE The display, storage, and sale of goods to other firms for resale, excluding outside storage, except as otherwise provided in this Code.

WINDOW SIGN See "Sign" definitions.

WORK The term "work" as used herein includes all construction called for or shown on the development plan as well as all facilities and features of every kind in, under and over the dedicated rights-of-way and drainage easements within and furnished in connection with the plat; except gas, sanitary sewage, electric power, telephone, street lighting facilities and related facilities.

YARD That area which lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward, except as may be specifically provided in this Code.

YARD, FRONT A yard extending across the front of a lot, between the side lot lines and the front property line, and being the minimum horizontal distance between the front property line and

the front of the main building or any projections thereof.

YARD, REQUIRED The minimum yard required by this Code. Any yard space supplied in excess of the minimum amount specified shall not be deemed to be a required yard except as provided elsewhere in this Code.

YARD, REAR A yard extending across the rear of a lot between the side lot lines and the rear property line, and being the required minimum horizontal distance between the rear property line and the rear of the main building or any projections thereof. On all lots the rear yard shall be at the opposite end of the lot from the front yard.

## SECTION 3 LAND USE REGULATIONS

### Section 3.1.0 ZONING DISTRICTS ESTABLISHED

In order to carry out the goals and policies of the St. Lucie Village Comprehensive Plan and the purposes of this Ordinance, the following Zoning Districts are hereby created:

(A) R-1 Residential, Low Density
(B) R-2 Residential, Medium Density
(C) C General Community Commercial
(D) MC Marine Commercial
(E) RPF Recreation/Public Facilities
(F) CSV Conservation

### Section 3.2.0 ZONING DISTRICT PURPOSES AND USE REGULATIONS

### Section 3.2.1 Residential, Low Density (R-1) District

(A) Intent.

The intent of the R-1 district is to provide and protect an environment suitable for single family dwellings at a maximum density of two (2) dwelling units per gross acre, together with low density residential surroundings.

(B) Development Standards.

(1) Minimum Lot Dimensions.
(a) Lot Area: 21,780 square feet (one-half [1/2] acre)
(b) Lot Width: 75 feet

(2) Minimum Setbacks for Principal Structures. See **Section 3.5.6.**
Additional setback requirements for canal front lots

are described in **Section 3.5.6(C).**

(3) Maximum Lot Coverage by Structures: 30%

(4) Maximum Impervious Surface Area: 50%

(5) Maximum Building Height: 35 feet

(C) Permitted Uses.

Uses permitted within this district are identified in **Section 3.5.0.**

(D) Accessory Uses.

Accessory uses and accessory use regulations are identified in **Section 3.5.0.**

**Section 3.2.2 Residential, Medium Density (R-2) District**

(A) Intent.

The intent of the R-2 district is to provide and protect an environment suitable for single family, and multiple family dwellings at a maximum density of four (4) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with medium density residential surroundings.

(B) Development Standards.

(1) Minimum Lot Dimensions.
(a) Lot Area: 10,890 square feet
(b) Lot Width: 60 feet

(2) Minimum Setbacks for Principal Structures See **Section 3.5.6.**

(3) Maximum Lot Coverage by Structures: 40%

(4) Maximum Impervious Surface Area: 50%

(5) Maximum Building Height: 35 feet

(C) Permitted Uses.

Uses permitted within this district are identified in **Section 3.5.0.**

(D) Accessory Uses.
Accessory uses and accessory use regulations are identified

in **Section 3.5.0.**

) Accessory Uses.
Accessory uses and accessory use regulations are identified in **Section 3.5.0.**

## Section 3.2.3 General Community Commercial (C) District

(A) Intent.

The intent of the C district is to promote the development of commercial uses which provide a variety of basic goods and services compatible with adjacent land uses and the overall character of St. Lucie Village. The district is intended to be located in areas with a high level of available public facilities in a manner compatible with surrounding uses.

The C district generally exists along U.S. Highway 1 and has access only via U.S. Highway 1 and not from Old Dixie Highway. Where a parcel in single ownership extends from U.S. Highway 1 to Old Dixie Highway, the C district will extend only to the east boundary of the west 1/2 of the property. There shall be no access to commercial property through any residential zoning district.

(B) Development Standards.

(1) Minimum Lot Dimensions.
(a) Lot area: 10,890 square feet
(b) Lot Width: 75 feet

(2) Minimum Setbacks for Principal Structures. See **Section 3.5.6.**

(3) Maximum Lot Coverage by Structures: 60%

(4) Maximum Impervious Surface Area: 75%

(5) Maximum Building Height: 35 feet

(6) Minimum Building Separation: 25 feet

(7) Maximum Floor Area Ratio: 0.~~25~~75

(C) Permitted Uses.

Uses permitted within this district are identified in **Section 3.5.0.**

(D) Accessory Uses.

Accessory uses and accessory use regulations are identified in **Section 3.5.0.**

## Section 3.2.4 Marine Commercial (MC) District

(A) Intent.

The intent of the MC district is to provide an area for commercial uses which provide limited goods and services for the recreational boating needs of Village residents.

(1) There shall be no increase in the size, operation or scope of services offered at the existing marina facilities.

(B) Restrictions.

(1) Docking and storage of marine craft at the marina facilities shall be limited as follows:

(a) pleasure craft only shall utilize the marina facilities. There shall be no utilization of the facilities by any type of commercial marine craft except that such craft may be launched and recovered at the boat ramp..

(b) there shall be no enlargement of the marina basin except with approval of the Board of Aldermen after public hearing and obtaining approval and/or permits from any required local, state or federal agencies. There shall be no additional dredging and filling of the existing marina property except for periodic maintenance of the existing facilities.

(c) no more than 41 boat slips shall be maintained at the marina and no more than 41 boats shall be docked or stored in the water at the marina at any one time.

(2) There shall be no commercial retail sales on the marine property except that the marina operator may maintain an ice vending machine and soda vending machine at the location of the boat ramp.

(3) There shall be no major maintenance, repair or restoration of marine craft on the marina property. Minor or routine maintenance, repair or restoration is permitted by boat owners and outside contractors, provided that it takes place (a) in the owner's boat slip or in the portion of the marina property lying east of Hagan Drive and west of the boat ramp (hereinafter, "the boat storage area"), and (b) during the hours from 8:00 a.m. to 6:00 p.m.

Major Maintenance, repair or restoration includes grinding, blasting, scraping, sanding or painting of marine craft, and removing or overhauling engines.

Minor maintenance, repair or restoration includes pressure cleaning, changing spark plugs, minor engine repair and tune-ups, removing lower units, canvas work, and electronics work.

(4) Sale or storage of fuel or lubricants is not permitted.

(5) Out-of-the-water storage of marine craft shall be limited to the boat storage area; and all stored marine craft must be stored on trailers.

(6) The boat ramp and boat slips may, subject to the limitations in paragraph 3 above, be used at any time of the day (24 hours a day) but, absent extraordinary circumstances, marina operations, including mowing, pressure cleaning the facilities, using other power equipment, moving boats/trailers, other maintenance and any construction, shall take place only between the hours of 8:00 a.m. and 6:00 p.m. daily (hereinafter "regular business hours").

(7) Any plan to modify, improve or alter the marina facilities shall be subject to administrative review.

(8) No person shall be permitted to live or reside on any marine craft within the marina facility.

(9) Lighting on the marina property shall be shielded so as to minimize illumination outside the marina property to the extent practical.

(10) The marina's dumpster and port-o-let shall be located north of the pump house location, or a minimum of 50 north of the marina's southern property boundary. Foam stripping or a slow-closing device shall be utilized on the port-o-let door to reduce noise to the extent

practical.

(11) The marina property may not be rented for events, such as weddings or parties. This does not limit the marina owner from permitting, without charge, family, friends or others to have such events or use the property during regular business hours.

(12) The requirements of this Ordinance shall be in addition to any other Ordinances or Resolutions previously adopted by the Town of St. Lucie Village.

(C) Permitted Uses.

Uses permitted within this district are identified in **Section 3.5.0.**

(D) Accessory Uses.

Accessory uses and accessory use regulations are identified in **Section 3.5.0.**

(E) Reversion to R-1 District

Because the MC District is established to acknowledge an existing use and because the existence of this district is inconsistent with the overall zoning plan of having all property east of the Florida East Coast Railway zoned residential, the MC district will revert to an R-1 district in the event that its use as a marina is discontinued for a period of 12 months.

## Section 3.2.5 Recreation/Public Facilities(R/PF) District

(A) Intent.

The intent of the R/PF district is to promote the development of public and private, active and passive recreation uses of all types in addition to a variety of public and semi-public facilities necessary for the maintenance of a high quality of life within the Village.

(B) District Regulations.

Regulations governing the height, bulk, mass, and placement of structures in the Recreation/Open Space district are provided in **Section 3.5.6.**

(C) Use Restrictions.

Use restrictions in the Public Facilities District are set

forth in **Section 3.5.0.**

(D) Nonconformities.

Nonconformities shall be regulated pursuant to **Section 3.12.2.**

(E) Parking and Loading.

Parking and loading facilities shall be provided pursuant to **Section 3.9.0.**

(F) Landscaping.

Landscaping shall be provided pursuant to **Sections 3.5.0 and 3.6.0.**

(G) Signs.

Signs shall be regulated pursuant to **Section 3.7.0.**

(H) Fences and Walls.

Fences and walls shall be constructed pursuant to **Section 3.5.4.**

(I) Installation of Public Utilities.

All public utility service connections, including telephone, cable and electric distribution service, shall be installed underground on all sites of 30,000 square feet or more.

(J) Development Standards.

(1) Minimum Lot Dimensions.
(a) Lot area: 10,890 square feet
(b) Lot Width: 75 feet

(2) Minimum Setbacks for Principal Structures See **Section 3.5.6.**

(3) Maximum Lot Coverage by Structures: 50%

(4) Maximum Impervious Surface Area: 75%

(5) Maximum Building Height: 35 feet

(6) Minimum Building Separation: 25 feet

(7) Maximum Floor Area Ratio: 0.20

(K) Permitted Uses.

Uses permitted within this district are identified in **Section 3.5.0.**

(L) Accessory Uses.

Accessory uses and accessory use regulations are identified in **Section 3.5.0.**

## Section 3.2.6 Conservation (CSV) District

(A) Intent.

The intent of the CSV district is to provide an identifiable designation for the Indian River Lagoon in order to promote its protection in a manner consistent with federal, state and local goals and objectives for the resource.

(B) District Regulations.

Regulations governing the height, bulk, mass, and placement of structures in the Conservation District shall be governed pursuant to all applicable state and federal regulations.

(C) Signs.

Signs shall be regulated pursuant to **Section 3.7.0** and all applicable state and federal regulations.

(D) Docks, Seawalls and Bulkheads.

Docks, seawalls and bulkheads shall be constructed in accordance with **Section 3.8.0** of this ordinance.

## Section 3.3.0 OFFICIAL ZONING ATLAS

(A) The Official Zoning Atlas is included in this ordinance as Appendix A.

(B) The Board of Aldermen shall have authority to interpret any uncertainties that may exist in the Official Zoning Atlas in determining the intended boundaries of any zoning district.

(C) The Official Zoning Atlas shall be amended in accordance

with the provisions of this Ordinance.

## Section 3.4.0 REGULATIONS OF GENERAL APPLICABILITY

Regulations governing the height, bulk, mass and placement of structures within all districts are discussed in **Section 3.5.6** of this Ordinance.

## Section 3.5.0 PERMITTED USES, USES PERMITTED WITH ADMINISTRATIVE REVIEW, USES PERMITTED WITH SITE PLAN REVIEW, AND CONDITIONAL USES

### Section 3.5.1 Intent

(A) Intent.

The intent of this section is to provide a listing of uses permitted within the various zoning districts established in this chapter and certain extra review requirements for selected permitted uses and Conditional Uses. Uses permitted within the Town of St. Lucie Village may be classified in one or more of the following categories:

(1) Uses permitted by right (P).

(2) Uses permitted by right subject to Administrative Review (AR).

(3) Uses permitted by right subject to Site Plan Review (SPR).

(4) Conditional Uses (CU).

**Table 1** of this Section (Permitted Use Table), indicates applicable zoning districts for the various uses and exact nature of the uses. **Section 3.5.3** specifies "extra requirements for uses", which specify permitted uses, and any additional application requirements and review or additional standards that may be necessary to justify and establish each use.

### Section 3.5.2 Permitted Use Table

(A) Permitted Uses.

Uses as regulated in this section shall be determined as provided in the **Table 1** (Permitted Use Table). Uses in the Permitted Use Table are classified as the following:

(1) Uses Permitted by Right. Uses allowed throughout a district, as a matter of right, are subject to all applicable provision of this Section. These uses are designated by a "P" in **Table 1.**

(2) Permitted by Administrative Review. These uses are compatible with uses permitted by right which have extra requirements imposed. Uses of this nature may be established subject to approval by the Board of Aldermen. The extra requirements applicable to specific uses are presented in **Section 3.5.3.** These uses are designated "AR" in **Table 1.**

(3) Permitted by Site Plan Review. Uses which are permitted by right, but because of their size, intensity or potential impact require additional review to insure the area in which they are located is not adversely affected. The applicable review criteria to specific uses are presented in **Section 3.5.3.** These uses are designated "SPR" in **Table 1.**

(4) Permitted as Conditional Use. Uses which are generally prohibited in a district, but may be permitted if certain additional standards are met. Uses of this nature may be established subject to approval by the Board of Aldermen, or their designee, in accordance with **Section 3.5.3.** The additional standards applicable to specified conditional uses in specified zoning districts are presented in **Section 3.5.3** or may be designated by the Board of Aldermen for a specific conditional use requested. These uses are designated "CU" in **Table 1.**

(B) Establishment of Use Regulations.

Except as otherwise provided herein, regulations governing the use of land and structures are hereby established as shown in the **Table 1.** Uses not expressly permitted are prohibited.

(C) Permitted Uses Within All Districts.

Within all districts there are certain uses permitted as a matter of right that are not listed on **Table 1**. These uses are above ground and buried utility lines for local distribution of electricity, telephone, cable television service; accessory and appurtenant apparatus such as poles, guy wires, transformers and switching boxes; public and private streets and roads; railroad right of way; water and sanitary sewer lines; and gas and liquid fuel distribution lines.

TABLE 1
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 1 Accessory Dwelling Units | ~~SPR~~ | | ~~CU~~ | | | | ~~X~~ |
| 2 Accessory Structures - Residential | AR | AR | | | | | |
| 3 Adult Entertainment Uses | | | | | | | X |
| 4 Agriculture - Animal Production/Husbandry | | | | | | | X |
| 5 Agriculture - Crop, Citrus, etc. | | | | | | | X |
| 6 Airport, Landing Field, Heliopad - Private or Public | | | | | | | X |
| 7 Apparel & Accessory Retail - Sales & Rental Stores | | | AR* | | | | |
| 8 Art Merchandising Studios | | | AR* | | | | |
| 9 Art & Drafting Supply Stores Including Picture Frames | | | AR* | | | | |
| 10 Bait & Tackle Shops | | | AR* | | | | |
| 11 Barber & Beauty Shops | | | AR* | | | | |
| 12 Bars, Lounges & Related Entertainment | | | AR* | | | | |
| 13 Bathroom & Kitchen Contractor Showrooms | | | AR* | | | | |
| 14 Boat Building & Report | | | AR* | | | | |
| 15 Book & Stationery Stores | | | AR* | | | | |
| 16 Business & Commercial Machine Sales | | | AR* | | | | |

P - Permitted Use; SPR - Site Plan Review; AR - Administrative Review;
CU - Conditional Use; X - Prohibited in all zoning districts

* Use is included in "Retail business/Sales/Services/Professional Offices" category and is subject to additional requirements listed for that category. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

** Additional requirements listed for "Retail Business/Sales/Services/Professional Offices" shall apply to this use if similar requirements are not listed for the use. If duplication of additional requirements occurs, the more stringent shall apply. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 17 Candy, Nut & Confectionary Stores | | | AR* | | | | |
| 18 Catering Establishments | | | AR* | | | | |
| 19 Cemeteries, Public & Private | | | | | | | X |
| 20 Church, Synagogues & Other Houses of Worship | | | AR** | AR** | | | |
| 21 Clinics - Public or Private | | | AR* | | | | |
| 22 Clubs & Lodges without Restaurant | | | AR* | | | | |
| 23 Coin & Philatelic Stores | | | AR* | | | | |
| 24 Communication Towers | | | | | | | X |
| 25 Convenience Stores | | | AR** | | | | |
| 26 Convent, Monasteries & Seminaries | | | | | | | X |
| 27 Culture Facilities - Public or Private | | | AR | AR | AR | | |
| 28 Daycare Facilities - Accessory Children, Family | | AR | | | | | |
| 29 Daycare Facilities - Adult | | AR | AR* | | | | |
| 30 Daycare Facilities - Children as Accessory in House of Worship & Schools, Public or Private | | | AR* | | | | |
| 31 Daycare Facilities - Children as Principal Use | | | AR** | | | | |
| 32 Delicatessen | | | AR* | | | | |

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TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 33 Department Stores - Major | | | | | | | X |
| 34 Drive Through Facilities except Restaurants, as principal uses | | | AR* | | | | |
| 35 Exercise Studios & Health Clubs | | | AR* | | | | |
| 36 Facial & Scalp Treatment Services | | | AR* | | | | |
| 37 Financial Institutions, including Banks, Savings & Loans and Credit Unions | | | AR** | | | | |
| 38 Flea Markets | | | | | | | X |
| 39 Flower Shops and Florists | | | AR* | | | | |
| 40 Food & Beverage Related Uses, except as otherwise listed | | | AR* | | | | |
| 41 Food Stores and Supermarkets greater than 10,000 sq. feet | | | SPR | | | | |
| 42 Food Stores - Specialty | | | AR* | | | | |
| 43 Funeral Homes, Mortuaries & Crematories | | | | | | | X |
| 44 Furniture Refinishing & Repair | | | AR* | | | | |
| 45 Game Arcades | | | | | | | X |
| 46 Garage Apartment | | | | | | | X |
| 47 Gift, Novelty, Souvenir & Sundry Shops | | | AR* | | | | |

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** Additional requirements listed for "Retail Business/Sales/Services/Professional Offices" shall apply to this use if similar requirements are not listed for the use. If duplication of additional requirements occurs, the more stringent shall apply. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 48 Government Facilities, not otherwise listed | | | AR* | P | | | |
| 49 Greenhouses - Commercial | | | SPR | | | | |
| 50 Group Homes - Type I (5 or less) | | AR** | AR** | | | | |
| 51 Group Homes - Type III (4 or more) | | | AR** | | | | |
| 52 Group Homes - Type V and all other types | | | | | | | X |
| 53 Gun Clubs & Shooting Ranges | | | | | | | X |
| 54 Hardware, Paint, Glass and Wallpaper Stores | | | AR* | | | | |
| 55 Home Occupations - Accessory to Residential Use | AR | AR | | | | | |
| 56 Hospitals - Public or Private | | | | | | | X |
| 57 Hotels & Motels | | | SPR | | | | |
| 58 Industrial - Heavy, except where otherwise listed | | | | | | | X |
| 59 Industrial - Light, except where otherwise listed | | | | | | | X |
| 60 Interior Decorators | | | AR* | | | | |
| 61 Junk, Scrap & Salvage Yards | | | | | | | X |
| 62 Laundry & Dry Cleaning establishments, cleaning on premises | | | | | | | X |

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CU - Conditional Use; X - Prohibited in all zoning districts

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** Additional requirements listed for "Retail Business/Sales/Services/Professional Offices" shall apply to this use if similar requirements are not listed for the use. If duplication of additional requirements occurs, the more stringent shall apply. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 63 Laundry & Dry Cleaning establishments serving primarily the public | | | | | | | X |
| 64 Laundry & Dry Cleaning establishments, serving the public - coin operated, no cleaning on premises | | | | | | | X |
| 65 Liquor & Package Stores | | | AR* | | | | |
| 66 Locksmith & Key Establishments | | | AR* | | | | |
| 67 Mailing Services | | | AR* | | | | |
| 68 Marine - Dock Rentals (41 existing slips) | | | | | | P | |
| 69 Marine - Industrial Establishments | | | | | | | X |
| 70 Marine - Retail Sales & Service | | | AR* | | | | |
| 71 Martial Arts Studios | | | AR* | | | | |
| 72 Massage Parlor | | | AR* | | | | |
| 73 Mobile Food Dispensing Vehicles | | | SPR | | | | |
| ~~73~~74 Mobile Home Park | | | | | | | X |
| 745 Mobile Home, Sales, Rental & Service Agencies | | | | | | | X |
| 756 Monument Sales Establishments | | | AR* | | | | |
| 767 Motion Picture Studios | | | AR* | | | | |
| 778 Motor Vehicles Fuel Sales & Service (Gas & Service Stations) | | | AR** | | | | |

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** Additional requirements listed for "Retail Business/Sales/Services/Professional Offices" shall apply to this use if similar requirements are not listed for the use. If duplication of additional requirements occurs, the more stringent shall apply. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 789 Motor Vehicle Parts & Accessory Store | | | AR* | | | | |
| 7980 Motor Vehicle Repair - Heavy (including body repairs & painting) | | | | | | | X |
| 801 Motor Vehicle Repair - Light (including body repairs & painting) | | | AR** | | | | |
| 812 Motor Vehicle - Sales & Rental (no service) | | | AR** | | | | |
| 823 Motor Vehicle Sales & Service Agencies | | | AR** | | | | |
| 834 Motor Vehicle Title & Tag Service | | | AR* | | | | |
| 845 Motorcycle Sales and Service Establishments | | | AR* | | | | |
| 856 Music and Dance Studios | | | AR* | | | | |
| 867 Newspaper Distributing Agencies | | | AR* | | | | |
| 878 Newspaper & Magazine Shops | | | AR* | | | | |
| 889 Nurseries - Retail, for sale of plant materials grown off premises | | | SPR | | | | |
| 8990 Nurseries - Wholesale & Retail, for sale of plant materials grown on premises | | | SPR | | | | |
| 901 Office & Related Uses - including business services, except as otherwise listed | | | AR* | | | | |

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TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 912 Office & Support Retail - not occupying more than 20% of grose square footage | | | AR* | | | | |
| 923 Offices - Governmental Administration | | | AR* | P | | | |
| 934 Offices - Professional | | | AR* | | | | |
| 945 Offices or Facilities, quasi-public associations & organizations, not for profit | | | AR* | | | | |
| 956 Outdoor Storage Facilities for Families & Businesses | | | SPR | | | | |
| 967 Parking Garages as Principal Use | | | SPR | | | | |
| 978 Parking Lot as Principal - accessory or offsite uses | | | SPR | | | | |
| 989 Parking or Storage of Recreational Vehicles, accessory in residential districts | P | P | | | | | |
| 99100 Pawn Shops | | | AR* | | | | |
| 1001 Pet Grooming Establishments, but not kennels | | | AR* | | | | |
| 1012 Photocopying Services | | | AR* | | | | |
| 1023 Photographic Studios | | | AR* | | | | |
| 1034 Post Office | | | AR* | | | | |
| 1045 Private Use on Public (City) land | | | | | | | X |
| 1056 Printing & Type Setting Services | | | AR* | | | | |

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* Use is included in "Retail business/Sales/Services/Professional Offices" category and is subject to additional requirements listed for that category. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

** Additional requirements listed for "Retail Business/Sales/Services/Professional Offices" shall apply to this use if similar requirements are not listed for the use. If duplication of additional requirements occurs, the more stringent shall apply. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 1067 Produce Markets | | | AR* | | | | |
| 1078 Radio & Television Broadcasting Studios & Facilities | | | AR* | | | | |
| 1089 Railroad Switching & Marshalling Yards | | | | | | | X |
| 10910 Recreation - Commercial Amusement Enclosed | | | SPR | | | | |
| 1101 Recreation - Commercial Amusement Unenclosed, General | | | SPR | | | | |
| 1112 Recreation - Commercial Amusement Unenclosed, High Intensity | | | | | | | X |
| 1123 Recreation - Outdoors, Commercial Amusement Temporary | | | AR | AR | | | |
| 1134 Recreation, Stadium & Sports Arenas | | | | | | | X |
| 1145 Repair Shops for household Appliances, Small Motors & Machines | | | AR* | | | | |
| 1156 Research & Development Facilities - not of an industrial nature | | | SPR | | | | |
| 1167 Research & Development Facilities - of an industrial nature | | | | | | | X |
| 1178 Residential, Fraternities & Sororities | | | | | | | X |
| 1189 Residential, Multifamily | | P** | | | | | |
| 11920 Residential, Rooming & Boarding Houses | | AR** | | | | | |

P - Permitted Use; SPR - Site Plan Review; AR - Administrative Review;
CU - Conditional Use; X - Prohibited in all zoning districts

* Use is included in "Retail business/Sales/Services/Professional Offices" category and is subject to additional requirements listed for that category. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

** Additional requirements listed for "Retail Business/Sales/Services/Professional Offices" shall apply to this use if similar requirements are not listed for the use. If duplication of additional requirements occurs, the more stringent shall apply. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 1201 Residential - Single Family Detached | P | P | | | | | |
| 1212 Residential - Single Family Attached & Detached | | P | | | | | |
| 1223 Residential - Townhouse | | P | | | | | |
| 1234 Restaurants serving a limited clientele (Private clubs & lounges) | | | AP** | | | | |
| 1245 Restaurants serving general public, but not drive in or drive through facilities | | | SPR | | | | |
| 1256 Restaurants serving general public, drive in or drive through facilities | | | SPR | | | | |
| 1267 Retail Bakeries | | | AR* | | | | |
| 1278 Retail Building Material Sales | | | AR* | | | | |
| 1289 Retail Business | | | AR* | | | | |
| 12930 Sandwich or Snack Shops | | | AR* | | | | |
| 1301 Satellite Reception Dishes - principal or accessory in non-residential districts | | | AR | AR | | | |
| 1312 Satellite Reception Dishes - accessory to residential districts | AR | AR | | | | | |
| 1323 Schools, Public & Private Elementary, Intermediate & Secondary | | | SPR | SPR | | | |

P - Permitted Use; SPR - Site Plan Review; AR - Administrative Review;
CU - Conditional Use; X - Prohibited in all zoning districts

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TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 1334 Schools - Public Vocational & Trade involving industrial equipment | | | | | | | X |
| 1345 Schools - Public Vocational & Trade not involving industrial equipment | | | SPR | | | | |
| 1356 Schools - Colleges & Universities Public & Private | | | SPR | SPR | | | |
| 1367 Scrap, Waste & Reclaimed Materials Trade | | | | | | | X |
| 1378 Special Non-commercial Events of Public Interest | AR | AR | AR | AR | | AR | |
| 1389 Swimming Pools, Accessory to Residential Uses | AR | AR | | | | | |
| 13940 Swimming Pool Sales | | | AR* | | | | |
| 1401 Tax Return Preparation Services | | | AR* | | | | |
| 1412 Taxidermists | | | AR* | | | | |
| 1423 Temporary Borrow Pits, Borrow Piles & Similar Excavation | | | | | | | X |
| 1434 Temporary Manual Labor Hiring Offices | | | | | | | X |
| 1445 Temporary Non-Manual Labor Hiring Offices | | | | | | | X |
| 1456 Temporary Model Dwelling or Sales Office | CU | CU | AR | | | | |
| 1467 Temporary Offices & Facilities for Construction, Storage & Security | CU | CU | CU | CU | | CU | |

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CU - Conditional Use; X - Prohibited in all zoning districts

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TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 1478 Temporary Produce Stands | | | | | | | X |
| 1489 Theaters, Indoor, Motion Pictures Live Performances | | | SPR | | | | |
| 14950 Tobacco Shops | | | AR* | | | | |
| 1501 Transit Storage & Maintenance Facilities for Passenger Transportation Operations | | | | | | | X |
| 1512 Transit, Passenger & Freight Terminal | | | | | | | X |
| 1523 Travel Agencies or Transportation Tickets | | | AR* | | | | |
| 1534 Upholstery, Cloth & Canvas Products Fabrication | | | AR* | | | | |
| 1545 Utility Facilities, Heavy Public & Private | | | | | | | X |
| 1556 Utility Facilities, Light Public & Private | SPR | SPR | SPR | | | | |
| 1567 Veterinary Clinics & Hospitals, Animal Shelters Enclosed | | | SPR | | | | |
| 1578 Veterinary Clinics & Hospitals Animal Shelters unenclosed | | | | | | | X |
| 1589 Warehousing - Self Storage for Families & Small Business | | | SPR | | | | |
| 15960 Warehousing having moderate external impact | | | | | | | X |

P - Permitted Use; SPR - Site Plan Review; AR - Administrative Review;
CU - Conditional Use; X - Prohibited in all zoning districts

* Use is included in "Retail business/Sales/Services/Professional Offices" category and is subject to additional requirements listed for that category. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

** Additional requirements listed for "Retail Business/Sales/Services/Professional Offices" shall apply to this use if similar requirements are not listed for the use. If duplication of additional requirements occurs, the more stringent shall apply. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

TABLE 1 (continued)
ST. LUCIE VILLAGE
PERMITTED USE TABLE

ZONING DISTRICTS

| USES | R-1 | R-2 | C | RPF | CSV | MC | X |
|---|---|---|---|---|---|---|---|
| 1601 Warehousing having significant impact | | | | | | | X |
| 1612 Watch & Shoe Repair Establishments | | | AR* | | | | |
| 1623 Wholesale having moderate external impacts | | | SPR | | | | |
| 1634 Wholesale having significant external impacts | | | | | | | X |
| 1645 Yard & Garage Sales | ARP | ARP | | | | | |

P - Permitted Use; SPR - Site Plan Review; AR - Administrative Review;
CU - Conditional Use; X - Prohibited in all zoning districts

* Use is included in "Retail business/Sales/Services/Professional Offices" category and is subject to additional requirements listed for that category. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

** Additional requirements listed for "Retail Business/Sales/Services/Professional Offices" shall apply to this use if similar requirements are not listed for the use. If duplication of additional requirements occurs, the more stringent shall apply. If the use requires construction of a new building or significant modification of an existing building, site plan review will be required.

## Section 3.5.3 Extra Requirements for Conditional Uses or Permitted Uses

(A) General Requirements.

The uses listed in this section are determined to be the uses permitted by right subject to Administrative Review, Site Plan Review or Conditional Uses. Each use shall be required to conform to the following:

(1) Additional Application Requirements. These requirements are in addition to those required by other portions of this Section. All applications to establish each use shall submit all additional information listed in this section.

(2) Additional Standards. These additional standards are required in addition to all other requirements listed in other portions of this Section. All applications shall conform to all such additional standards listed in this section unless the Board of Aldermen, or their designee, shall reduce the same upon a finding, based upon a preponderance of the evidence of record, that the proposed use nevertheless:

(a) will be consistent with the Comprehensive Plan;

(b) will be in harmony with the general character of the neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions, and number of similar uses;

(c) will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;

(d) will have no detrimental effect on vehicular or pedestrian traffic;

(e) will not adversely affect the health, safety, security, morals, or general welfare of residents, or workers in the area;

(f) will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, potable water, sanitary sewer, public roads, storm drainage, and other public improvements;

(g) otherwise meets the definition standards set forth elsewhere in this Section for such particular use; and,

(h) will provide alternative measures consistent with the intent of the additional standards to provide protection to adjacent properties and preserve neighborhood character.

(B) Waiver of Administrative Review Standards.

In the event of an application for a waiver of an additional standard affecting a use permitted with Administrative Review, such waiver shall require approval by the Board of Aldermen as a Conditional Use.

(C) Requirements and Standards for Uses Permitted by Administrative Review and Conditional Uses.

(1) **Accessory Structures, Residential**

a) Additional Application Requirements: None.

(b) ~~Additional Standards~~General Requirements:

(i) Residential accessory structures shall be used only for uses which are accessory to residential uses.

(ii) ~~Accessory structures may be built within front and corner setbacks and also in side and rear setbacks provided that they are more than three feet from all side and rear lot lines; however, no accessory structure shall be located in front of the front wall of the main building. An accessory structure on a corner lot must meet the 25 foot setback from both streets.~~

~~(iii) Accessory storage sheds shall be limited to no more than one per lot and shall not exceed 10% of the size of the main structure. Other accessory structures,~~

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~~which are incorporated into the real property, shall be limited in size to 25% of the main structure.~~

(i~~v~~i) All accessory structures shall be considered in calculating maximum permissible lot coverage and shall be cumulative.

(~~v~~iii) ~~——~~Accessory structures in the R-1 Zoning District may include a second residence, provided that both residential structures on a lot are occupied by the same "family" as defined by the 1995 Zoning Ordinance, but without regard to the definition's reference to "a single housekeeping unit". Temporary guest use is permitted but an accessory residential structure shall not be used as a rental or to establish a multi-family use on a lot in the R-1 zoning district.

Placement of a second residence on a lot is subject to site plan review and may be permitted only if:

(a) the lot is at least one acre;

(b) the lot has not been involved in a lot split since the adoption of the 1995 Zoning Ordinance;

(c) the lot is capable of being divided into two lots which each comply with the Zoning Ordinance's size, dimensional and other requirements;

(d) each lot has the required frontage on a public road or access to a public road via private easement.

(e) any access via private easement must be sufficient to accommodate emergency vehicles;

(f) each house must be served by its own water and septic system; and

(g) each application for site plan review must be accompanied by a survey showing how the lot will be divided in the event of a sale of one residence to a party outside the family and

reflecting compliance with the foregoing. Additionally, the applicant shall provide an agreement, in recordable form acceptable to the Board of Aldermen, which commits the applicant and successors and/or assigns to so divide the property in the event of a sale of one residence to a party outside the family, and which attaches a reduced size copy of that survey.

In the event that such an accessory structure has been permitted and either the primary structure or the accessory structure passes into use by persons other than "family" or temporary guests, whether rented or not, the property shall be divided by the owner via recorded deed consistent with the application, including survey.

(iv) Except as outlined in subparagraph (iii) above, no accessory structure may be used as a temporary or permanent dwelling unit. Sleeping and bathroom facilities for use only by relatives or gratuitous guests of the residents or owners may be incorporated into accessory structures, subject to approval by the Board of Aldermen and with the understanding that the accessory structure cannot be converted to a dwelling unit, nor can it be rented in the approved configuration.

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(~~iv~~v) Applications for permits for accessory structures shall include a plot plan that is drawn to scale and dimensioned, showing location of the accessory structure on the lot. If the accessory structure is to be built on site, building plans, including elevations and foundation details, shall be submitted. If the accessory structure is prefabricated and erected on site, manufacturer's specifications for the structure shall be submitted with the permit application.

(vi~~i~~) Accessory structures shall not exceed the maximum structure height permitted in the zoning district where located or the height of the principal structure, whichever is less.

(vii) Accessory structures, with the two exceptions noted below, shall not be allowed in required or unrequired front yards.

(viii) Garden structures, including arbors, trellises, gazebos, pergolas, ornamental pools, water features, and well houses, shall be allowed in required and unrequired front yards.

(ix) Swimming pools shall be allowed in unrequired front yards with administrative review.

(x) On corner lots, the required minimum setback for all accessory structures (with the exception of Garden Structures) shall be 25 feet.

(c) Additional Standards for Small Residential Lots (less than one acre):

(i) Small accessory structures (less than or equal to 150 square feet) shall only be located in the rear yard, maintaining a minimum 5-foot setback from rear and side property lines, and in unrequired side yards behind the front building line. The allowable area for location of small accessory structures on small lots is shown in Figure A.

(ii) Large accessory structures (greater than 150 square feet) shall only be located in the rear yard or unrequired side yard behind the front building line. The rear setback for large accessory structures shall be at least 10 feet. The allowable area for location of large accessory structures on small lots is shown in Figure B.

(iii) Only one swimming pool, whether enclosed with a screen structure or open, and two other accessory structures and shall be permitted on small lots.

(iv) Accessory storage sheds shall not exceed 10% of the size of the main structure. Other accessory structures, which are incorporated into the real property, shall be limited in size to 25% of the main structure.

(d) Additional Standards for Large Residential Lots (one acre or larger):

(i) The number of accessory structures shall not be limited, but the total area of accessory structures shall be limited to the following:

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a. The area of each individual structure shall be limited to 100% of the footprint area of the main structure or 10% of the lot area, whichever is less; and

b. The total area of all accessory structures shall be limited to 10% of the total lot area.

(ii) Accessory structures shall be allowed in rear yards and in unrequired side yards.

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(iii) All accessory structures shall maintain a minimum 10-foot setback from the rear property line.

(iv) The allowable area for location of all accessory structures on large lots is shown in Figure B.

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(2) **Bars, Lounges, and Related Entertainment**

(a) Additional Application Requirements: Proof of any licenses required by local, state, and other applicable authorities.

(b) Additional Standards:

(i) Minimum Site Dimensions:

a. Minimum site area: 10,890 square feet

b. Minimum lot width: 75 feet

(ii) Minimum Distances:

a. The bar or lounge shall be five hundred (500) feet from any existing bar or lounge in a general community commercial zoning district. Bars and lounges shall not be located within five hundred (500) feet of any place of religious worship, or public or private school.

(iii) Ingress into the bar or lounge shall be permitted only through the front door of the establishment.

(3) **Churches, Synagogues, and Other Houses of Worship**

(a) Additional Application Requirements: None.

(b) Additional Standards:

(i) Minimum Site Dimensions:

a. Minimum Site area: 1 acre

b. Minimum lot width: 100 feet

(4) **Convenience Stores**

(a) Additional Application Requirements: None.

(b) Additional Standards:

available outdoor activity area shall be provided for each adult.

(iv) Available activity areas shall not be located within the front setbacks.

(v) Outdoor activity areas shall be screened with a solid wall or fence not less than five (5) feet in height.

(7) **Day Care Facilities, Children, as Accessory Uses in Houses of Worship and Schools**

(a) Additional Application Requirements:

(i) A written statement that the proposed child day care center will comply with all applicable local, state and federal regulations.

(ii) A written statement that the proposed child day care center will be operated and maintained solely by the church or in conjunction with a registered not-for-profit public agency or organization.

(b) Additional Standards:

(i) Minimum Site Dimensions:

a. Minimum site area: 10,890 square feet

b. Minimum lot width: 100 feet

(ii) Minimum Distances:

a. All outdoor play areas: ten (10) feet from any residential zoning district.

(iii) Available play or activity areas shall not be located within the front setback.

(iv) Adequate off street pick-up and drop-off facilities shall be provided. Loading and unloading facilities for children such as circular driveways or similar circulation systems that allow for the stacking of three (3) standard size cars without interfering with the traffic flow of servicing right-of- way or the ingress and egress of the parking area.

(v) Outdoor play and activity areas shall be screened with a solid wall or fence at least five (5) feet in height.

(8) **Day Care Facilities, Children, as Principal Uses**

Requirements and standards listed for preceding section shall apply.

(9) **Financial Institutions, Including Banks, Savings and Loans and Credit Unions.**

(a) Additional Application Requirements:

(i) A detailed traffic impact analysis study will be required.

(10) **Group Homes** (Types I and III)

(a) Intent and Applicable Zoning Districts.

It is the purpose of this section to set forth standards for the protection of the health, safety, and welfare of both the community and the residents of a group home facility. The term "group home," encompasses lodging, nursing homes, adult congregate living facilities (ACLF), group care home, recovery home, and residential treatment facilities. HRS has classified five (5) types of group homes and for the purpose of this section, group homes are classified as follows:

(i) Type I: Group homes of not more than five (5) residents.

(ii) Type III: Group homes of more than five (5) residents; and

(iii) Type V: Group homes for classed individuals such as former substance abusers, participants in inmate release programs, etc.

(b) Additional Application Requirements:

(i) Prior to issuance of an occupational license or building permit, whichever occurs first, evidence shall be provided that appropriate approvals or licenses from local, state, or federal regulatory agencies have been obtained.

(ii) In the event all or a portion of a group home consists of bonafide dwelling units, rather than sleeping quarters without personal care or service normally provided by licensed adult congregate living facilities, then the regulations of the applicable zoning districts shall apply.

(c) Additional Standards.

(i) Residential character/district compatibility. If the facility is located within a residential district, it shall be maintained to conform to the character of that neighborhood. This standard applies to design, density, lot size, landscaping, or other factors affecting the neighborhood's

character. This will prevent disruption of a dissimilar structure.

(ii) A group home facility shall be located a minimum of one thousand (1,000) feet from another such facility.

(iii) No signs denoting the name and/or purpose of a special residential use shall be allowed in any residential district.

(iv) Facilities located in nonresidential areas shall be maintained in the general character of the surrounding area. This standard applies to design, lot size, landscaping, and other factors affecting the character of the area.

(v) The total occupancy of a structure designed for a group home use shall not exceed that allowed in **Section 16.1.7.1 of the Life Safety Code** of (200 square feet per occupant). For homes in a residential zoning district, occupancy shall not exceed two (2) clients per total number of bedrooms minus one, or two (2) clients per bathroom, whichever is less.

(vi) The standards in the chapter which is entitled "Lodging or Rooming Houses," in the Life Safety Code shall be the minimum standards for group homes.

(vii) Licensed nursing homes in residential districts may have 2.5 times as many beds as dwelling units permitted in that district.

(viii) Parking shall be provided pursuant to **Section 3.9.0** of this Code. Dwelling units in group homes shall have a minimum living area of four hundred fifty (450) square feet.

(11) **Home Occupations, Accessory to Residential Uses**
See **Section 3.12.1.**

(12) **Hotels and Motels**

(a) Additional Application Requirements: A detailed market study shall be prepared utilizing commonly accepted analysis techniques to demonstrate the economic feasibility of the proposed lodging facility.

(b) Additional Standards:

(i) Ingress and egress shall be provided only from U.S. Highway 1.

a. All sites: 200 feet from any existing hotel or motel, place of worship, or public or private school as measured from property line

to property line without regard to intervening structures or objects.

(ii) Minimum site area:
a. Minimum site size: 21,780 square feet
b. Minimum lot width: 125 feet

(iii) Hotel or motel units shall not contain cooking facilities.

(iv) The number of hotel or motel units allowed shall be 40 units per acre.

(13) **Liquor and Package Stores**

(a) Additional Application Requirements:
Proof of any licenses required by local, state, and other applicable authorities.

(b) Additional Standards.
(i) Minimum Site Dimensions:
a. Minimum site area: 10,890 square feet
b. Minimum lot width: 75 feet

(ii) Minimum Distances:
a. All sites: one thousand (1,000) feet from any existing liquor or party store as measured from property line to property line without regard to intervening structures or objects.
b. All sites: five hundred (500) feet of any pre-existing place of religious worship, public or private school as measured from property line to property line without regard to intervening structures or objects.

(14) **Motor Vehicle Fuel Sales and Service**

(a) Additional Application Requirements: All current state and federal permitting requirements must be met prior to consideration for approval by the Board.

(b) Additional Standards:
(i) Ingress and egress shall be provided only from U.S. Highway One.

(ii) Minimum Site Dimensions:
a. Minimum site size: 21,780 square feet
b. Minimum lot width: 100 feet.
c. All buildings, signs, pumps, pump islands, minimum of twenty-five (25) feet from public right-of-way lines.

(iii) Not more than two curb cuts shall be permitted to any one street frontage. Curb cuts shall be restricted to a maximum width of fifty (50) feet, shall be no closer than thirty (30) feet to an intersection, and shall be at least ten (10) feet removed from perpendicular property lines. A fifteen (15) foot separation shall be maintained between curb cuts.

(iv) All receptacles, tanks, or facilities for the storage of combustibles in excess of two hundred (200) gallon quantities shall be located underground and within the building setback lines.
All receptacles, tanks, or facilities for the storage of combustibles in two hundred (200) gallon or less amounts shall be located and maintained within building setback lines and in a manner acceptable to the Town and the County Fire Marshall.

(v) In the event a service station is vacant for a continuous period exceeding one (1) year, the property owner shall be required to remove or treat, in a safe manner approved by the FDEP and County Fire Marshall all flammable material storage tanks on the site. A bond sufficient to cover the cost of removal shall be posted prior to the issuing of a building permit for the facility.

(vi) All pits and hydraulic hoists shall be located entirely within a building. Lubrication, washing, repair, and service shall be conducted within a building. Oil for use in motor vehicles may be displayed in or sold from outdoor racks or compartments located on pump islands.

(15) **Motor Vehicle Repair, Light (Excluding Body Repair and Painting)**

(a) Additional Application Requirements: None.

(b) Additional Standards:
(i) Minimum Site Dimensions:
a. Minimum site area: 7500 square feet
b. Minimum lot width: 75 feet
(ii) All repair work shall be performed within a building and shall be completely screened from residential zoning districts.

(16) **Motor Vehicle Sales and Rental Establishments (No Service)**

(a) Additional Application Requirements: None.

(b) Additional Standards:
(i) Minimum Site Dimensions:
20,000 square feet.
(ii) All outdoor sales lots shall be paved.

(17) **Motor Vehicle Sales And Service Agencies**
(a) Additional Application Requirements: None.

(b) Additional Standards:
(i) Minimum Site Dimensions:
21,780 square feet
(ii) All service facilities and activities shall be located within an enclosed structure.
(iii) All outdoor sales and vehicular circulation areas shall be paved.

(18) **Parking Garages as Principal Uses**
(a) Additional Application Requirement.
(i) A detailed traffic impact analysis study will be required.
(ii) Landscaping will be provided pursuant to **Sections 3.5.0 and 3.6.0,** of this Code.

(b) Additional Standards
(i) Curb cuts providing access to no more than twenty-five (25) parking spaces shall be located a minimum of fifty (50) feet from any intersection of two (2) or more public rights-of-way.
(ii) Curb cuts providing access to more than twenty-five (25) parking spaces shall be located a minimum of seventy-five (75) feet from any intersection of two (2) or more public rights-of-way.

(19) **Parking Lots as Principal or Off-Site Accessory Uses**

(a) Additional Application Requirements: A landscape plan prepared pursuant to **Sections 3.5.0 and 3.6.0,** of this Code.

(b) Additional Standards:
(i) Storage of vehicles is prohibited.
(ii) All principal and accessory structures, unless specifically approved by the review authority, are prohibited.

(iii) Off-site parking lots shall be allowed only as an accessory to a permitted use.

(iv) Entrances and curb cuts shall be located at least fifty (50) feet from any intersections of public rights-of-way.

(v) The parking area shall be paved.

(vi) All plans for parking lots shall be inspected by the Town's Engineer and must comply with all the above regulations in addition to sidewalks and concrete driveway approaches and in a manner as prescribed by the **Building Code**. When necessary, walls, swales, and/or planting areas shall be installed to protect adjoining property owners from flooding, glaring lights, and noise.

(vii) A landscape buffer at least five (5) feet wide, shall be provided along all property lines, however, the Board of Aldermen may waive this requirement for property lines abutting a dedicated alley. All plants, shrubs, and trees shall be planted and maintained pursuant to **Sections 3.5.0** and **3.6.0**, of this Code.

(viii) If the parking lot area is used for customer parking it shall be operated and open for use only during the customary business hours of the use of parking patrons passenger vehicles. No fee shall be charged for the use of such off-street parking facility.

(ix) Lighting facilities, if provided, shall be so arranged as to reflect away from any adjacent residential zoning district so as not to cause any annoying glare to the adjacent property.

(x) An accessory parking lot to be located in any nonresidential zoning district shall be located within three hundred (300) feet of the principal use, measured along a direct line between the two (2) closest points of the separate uses.

(xi) Accessory parking lots shall be used strictly for the vehicles of clients, residents, employees, customers, and visitors of the principal uses.

(xii) Ownership provisions of off-site parking spaces shall be made pursuant to **Section 3.9.0** of this Code.

(20) **Recreation: Outdoor Amusements, Temporary**

(a) Additional Application Requirements:

(i) Date(s) and time(s) of operation.

(ii) Description of activities and amusements to be provided.

(b) Additional Standards: None.

(21) **Restaurants Serving a Limited Clientele**

(a) Additional Application Requirements: Proof of any licenses required by local, state and other applicable authorities.

(22) **Restaurants Serving the General Public, Drive-in or Drive-Through Facilities**

(a) Additional Application Requirements: Proof of any licenses required by local, state or other applicable authorities.

(b) Additional Standards:

(i) Ingress and egress shall be provided only from U.S. Highway One.

(ii) No more than two (2) curb cuts shall be permitted on any single street's frontage. Curb cuts shall be limited to a maximum width of twenty-five (25) feet, shall be located no closer than thirty-five (35) feet to any intersection, and shall be at least ten (10) feet perpendicular removed from property lines.

(23) **Retail Business/Sales/Services and Professional Offices (not otherwise specified)**

(a) Additional Application Requirements: Proof of any licenses required by local, state and other applicable authorities.

(b) Additional Standards

(i) All principal and accessory structures shall be located at least 15 feet from any residential zoning district.

(ii) Ingress and egress shall not be provided across or through any residential district.

(iii) No more than 1 curb cut shall be permitted on any single street, other than U.S. #1. Curb cuts shall be limited to a maximum width of 25 feet and shall not be located any closer than 35 feet to any intersection and shall be at least 10 feet perpendicular removed from property lines.

(iv) All parking, loading and vehicular circulation areas shall be at least 15 feet from all residential zoning districts.

(v) All parking lots and vehicle circulation areas shall be surfaced with asphalt or concrete and shall be properly drained.

(vi) All commercial uses abutting residential zoning districts shall incorporate a landscaped buffer as described in **Section 3.6.4** between the commercial use and the residential zoning district.

(24) **Satellite ~~Reception~~ Dish~~es~~, Antennas, Principal or Accessory use in Residential ~~Districts~~ Districts**

(a) Additional Application Standards: None.

(b) Additional Standards:

(i) A satellite ~~reception~~ dish, antennas shall not be placed in a required or unrequired front setback or in a required side or rear setback and shall not be placed on the rooftop of a principal or accessory residential structure.

(ii) A satellite ~~reception~~ dish, antennas located in an unrequired side or rear setback or yard shall be screened from any off-premise view through the use of landscaping, opaque walls, or similar techniques.

(25) **Satellite ~~Reception~~ Dish~~es~~, Antennas, Principal or Accessory Use in Non-residential Districts**

(a) Additional application Requirements: None.

(b) Additional Standards:

(i) The height of the dish shall not exceed fifty (50) feet in height or the maximum permitted height of the zoning district by more than fifteen (15) feet.

(ii) Proper landscaping, screening, or other appropriate measures are required to screen the dish from an off-premise view.

(iii) The screening method, materials and design shall be architecturally harmonious and compatible with adjacent buildings.

(iv) The land area containing the dish shall not be designated as open space if placed on undeveloped commercial property.

(26) **School, Public and Private; Elementary, Intermediate and**

**Secondary**

(a) Additional Application Requirements: Private schools must provide competent substantial evidence that their curriculum will be equivalent to that offered by public schools.

(b) Additional Standards:
(i) Minimum Site Dimensions: 1 acre
(ii) Vehicular access shall be provided from U.S. Highway One.
(iii) All outdoor activity areas: fifty (50) feet from any residential zoning district.
(iv) Adequate off-street student pick-up and delivery facilities, such as a circular driveway shall be provided.
(v) Walls or fences of appropriate height may be required to prevent unauthorized entries and departures.
(vi) This section shall apply to schools operated by public or private educational agencies offering primary and secondary classes from kindergarten through twelfth (12th) grade.

(27) **Schools - Public and Commercial Vocational and Trade not Involving Industrial Equipment** Additional requirements listed for "Schools, Public and Private; Elementary, Intermediate and Secondary" shall apply.

(28) **Schools - Colleges and Universities, Public and Private** Additional requirements listed for "Schools, Public and Private; Elementary, Intermediate and Secondary" shall apply.

(29) **Special Noncommercial Events of Public Interest**

(a) Additional Application Requirements:
(i) Date(s) and time(s) of operation.
(ii) Description of activities and amusements to be provided.

(b) Additional Standards: Proof of any licenses required by local, state, and other applicable authorities.

(30) **Swimming Pools, Accessory to Residential Uses**

(a) Additional Application Requirements: None

(b) Additional Standards:
(i) Swimming pools, appurtenances and screen enclosures shall be permitted in any rear setback

yard, provided they are at least five (5) feet from any property line. At least ninety percent (90%) of the surface area of screen enclosure shall be screening material.

(ii) Every swimming pool shall be enclosed by a natural barrier, fence or similar structure installed to obstruct access by persons other than the owners or occupants of the residence within which a swimming pool is located. Barriers or fences shall be at least four (4) feet in height above grade.

(iii) Access to an accessory swimming pool must be through a building or through a self- closing and self-latching gate or screen enclosure door with latches placed at least four (4) feet above finished grade.

(iv) If a patio or paved area is provided adjacent to or surrounding pool, it shall be designed to drain away from the pool.

(31) **Temporary Model Dwellings and Sales Offices**

(a) Additional Application Requirements: None.

(b) Additional Standards:

(i) Temporary model dwelling units and sales offices shall meet all district requirements.

(ii) Sales offices not located in model homes are permitted but shall be used only by firms and their agents constructing or marketing dwelling units within a development or project.

(iii) Model dwelling units with or without a temporary sales office shall not be used for a period longer than two (2) years. However, the Board of Aldermen may grant an extension for a period not to exceed an additional two (2) years from the date the Certificate of Occupancy is issued for the model dwelling units.

(iv) Temporary sales offices not in model dwelling units shall not be used for more than eighteen (18) months and shall be removed at the end of that period.

(v) Model dwelling units shall not be used to promote the sale of any lot or dwelling unit not located in the project being marked by the developer or agent.

(vi) At least five (5) off-street parking spaces shall be provided for each temporary sales office and

for each three (3) model dwelling units. Parking spaces shall not be located on the same or on a contiguous lot.

(vii) Temporary model dwelling units, sales offices and signs shall not be illuminated or used for any business activity later than 9:00 p.m.

(viii) A buffer at least twenty(20) feet wide shall be landscaped and maintained between any model dwelling unit, temporary sales office or parking area and any adjacent land not in the development, that is zoned for residential purposes.

(ix) Additional temporary sales offices, not to exceed seven hundred fifty (750) square feet, may be operated in the event a single development or project contains one or more non-contiguous properties containing ten (10) or more lots or dwelling units.

(32) **Temporary Offices and Facilities for Construction, Storage and Security**

(a) Additional Application Requirements: None.

(b) Additional Standards:

(i) Temporary construction offices, storage buildings, trailers and watchmen's quarters shall be permitted to expedite construction on the property on which they are located.

(ii) All such structures, including trailers, shall be removed within seven (7) days of the final construction inspection by the Town prior to the issuance of Certificate of Occupancy.

(33) **Utility Facilities, Light , Public and Private**

(a) Additional Application Requirements: None.

(b) Additional Standards:

(i) Minimum Distances:

a. All parking, loading and vehicular circulation areas: twenty five (25) feet from any residential zoning district.

b. All outdoor activity, service and related areas: fifty (50) feet from any residential zoning district.

(ii) Utility facilities shall be landscaped pursuant to

**Sections 3.5.0** and **3.6.0**, of this Code.

(iii) Adequate traffic facilities, such as intersection improvements, turn lanes, acceleration and deceleration lanes, signalization, etc., shall be provided to minimize the impact of the facility on adjacent public thoroughfares.

(34) **Veterinary Clinics and Hospitals, Animal Shelters, Enclosed**

(a) Additional Application Requirements: None.

(b) Additional Standards:

(i) All facilities shall be located within an enclosed building.

(ii) Building shall be constructed and operated in a manner so that animal noise will not be detected at adjoining property lines. Buildings shall be completely air conditioned, and windows shall be opened only when air conditioning systems are not in working order.

~~(35) Yard and Garage Sales, Temporary~~

~~(a) Additional Application Requirements: None.~~

~~(b) Additional Standards: A maximum number of two (2) yard and garage sales, lasting not more than two (2) days each, at the same location, shall be permitted during the calendar year.~~

**Section 3.5.4 Fences, Walls and Hedges**

Fences, walls, and hedges, as follows:

(A) In residential Zoning Districts, fences, walls, or hedges of four (4) feet height or less may be located within four (4) feet of the property line in the front yard, and fences, walls or hedges of four (4) feet height or less may be located anywhere else in the front yard; fences, walls, or hedges of six (6) feet height or less may be located in the side yard or rear yard. Fences or hedges in residential Zoning Districts shall be of materials or plants of a generally safe nature. Barbed wire and dangerous or poisonous plants are prohibited for these uses in residential Zoning Districts. The height of all fences, walls, or hedges shall be referenced to the natural ground elevation where the fence, hedge, or wall is located; excluding berms, swales, or other elevation anomalies.

(B) In non-residential Zoning Districts, fences, walls or hedges of eight (8) feet height or less may be located anywhere on a lot. The height of all fences, walls, or hedges shall be referenced to the natural ground elevation where the fence, hedge, or wall is located; excluding berms, swales, or other elevation anomalies.

(C) When the subject property abuts an intersection of two or more rights-of-way, or a public right-of-way, all fences, walls, or hedges shall be installed so as not to create a traffic hazard.

**Section 3.5.5 Dimensional and Location Regulations**

(A) No accessory use or structure except for fences, walls, and hedges as described in **Section 3.5.4**, swimming pools, and Garden Structures as defined in Definitions, shall be located in any required front yard in any residential zoning district.

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(B) The addition of any accessory structure or use in any residential Zoning District shall not increase building coverage to greater than the maximum permitted lot coverage as specified in **Table 2.**

**Section 3.5.6 Density, Area, Yard and Height Requirements**

(A) Except as modified by the provisions for conditional uses or variances, no structure shall be constructed, built, moved, remodeled, reconstructed, occupied, or used on a lot that is greater than the maximum density, the maximum height, or the maximum lot coverage requirement shown in Table 2 for the Zoning District in which it is located.

(B) The front yard of all lots shall be interpreted to be that portion of the yard or lot between the roadway and the structure erected on the lot.

(C) 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.

(D) ~~Any structures erected on any other waterfront property shall have a setback of not less than that of any~~

~~adjacent properties. If the adjacent properties are unimproved, the setback of neighboring waterfront properties shall be taken into consideration in establishing a setback line.~~ 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 35-foot setback from the west edge of the public right-of-way or, if access is by a private road, a 35-foot setback from the west edge of the pavement or other maintained road surface.

(E) Except as modified by the provisions for conditional uses or variances, no structure shall be constructed, built, moved, remodeled, reconstructed, occupied, or used on a lot that is less than the minimum lot area, minimum lot width, and minimum yard requirement as shown in **Table 2** for Zoning District in which it is located.

TABLE 2
TOWN OF ST. LUCIE VILLAGE

LOT SIZE AND DIMENSIONAL REQUIREMENTS

| | | | | | | [ MINIMUM YARDS | | | | | | ] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | DISTRICT | MAXIMUM GROSS DENSITY (DU/acre) | MINIMUM LOT AREA (Sg.Ft.) | MINIMUM LOT WIDTH (Feet) | MINIMUM ROAD FRONTAGE (Feet) | FRONT (Feet) | SIDE (Feet) | SIDE (corner) (Feet) | REAR (Feet) | MAXIMUM HEIGHT (Feet) | MAXIMUM COVERAGE BY BLDGS (Percent) | MAXIMUM IMPERVIOUS SURFACE AREA (Percent) |
| R-1 | Residential, Low Density | 2 | 21,780 | 75 | 30 | 25**** | 15/10** | 20 | 25 | 35 | 30 | 40 |
| R-2 | Residential, Medium Density | 4 | 10,890 | 75 | 30 | 25**** | 10 | 15 | 15*** | 35 | 40 | 50 |
| C | General Community Commercial | N/A | 10,890 | 75 | 50 | 25**** | 15 | 10 | 15 | 35 | 50 | 75 |
| RPF | Recreation/Public Facility | N/A | 10,890 | 75 | 50 | 25**** | 10 | 20 | 15*** | 35 | 50 | 75 |
| CSV | Conservation | * | * | * | * | * | * | * | * | * | * | * |
| MC | Marine Commercial | N/A | 43,560 | 75 | 50 | 25**** | 15 | 20 | 15/5 | 40 | 40 | 50 |

NOTES:

* This district is comprised solely of the Indian River Lagoon.

* No structure shall be located any closer to the road frontage than any adjoining structures without obtaining a variance.

** There shall be 25′ between all structures. Side yard on one lot shall be at least 15′ and the adjacent adjoining lot shall have at least 10′.

*** 15′ or 10% of lot depth, whichever is less.

**** Subject to the increased front yard depth requirement of 50′ from centerline of roadway for any structures fronting on Indian River Drive.

## Section 3.5.7 Outdoor Storage

(A) Residential Districts

1) General Requirement

a) Outdoor storage in residential districts shall be for residential purposes only, shall be only permitted as an accessory use, shall be limited to domestic equipment and normal supplies necessary for residents.

b) Domestic equipment shall include, but not be limited to the following:

~~1.~~ (i) Boats on trailers or supported in a safe, stable manner. All boats stored in residential districts shall have current registrations in the name of the homeowner or resident and all boat trailers shall have current registrations.

~~2.~~ (ii) Recreational vehicles, including travel trailers, motor homes, accessory trailers, off-road vehicles and motorcycles. All recreational vehicles and trailers must be in road-worthy condition and must have current registrations in the homeowner's or resident's name.

c) Domestic equipment shall exclude the following:

(i) ~~1.~~ Commercial trucks

(ii) Commercial trailers ~~in excess of one-ton capacity.~~

(iii) ~~2.~~ Boats stored in an unsafe manner or directly on the ground.

(iv) ~~3.~~ Heavy construction equipment including backhoes, bulldozers, tracked vehicles, etc.

(v) Abandoned property or unserviceable vehicles, boats, or trailers.

~~Storage shall not be permitted in any required or unrequired front setback, nor in any required side setback. Storage shall be permitted in unrequired side setbacks when completely screened by a fence or landscaping.~~

d) Storage in enclosed buildings shall be allowed without limitations.

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e) Storage of boats, recreational vehicles, or trailers for any commercial purpose shall be prohibited.

f) On corner lots, the minimum setback for outdoor storage shall be 25 feet.

g) One recreational vehicle, travel trailer, or boat on trailer shall be allowed to be stored in the front yard, provided that it:

(i) Is either stored on pavement, or the yard where it is stored is mowed and maintained consistent with the rest of the yard; and

(ii) Is as nearly perpendicular to the frontage street as is practical; and

(iii) Does not block any sidewalk: and

(iv) Is at least 5 feet from the frontage street pavement; and

(v) The recreational vehicle or boat does not exceed 35 feetin length or 14 feet in height.

h) Outdoor storage of boats, recreational vehicles, or trailers shall not be allowed in any required side yard or in the front yard between the main building and any projections thereof and the front property line, except that one item may be stored in the front yard in accordance with Item g) above. Outdoor storage of these items shall be allowed in unrequired side yards or in back yards without a requirement for setback from the rear property line.

i) The allowable area for outdoor storage on small and large residential lots is shown on Figure C.

2) The maximum number of recreational vehicles, travel trailers, motor homes, boats, boats on trailers, or accessory trailers allowed to be stored on small residential lots (less than one acre) shall be three.

3) The number of ~~items~~ recreational vehicles, travel trailers, motor homes, boats, boats on trailers, or accessory trailers allowed to be stored on large residential lots (one acre or larger) shall be limited to

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one item for each full quarter acre of lot area up to a maximum of 10 per lot.

4) No recreational vehicle shall be used as a residence unless it is located in an approved travel trailer or mobile home park, provided, however that such a unit may be temporarily occupied for a period not to exceed 72 hours in any 30-day period under the following circumstances:

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a) The owner or operator of the unit is a gratuitous guest of the owner or occupant of the property on which the unit is located, and only one such limited occupation of a recreational vehicle occurs at any time; or

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b) The owner of the unit is a permanent resident or owner of the property on which the unit is located, the persons occupying the unit are gratuitous guests of the resident or owner of the property, and the recreational vehicle(s) are stored in conformance with other provisions of this section.

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~~(B) All Zoning Districts~~

~~Recreational vehicles or travel trailers shall not be used as temporary or permanent residences in any zoning district within St. Lucie Village.~~

## Section 3.5.8 Lots of Record

Lots within each residential zoning district must contain the minimum area and width requirements; however, in the event a lot of record, existing prior to the adoption of this Ordinance, does not meet the area or width requirements of the district within which it is located, one (1) single family home shall be allowed as a permitted use.

Sectopm 3.5.9 **Yard and Garage Sales, Temporary**

(a) **Additional Application Requirements:** None.

(b) **Additional Standards:** A maximum number of two (2) yard or garage sales, lasting not more than three (3) days each, at the same location, shall be permitted during the calendar year.

## Section 3.5.910 Nonconformities

Nonconformities shall be regulated pursuant to **Section 3.12.2.**

## Section 3.6.0 LANDSCAPING AND SCREENING REGULATIONS

### Section 3.6.1 Purpose

The purpose of this section is to set forth regulations for the proper installation and maintenance of landscaping that will contribute to air purification, regeneration of oxygen, absorption of water, abatement of noise, glare, and heat, and control of erosion, as well as enhance the aesthetic character and value of surrounding neighborhoods and thereby promote the general welfare of the community. Such landscaping would also assist in traffic control, both vehicular and pedestrian.

### Section 3.6.2 Applicability

The provisions of this section with regard to landscaping shall apply to all non-residential, single-family residential, and multiple family residential uses.

### Section 3.6.3. Single-Family Residential Requirements

(A) All front yards of new residences shall be sodded from the front edge of the main structure to the edge of the pavement or unpaved road.

(B) All side and rear yards shall be sodded or seeded. On large lots where extensive areas of nature vegetation are left intact, front, side and rear yards shall be sodded or seeded up to the natural vegetation areas.

(C) A minimum of 4 12′ x 5′ 2″ DBH (diameter at breast height - 48 to 52) Florida #1 or better canopy trees per half acre or any portion thereof shall be planted or preserved. At least half of these trees shall be placed in the front yard when lot size and septic set back allow. Trees shall be defined in **Section 3.6.4(A)(5)(b)** of this Ordinance. Palms may be substituted on a 2 palms for one canopy tree basis, with a minimum 12′ height. Florida #2 may be substituted if appropriate for the site and specific location.

(D) Requirements for sodding or seeding single family residential yards shall not preclude other landscaping such as ground cover, mulched planting beds, or shrubs as described in other sections of this Ordinance.

## 3.6.4. Non-Residential and Multi-Family Residential Requirements

(A) **General Provisions**

(1) Installation

All landscaping shall be installed in a professional manner according to accepted planting practices with the quality of plant materials as Florida #1 or better as hereinafter described and with an automatic irrigation system capable of watering all landscaping (see Irrigation below).

(2) Planting Requirements

A minimum of one (1) tree 12′ x 5′ 2″ DBH Florida #1 or better canopy shall be planted or preserved for every 1750 square feet of area of a residential lot or major fraction thereof. A minimum of one (1) 12′ x 5′ 2″ DBH Florida #1 or better canopy tree shall be planted or preserved for every 2500 square feet of non-residential lot or fraction thereof. Florida #1 may be substituted if appropriate for the site and specific location.

(3) Maintenance

The owner shall be responsible for the maintenance of all landscaping, which shall be maintained in a good condition so as to present a healthy, neat, and orderly appearance free from refuse and debris. Maintenance shall include the replacement of all dead material on a continual basis. Replacement plants or trees shall also be replaced within 90 days of death.

(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.

~~(a) Water Application~~

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~~Since deep watering promotes deep root growth and healthier plant material, water shall not be applied at a precipitation rate of less than 1/2 inch per application.~~

~~(b) Watering Hours~~

~~Unless otherwise restricted, irrigation should occur between the hours of midnight and 6 a.m. in order to reduce fungus growth and loss of water due to evaporation.~~

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(5) Plant Materials

(a) Quality

Plant materials used in conformance with the provisions of this Ordinance shall conform to the standards of Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", Part II, Florida Department of Agriculture and Consumer Services or standards equal thereto. All plant materials shall be insect and disease-resistant, and shall be clean and reasonably free of weeds and noxious pests or diseases when installed. Plant materials that are known to be intolerant of paving environments, whose physical characteristics may be injurious to the public, or that produce a quantity and quality of debris so as to present maintenance difficulties shall not be specified for use under this Ordinance.

(b) Trees

(i) Trees shall be species having an average mature spread of crown of greater than fifteen (15) feet in St. Lucie Village and have trunks that can be maintained in a clean condition. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of fifteen (15) foot crown spread.

(ii) Tree species shall be a minimum of 12'x 5' 2" DBH when installed. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet

to such public roads or works, unless the tree root system is completely contained with a barrier for which the minimum dimensions shall be seven (7) feet from trunk in all directions and for which the construction requirements shall be four (4) inch thick concrete reinforced with number six (6) road mesh (6.6.6) or equivalent.

(iii) The following trees shall be removed during construction and will not be used to meet the requirements of this section: Rosewood, Silk Oak, Norfolk Pine, Loquat, Carrotwood, Melaleuca quinquenervia (Cajaput, Paperbark or Punk tree), Schinus terebinthefolius (Brazilian Pepper), and Casuarina Spp, (Australian Pine). Fifty (50) percent of the required trees shall be species other than palm trees.

(iv) Species Mix: When more than ten (10) trees are required to be planted to meet the requirements of this Code, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. The minimum number of species to be planted are indicated in **Table 3**. Species shall be planted in proportion to the required mix. This mix shall not apply to areas of vegetation required to be preserved by law. Fifty percent (50%) of all trees must be native's conducive to the site (ex: soil, salt, water, etc.).

(v) Native or site specific plants and vegetation shall be used to the extent possible to meet the requirements of this section.

(vi) Use of larger tree sizes: Credits for the preservation or use of trees larger than the minimum size will be as indicated in **Table 4**. Fractional measurements shall be attributed to the next lowest category.

(vii) Steps shall be taken, beginning during the time of construction, to prevent soil erosion.

(c) Shrubs and Hedges

Shrubs shall be a minimum of eighteen (18) inches in height above grade immediately after planting and in a three (3) gallon minimum container. Hedges, where required, shall be planted and maintained so as to form a two (2) foot or higher continuous, unbroken, solid visual screen within a maximum of one (1) year after the time of planting with a 24-30" maximum on center spacing.

(d) Vines

Vines shall be in a three (3) gallon container (minimum size) and a minimum of eighteen (18)inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements with a maximum 36" on center spacing.

(e) Ground Covers

Ground covers, other than grass, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within nine (9) months after planting with an on center spacing of 12-18".

(f) Lawn Grass

Grass areas shall be planted in species normally grown as permanent lawns in St. Lucie County. Grass areas may be sodded, or seeded, except that(if approved for bahia) and must have irrigation to be established. Solid sod only shall be used in swales or other areas subject to erosion. When other than solid sod is used, protective measures shall be taken until complete coverage is achieved. Sod on steep slopes shall be pinned or staked

**TABLE 3**
REQUIRED SPECIES MIX

| REQUIRED NUMBER OF TREES | MINIMUM NUMBER OF SPECIES |
|---|---|
| 11-20 | 2 |
| 21-30 | 3 |
| 31-40 | 4 |
| 41+ | 5 |

**TABLE 4**
CALCULATION OF TREE SIZE CREDITS

| CROWN SPREAD OF PROPOSED TREES | and | HEIGHT OF PROPOSED TREE | = | NUMBER OF TREE CREDITS |
|---|---|---|---|---|
| 17 or more feet | | 25 feet and above | | 4 |
| 1316 feet | | 17-24 feet | | 3 |
| 6-12 feet | | 13-16 feet | | 2 |
| less than 6 feet | | 12 feet or less | | 1 |

(g) Synthetic Lawns

Synthetic or artificial turf shall not be used in lieu of the plant requirements in this Ordinance.

(h) Synthetic Plants

Synthetic or artificial materials in the form of trees, shrubs, ground covers, or vines shall not be used in lieu of the plant requirements in this Ordinance.

(6) Low Maintenance, Site Specific Landscaping

Low maintenance, site specific landscaping practices shall be required of all new development and redevelopment within the Village.

(7) Replacement Requirements

Vegetation that is required to be planted or preserved by this code shall be replaced by equivalent vegetation if it is not living within one year of issuance of a certificate of occupancy. Preserved trees which subsequently die shall, within 90 days of death and on a continual basis, be replaced by the requisite number of living trees according to the standard established in subsection E above.

(B) **General Landscaping Requirements**

(1) Required Landscaping Adjacent to Public Rights-of-Way

When any off-street parking area or other vehicular use area will not be entirely screened by an intervening building or structure from an abutting right-of-way, the area shall be designed and landscaped as follows:

(a) A strip of land at least ten (10) feet along a right-of-way of less than 100 feet or 15 feet along a right-of-way of 100 feet or greater in depth shall be located between the abutting right-of-way and the off-street parking area which shall be landscaped to include one (1) tree for each thirty (30) linear feet of abutting right-of-way or major fraction thereof. Such trees shall be located between the abutting

right-of-way and off-street parking area. In addition, a hedge, wall, or other durable landscaping barrier shall be placed along the interior perimeter of the landscaped strip. If such a barrier is of non-living materials, for each ten (10) feet or major fraction thereof, one (1) shrub or vine shall be planted abutting such barrier. Such shrubs or vines shall be planted along the street side of such barrier, unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier.

(b) All property lying between the right-of-way and off-street parking area other than the required landscaped strip shall be landscaped with at least grass or other natural ground cover.

(c) Necessary accessways from the public right-of-way through all such landscaping shall be permitted to service the parking or other vehicular use areas.

(2) Perimeter Landscaping Relating to Abutting Properties

(a) When an off-street parking area or other vehicular use area will not be entirely screened by an intervening building or structure from abutting property, that portion of such area not screened shall be provided with a landscaped buffer of not less than ten (10) feet in width. Such landscaped buffer shall be designed and planted with a hedge or other durable landscape barrier that goes in at a height of 42" in a seven (7) gallon container and not less and not less than six (6) feet in height within two (2) years after planting to form a continuous screen between the off-street parking area or other vehicular use area and such abutting property. Such landscaped barrier shall be located between the common lot line and the off-street parking area and other vehicular use areas. A six (6) foot high masonry wall set in a ten (10) foot wide landscaped buffer area may be substituted for the required six (6) foot high planted buffer.

(b) In addition, one (1) tree shall be provided or preserved for each thirty (30) linear feet or major fraction thereof of such landscape barrier. Such trees shall be located between the common

lot line and the off-street parking area or other vehicular use area. Each such tree shall be planted in at least one hundred (100) square feet of planting area with a minimum dimension of at least ten (10). Each such planting area shall be landscaped with grass, ground cover, or other permeable material in addition to the required tree. Trees shall not be planted under overhead powerlines.

(c) When a proposed parking area abuts an existing hedge, wall, or other durable landscape barrier on abutting property, said existing barrier may be used to satisfy the landscape barrier requirements of this subsection provided that said existing barrier meets all applicable standards of this Ordinance and protection against vehicular encroachment is provided by hedges.

(3) Parking Area Interior Landscaping

(a) Surface parking and other vehicular use areas shall have at least one (1) square foot of interior landscaping for each forty (40) square feet or major fraction thereof of off-street parking and vehicular use area. Each separate landscaped area shall contain a minimum of one hundred (100) square feet and shall have a minimum dimension of at least ten (10) feet and shall include at least one (1) tree with the remaining area adequately landscaped with shrubs, ground cover, or other authorized landscaping materials not to exceed three (3) feet in height. The total number of trees planted or preserved shall not be less than one (1) for each one hundred (100) square feet or major fraction thereof of required interior landscaped area.

(b) The front of a vehicle may not encroach upon any landscaped area. Two (2) feet of the required depth of each parking space abutting on a landscaped area may be planted in extra grass or ground cover provided that a suitable motor vehicle stop is provided.

(c) Design of mandatory terminal islands: Each row of parking spaces shall be terminated by landscape islands which measure not less than ten (10) feet in width and eighteen (18) feet in length. At least one (1) tree shall be planted

or preserved in each mandatory terminal island.

(d) Design of interior grade-level tree planting areas: Trees required to be planted or preserved by this subsection may be distributed throughout the interior of an off-street parking area in any way that encourages adequate shading of parked motor vehicles and visual access. Grade level tree planting/preservation areas shall be located at the common intersection of four (4) parking spaces. The minimum area of a tree planting area shall be one hundred (100) square feet. The minimum dimensions shall be ten (10) feet by (10) feet. Trees shall be planted or preserved on center at the point of intersection of the four parking spaces. The ground within the tree planting/preservation area shall receive appropriate landscape treatment, including mulch or ground cover. No parking asphalt or concrete base material to be in any landscape areas.

(e) Curbing requirements: Mandatory terminal islands shall be surrounded with a continuous, raised curb. Interior tree planting areas shall either be protected from the encroachment of motor vehicles by equally effective techniques.

(f) Street signage: Low monument signs that can be seen below the tree canopy (8' tall or less) are encouraged so trees do not block signs.

(4) Visibility for Landscaping Adjacent to the Public Rights-of-Way and Points of Access

When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two (2) or more public rights-of-way, all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between three (3) feet and six (6) feet, provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed provided they are so located so as not to create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas referred to above are:

(a) The areas of property on both sides of an accessway formed by the intersection of each side

length of any loading facility with openings as required for ingress and egress; however, there shall not be greater than twenty (20) percent open space within the screen.

(7) Existing Off-Street Parking and Loading Lots

When an off-street parking or loading lot existed as of the effective date of this Ordinance and such off-street parking lot is enlarged in area or capacity, the entire parking lot, both old and new, shall comply with this Ordinance.

(8) Required Landscaping for Existing Off-Street Parking

When an off-street parking or loading lot existed as of the effective date of this Ordinance and the building that the parking or loading lot serves is reconstructed or remodeled in excess of fifty (50) percent of its value, landscaping shall be provided as set forth in this Ordinance.

(C) Landscape Plan Requirements

(1) or A landscape plan is required for any Non-Residential Multi-Family site plan or development, and shall include:

(a) A separate landscape plan page for the sole purpose of delineating the landscape design and details, and reflecting:

(i) Designers name and credentials if applicable (Landscape Architect, Architect, Florida Certified Landscape Designer [FCLD], Engineer, other).

(ii) Drawing to scale and show the scale in the details (ex: 1" = 8').

(iii) North Arrow.

(iv) Client/Job name.

(v) Job Address.

(vi) Date of Design.
Date and number of revision if it is a revision.

(b) Plant list with the following details:

(i) If symbols used, an abbreviation or symbol description.

(ii) Quantity of each plant size plants.

(iii) Common or botanical name.

(iv) Container size or if Balled and Burlapped.

(v) Specification of shrubs (ex: height, container size, on center [o.c.] spacing as/if required, etc.).

(vi) Specification of trees, palms (height, spread, caliper).

(c) Legend should also include:

(i) Number of existing trees to remain.

(ii) Number of new trees or palms required.

(iii) If percentage of natives required, show calculations.

(iv) Show number of different tree varieties required.

(d) Any planting or staking details.

(e) Irrigation:

(i) Automatic Irrigation required.

(ii) 100% coverage.

(iii) Separate zones for turf than planter beds (not on same zones).

(iv) Electronic valves and timer clock required.

(v) Note if large trees require individual irrigation (ex: bubblers, micro jet, etc.).

(vi) Automatic Rain Shut Off required.

(vii) Location of well and size.

(f) Plans should also show existing conditions that will be incorporated, i.e.:

(i) Existing walks, drives, structures, hardscape, trees, etc.

(ii) Tree barrier description or detail when existing trees remain.

(g) Sod:

(i) If any is to remain - show the areas, where new sod needed and scope of area to be sodded to be included.

(ii) All disturbed areas to be sodded to be denoted on plan.

(iii) What type of sod is to be used.

Bahia does not require permanent irrigation coverage, but Floritam and most others do. Bahia does require temporary irrigation to get established during dry periods, however.

(iv) Sod is not required in the bottom of wet detention areas, but should be in dry detention areas.

(v) If and where seed is to be used and if so details of its needs.

- Watering, etc.

(h) Other:

(i) Delineate any existing native/natural micro communities that are to remain undisturbed.

These areas are encouraged and do not require any irrigation.

(ii) Florida #2 trees may be used, but only in non-vehicular, non-pedestrian areas, like buffer areas, or detention areas, that are not abutting vehicle or pedestrian use areas.
If #2 material is to be used it should be denoted as such on the plan.

(iii) Any other special details, if desired and applicable, like:

Tree relocating, and procedures;

Balled and Burlapped requirement and/or handling instructions.

**Section 3.6.5 Tree Removal and Preservation**

(A) Definitions

As used in this section, the following terms have the following meanings.

*Grubbing* means the removal of vegetation from land by means of digging, raking, dragging or otherwise disturbing the roots of vegetation and the soil in which such roots are located.

*Native vegetation* means vegetation comprised of those species of vegetation that were present in Florida at the time of European contact including threshold wetlands. Any species introduced to Florida thereafter is non-native vegetation. Descriptions of typical areas of native vegetation are described in the latest version of "26 Ecological Communities of Florida" published by the Florida Chapter of the Soil and Water Conservation Society. Available from the South Florida Water Management District at *http://www.sfwmd.gov/org/pld/proj/wetcons/nslp/ecol communities.pdf.*

*Non-native vegetation* means any vegetation that is not native vegetation.

*Protected tree* means any tree, other than those excluded from permitting requirements by Subsection (B)(3) below, having a diameter at breast height of eight (8) inches and/or a circumference of twenty-five (25) inches or more.

*Tree survey* means an aerial photograph or drawing prepared by a Florida registered surveyor to scale and plotted by accurate techniques, which provides the location, size and common name of all protected trees located in a given lot or parcel.

(B) Permit Required

(1) *Tree removal permit.* No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the Village, without first obtaining a tree removal permit. But the following

activities may be done without applying for a permit:

(a) Pruning and trimming of trees or other vegetation when necessary to conduct a survey or site examination for the preparation of subdivision plats, site plans or tree surveys, providing that such pruning and trimming is conducted under the direction of a Florida registered surveyor or engineer.

(b) Routine landscape maintenance such as limited trimming or pruning of vegetation that is not intended to result in the eventual death of the plant, or any other landscaping activity which is commonly recognized as routine maintenance.

(c) Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement. This exemption shall not apply to the removal, trimming or alteration of any Live oak (Quercus virginiana) tree, or other valuable tree designated by the Board of Aldermen that falls in the protected tree size range, such as Laurel Oak or the native Bay trees.

(d) Removal, trimming or alteration of any tree or vegetation for the purpose of maintaining existing legal access to a property.

(e) Any activity conducted by a lawfully operating and bona fide commercial nursery or agricultural operation, or bona fide landscape or lawn maintenance company, when the activity occurs on property owned or lawfully occupied by the person conducting such activity.

(f) Removal or replacement of any tree which has been damaged or destroyed beyond saving, from extreme weather conditions, insects, disease and fire, or which constitutes an immediate peril to life or property and has been confirmed by the Board of Aldermen or its appointed representative.

(2) *Land Clearing Permit.* No land clearing or grubbing shall, directly or indirectly, be conducted by any person on any property located within the Village without first obtaining a land clearing permit.

(3) *Trees excluded from permitting requirements.* No permit shall be required for removal of any of the trees belonging to any of the following species:

(a) Casuarina spp. (Australian pine);

(b) Melaleuca quinquenervia (Melaleuca, Cajaput, Paperbark, Punk Tree);

(c) Schinus terebinthifolius (Brazilian pepper), Rosewood, Silk Oak, Norfolk Pine, Loquat, Carrotwood and non-native palms.

(4) *Property exempt from permitting requirements.* The following properties shall be exempt from the permitting requirements of Section 3.6.5(B)(1) and (2):

(a) Any existing, developed single family residential lot.

(b) Any property for which a site plan and/or landscaping plan has been approved, providing that any tree removal, land clearing, or grubbing is consistent with the approved plan(s).

Such properties are not otherwise exempted from any provision or permitting requirement of any ordinance.

(C) Conditions for issuing permits.

The following permits shall be available upon proper application in compliance with this section - tree removal permit and land clearing permit. Criteria governing issuance are as follows:

(1) *Tree removal permit.* No tree removal permit shall be issued unless the Board of Aldermen finds that at least one of the following criteria is satisfied with respect to each protected tree designated for removal:

(a) That the tree is located within the net buildable area of a given site as identified on the tree survey and site plan by the applicant and the building cannot practically be shifted to save the tree;

(b) The tree is located within an existing or proposed right-of-way;

(c) The tree is located within an existing or

proposed easement, stormwater management tract or facility, provided that only the minimum area reasonably necessary for the service or use shall be considered for purposes of determining whether there is necessity for tree removal;

(d) The tree is located where it creates or will create a safety or health hazard or a nuisance with respect to existing or proposed structures or vehicles or pedestrian routes;

(e) The tree is located where it interferes with the installation, delivery or maintenance of proposed or existing utility services to the site except a higher degree of necessity must be demonstrated by the applicant in the case of a Live oak tree (Quercus virginiana) or other valuable tree designated by the Board of Aldermen which qualifies as a protected tree;

(f) The tree is confirmed by the Board of Aldermen to be diseased, severely injured or in danger of falling; or

(g) The tree unreasonably prevents development of a lot or parcel of the physical use thereof. However, a tree removal permit shall not be granted where the applicant has failed to design and locate the proposed improvements so as to minimize the removal of trees consistent with the permitted use of the lot or parcel under the zoning ordinance as amended.

(2) *Land clearing permit.* No land clearing permit shall be issued unless the Board of Aldermen finds that each of the following criteria is satisfied:

(a) The land clearing or grubbing is necessary to make those certain site improvements authorized by an approved site plan, subdivision approval or land development permit. In the event the area to be cleared is the minimum necessary for such work or in the event the aforementioned approvals are not required by law for the intended use of the property, that the proposed clearing is the minimum necessary for the proposed use or improvement;

(b) The applicant provides a written erosion control plan describing methods to control erosion which may be expected to occur as a result of the proposed clearing or grubbing;

(c) Protected trees shall have protective tree

barriers erected, at least 10' from trunk while site is cleared and developed.

(3) *Limitations.* Except as specifically authorized by the permit, a land clearing permit does not authorize the damage, removal, relocation or destruction of protected trees.

(4) *Tree survey.* A tree survey shall be required for any tree removal or land clearing permit, and shall be filed with the permit application or application for site plan approval, whichever is submitted first. A tree survey shall be to scale, shall depict the location and describe each protected tree and, where applicable, any proposed construction areas.

(D) Failure to obtain permit.

After the effective date of the above permitting requirements, any tree removal, land clearing or grubbing that is done without a permit shall be remedied by mitigation approved by the Village before any affected property may be used for any purpose or granted site plan or other approval for development or construction. Any mitigation approved shall be pursuant to a plan which must be shown to alleviate any impacts upon, or loss of, protected trees and native vegetation and also remedy any impact, including in relation to erosion or drainage, upon adjacent or other impacted non-owned properties.

## Section 3.7.0 SIGNS

### Section 3.7.1 Purpose

The purpose of these sign regulations is to establish requirements of the size, character, appearance, location, installation, and maintenance of signs in order to promote motorist safety, preserve and protect the visual beauty of the landscape, and promote the general health, welfare, and safety of the citizens of St. Lucie Village.

### Section 3.7.2 Permitted Permanent Signs

The following signs or advertising structures of a permanent nature shall be permitted within the following Zoning Districts:

(A) Residential, Low Density (R-1)

(1) One (1) non-illuminated nameplate per dwelling unit which shall not exceed two (2) square foot in sign area.

(2) Non-illuminated directional signs which shall not exceed four (4) square feet each in sign area, may be installed as needed.

(B) Residential, Medium Density (R-2) and Conservation (CSV)

(1) One (1) nameplate per individual dwelling unit which shall not exceed two (2) square foot in sign area.

(2) One (1) wall or ground sign identifying the name and address of a permitted principal building or use which shall not exceed eight (8) square feet in sign area. Ground signs shall not exceed six (6) feet in height.

(3) Directional signs, which shall not exceed four (4) square feet in sign area, may be installed as needed.

(C) General Community Commercial (C), Recreation/Public Facilities(RPF)

(1) One (1) wall sign or one (1) projecting sign which shall not exceed a sign area equal to twenty (20) percent of the total wall face area fronting on the main street, except that fifty (50) percent of such permitted wall sign area may be located on any other wall surface of the same building. Total wall sign area shall not exceed the allowable frontage on the main street. The wall sign or projecting sign shall not exceed eighteen (18) feet in height.

(2) Any establishment or group of establishments that has a main street lot frontage of fifty (50) linear feet or more, shall be permitted one (1) ground sign. Such sign shall not exceed a sign area equal to one (1) square foot for every 1.5 linear feet or major fraction thereof of main street lot frontage up to a maximum of two hundred (200) square feet. The ground sign shall not exceed eighteen (18) feet in height.

(3) One (1) pedestrian sign per establishment which shall not exceed six (6) square feet in sign area.

(4) One (1) rear entrance wall sign per establishment which shall not exceed six (6) square feet in sign area.

(5) Non-illuminated directional signs, which shall not exceed six (6) square feet each in sign area, may be installed as needed.

**Section 3.7.3 Permitted Temporary Signs**

The following types and sizes of signs or advertising structures shall be permitted on a temporary basis, subject to the following provisions:

(A) Real Estate Signs:

(1) Shall be limited to one (1) sign per parcel, establishment, dwelling unit or per every five (5) acres or fraction thereof providing no more than one (1) sign per three hundred (300) feet of frontage shall be allowed on any one (1) parcel of property regardless of total acreage. Real estate signs shall not exceed six (6) square feet in R-1 districts, sixteen (16) square feet in R-2 districts, and thirty two (32) square feet in all commercial districts.

(B) Construction Project Signs:

(1) Construction project signs shall be allowed in St. Lucie Village provided such signs shall not exceed twelve (12) square feet in residential districts and thirty two (32) square feet in commercial districts.

(C) Subdivision and Development Signs:

(1) Shall be limited to one (1) sign per vehicular entrance to the site as shown on the approved site plan. Such signs shall not exceed thirty two (32) square feet in size.

**3.7.4 General Provisions**

In addition to the requirements set forth in **Sections 3.7.2** and **3.7.3**, the following general provisions shall apply to specific types of signs:

(A) On-Premises Signs:

(1) Wall Signs:

(a) Shall not extend more than eighteen (18) inches from the wall or facade of the building to which they are attached.

(b) Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.

(c) Shall be adequately constructed and securely anchored in accordance with the Standard Building

Code.

(2) Mansard and Marquee Signs:
(a) Shall conform to **Section 3.7.4(A)(1).**

(3) Projecting Signs:
(a) Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicle driveway.
(b) Shall not extend any closer (leading edge measured horizontally) than eighteen (18) inches to the curbface, or where no curb is installed, to the curbline as established by a certified engineer.
(c) Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.
(d) Shall be adequately constructed and securely anchored in accordance with the Standard Building Code.

(4) Ground Signs:
(a) Shall not exceed a total height above natural ground level of thirty-five (35) feet, except as may be further restricted in this ordinance.
(b) Shall not extend any closer (leading edge measured horizontally) than eighteen (18) inches to the curbface, or where no curb is installed, to the curbline as established by a certified engineer.
(c) Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicle driveway.
(d) May be located within twenty (20) feet of a street intersection provided that:
(i) Such sign shall not exceed three (3) feet in height unless there is at least nine (9) feet clearance from the ground; and
(ii) Shall not have poles or support structures of greater than twelve (12) inches in diameter.
(e) Shall be adequately constructed and securely anchored in accordance with the Standard Building Code.

(B) Off-Premises Signs:
(1) Shall not exceed a sign area of five hundred (500) square feet including all trim, molding, or skirting, except as may be further restricted in this ordinance.
(2) Shall not exceed a sign dimension of fifty (50) feet

horizontally or twelve (12) feet vertically including all trim, molding, or skirting.

(3) Shall not exceed a total height above natural ground level of thirty-five (35) feet, except as may be further restricted in this ordinance.

(4) Shall be located a minimum of ten (10) feet from any street right-of-way or property line.

(5) Shall not be located closer to a right-of-way line than any building on contiguous property if such building is situated within one hundred (100) feet of the sign.

(6) Shall not be located within fifty (50) feet of any residential zone, measured along a common right-of-way line, nor within thirty (30) feet of the intersection of any two (2) right-of-way lines.

(7) Shall not be located so as to face a lot on the same street occupied by a church, public school, public park, playground, beach civic area, or cemetery, nor nearer to such sues than two hundred (200) feet along a common right-of-way line.

(C) Prohibited Signs:

The following types of signs shall be prohibited:

(1) Roof signs;
(2) Portable or trailer signs;
(3) Sidewalk or sandwich signs;
(4) Snipe signs;
(5) Signs attached to any tree shrub or plant;
(6) Signs located over or on any public right-of-way, except public directional signs and bus bench signs when specifically authorized in writing by the Board of Aldermen.
(7) Signs attached to or placed upon any street light, sidewalk curb, fire hydrant, bridge, or any other public property.

## Section 3.8.0 DOCKS, SEAWALLS, AND BULKHEADS

(A) No dock shall be constructed on the Indian River on or from any property having less than 75 feet of frontage on the body of water into which the dock will project. This frontage requirement of 75 feet is the current St. Lucie Village lot width requirement for any residential construction project. Established residences on the Indian River that previously met frontage requirements shall be exempt from the 75 foot minimum if they have at least 50 feet of frontage.

(B) All new docks constructed on the Indian River shall be subject to a 25 foot setback, so that there is a minimum of 25 feet in between either side of the dock and either boundary of the property, provided, however, that the setback applicable to property with established residences and frontage between 50 and 75 feet shall be 20 feet.

(C) All new dock construction, other than on the Indian River, shall be subject to the setbacks otherwise provided for structures generally in this zoning ordinance.

(D) Docks in residential areas are allowed only as appurtenant and accessory uses. Permitting and approval shall occur concurrently or after permitting of a residence. Construction of a dock shall not begin prior to issuance of the Certificate of Occupancy of the associated residence and any permit issued shall be so conditioned.

Docks in residential areas may not be used for any commercial purpose including, without limitation, renting of dock spaces or slips. Nor shall any dock within the Village be used to moor or support any boat or vessel on which people are living, even on a temporary basis.

(E) No dock, seawall or bulkhead shall be constructed within this municipality without the prior approval of the Board of Aldermen and issuance of a permit. It is not necessary for any permit to be issued to repair damages to a dock, or replace a dock destroyed by disaster, so long as additions or alterations are not made.

(F) Any person desiring to construct or alter any dock, seawall or bulkhead within this municipality shall first obtain all necessary permits and approvals from the Florida Department of Environmental Regulation, the Florida Department of Natural Resources, and the U.S. Army Corps of Engineers and comply with all requirements and regulations of the same.

(G) Any application for permit/approval of the Board of Aldermen for construction or alteration of a dock, seawall or bulkhead shall be submitted in writing and include plans, a profile and a sketch or survey showing the relative location of adjacent docks.

(H) The Board of Aldermen may require such plan review and further information as is deemed necessary to confirm compliance with the above and may obtain such review or evaluation of any such application by the building official, City attorney and/or such other person as the Board may designate, prior to taking action on any such application.

(I) Unless the Board of Aldermen designates another person, the City Building Official shall conduct such plan review and inspections as may be necessary to assure compliance with applicable law, regulations and the permits issued.

(J) The fees for this permit, plan review and any inspections shall be as specified by Resolution or, if none is adopted, shall be commensurate with (and not exceeding) the costs incurred by the Board of Aldermen, including any charges of the City Attorney, Building Official and any other such person as the Board may designate.

(K) Any alterations of existing docks shall be subject to relevant parts of this ordinance.

## Section 3.9.0 OFF-STREET PARKING AND LOADING

### Section 3.9.1 Parking Space Requirements for Individual Uses.

Parking space requirements for individual uses shall be as set forth in **Table 5** and as follows:

(1) Minimum Vehicle Parking Requirements.
   (a) All uses of five hundred (500) square feet or greater shall provide three (3) vehicle parking spaces or the number prescribed in **Table 5**, whichever is greater.
   (b) All uses greater than five hundred (500) square feet shall provide five (5) vehicle parking spaces or the number prescribed in **Table 5**, whichever is greater.

(2) Sites with Two of More Uses.
   (a) Whenever two (2) or more of the uses listed in **Table 5** are present on the same lot or in the same structure, the number of vehicle parking spaces required shall be the sum of spaces calculated for each individual use.

(3) Reserve Parking.
   (a) Reductions of required parking spaces of up to fifty to seventy-five (50%-75%) percent may be permitted as a Conditional Use for intermittently used facilities such as churches, cultural facilities, recreation facilities, private clubs and lodges, and civic centers. Applications shall include a site plan which delineates all required spaces pursuant to **Table 5** and identify those to be held in reserve. Approved reserve

spaces shall be provided with a stabilized base and sodded. Sodded areas shall be maintained in accordance with **Section 3.6.0** of this ordinance. The Board of Aldermen, or their designee, shall review annually all sites with permitted reserve parking areas for erosion, production of nuisance dust, illegal access to public rights-of-way, and improper landscape maintenance. The presence of any of these factors, a change in use of the site, or a change in ownership shall void the reserve parking approval and require the paving of all spaces in accordance with **Table 5** or the approval of a new Conditional Use.

(4) Uses not Listed.

(a) For uses not specifically listed, requirements shall be the same as for the most similar use identified.

## TABLE 5

ST. LUCIE VILLAGE
PARKING REQUIREMENTS

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 1 | Accessory Dwelling Units * | N/A |
| 2 | Accessory Structures - Residential | None |
| 3 | Adult Entertainment Uses * | N/A |
| 4 | Agriculture * - Animal Production/Husbandry | N/A |
| 5 | Agriculture * - Crop, Citrus, etc. | N/A |
| 6 | Airport, Landing Field, Heliopad * - Primate or Public | N/A |
| 7 | Apparel & Accessory Retail - Sales & Rental Stores | 1 per 250 |
| 8 | Art Merchandising Studios | 1 per 250 |
| 9 | Art & Drafting Supply Stores including Picture Frames | 1 per 250 |
| 10 | Bait & Tackle Shops | 1 per 250 |
| 11 | Barber & Beauty Shops | 1 per 275 |
| 12 | Bars, Lounges & Related Entertainment | 1 per 100 |
| 13 | Bathroom & Kitchen Contractor Showrooms | 1 per 500 |
| 14 | Boat Building & Repair | |
| 15 | Book & Stationery Stores | 1 per 250 |
| 16 | Business & Commercial Machine Sales | 1 per 500 |
| 17 | Candy, Nut & Confectionary Stores | 1 per 250 |
| 18 | Catering Establishments | 1 per 500 |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 19 | Cemeteries, Public & Private * | N/A |
| 20 | Churches, Synagogues & Other Houses of Worship | 1 per every 4 seats in principal place of worship; plus 1 per 1,000 of all places of assembly; 50% may be reserved spaces. |
| 21 | Clinics - Public or Private | 1 per 200 |
| 22 | Clubs & Lodges without Restaurant | 1 per 200 |
| 23 | Coin & Philatelic Stores Showrooms | 1 per 250 |
| 24 | Communication Towers * | N/A |
| 25 | Convenience Stores | 1 per 250 |
| 26 | Convent, Monasteries & Seminaries * | N/A |
| 27 | Cultural Facilities - Public or Private | 1 per 300 |
| 28 | Daycare Facilities - Accessory Children, Family | None |
| 29 | Daycare Facilities - Adult | 1 per employee for shift with most employees, 5 spaces for visitors, plus circulation/pickup area. |
| 30 | Daycare Facilities - Children as Accessory in House of Worship & Schools, Public or Private | Parking as required by principle use only. |
| 31 | Daycare Facilities - Children as Principal Use | 1 per employee for shift with most employees; 5 spaces for visitors; plus circulation/pickup area |
| 32 | Delicatessen | 1 per 100 |
| 33 | Department Stores - Major * | N/A |
| 34 | Drive Through Facilities except Restaurants, as principal uses | 1 per employee for shift with most employees; plus stacking lane to accommodate 5 cars |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 35 | Exercise Studios & Health Clubs | 1 per 500 |
| 36 | Facial & Scalp Treatment Services | 1 per 275 |
| 37 | Financial Institutions, including Banks, Savings & Loans and Credit Unions | 1 per 250; 1 per drive-in window; stacking lane of 5 cars per window |
| 38 | Flea Markets * | N/A |
| 39 | Flower Shops and Florists | 1 per 250 |
| 40 | Food & Beverage Related Uses, except as otherwise listed | 1 per 200 |
| 41 | Food Stores or Supermarkets greater than 10,000 sq. ft. | 1 per 250 |
| 42 | Food Stores - Specialty | 1 per 250 |
| 43 | Funeral Homes, Mortuaries & Crematories | N/A |
| 44 | Furniture Refinishing & Repair | 1 per 500 |
| 45 | Game Arcades * | N/A |
| 46 | Garage Apartment | N/A |
| 47 | Gift, Novelty, Souvenir & Sundry Shops | 1 per 250 |
| 48 | Government Facilities, not otherwise listed | 1 per 200 |
| 49 | Greenhouses - Commercial | 1 per 1,000 |
| 50 | Group Homes - Type I (5 or less) | 1 per six beds; 1 per 300 office; 50% reserved parking |
| 51 | Group Homes - Type III (6 or more) | 1 per six beds; 1 per 300 office; 50% reserved parking |
| 52 | Group Homes - Type V * | N/A |
| 53 | Gun Clubs & Shooting Ranges * | N/A |
| 54 | Hardware, Paint, Glass & Wallpaper Stores | 1 per 250 |
| 55 | Home Occupations - Accessory to Residential Use | None |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 56 | Hospitals - Public and Private * | N/A |
| 57 | Hotels & Motels | 1 per room; 1 per 5 rooms for employees; 1 per 100 of meeting space; 1 per 4 fixed seats; other uses as required |
| 58 | Industrial - Heavy, except where otherwise listed * | N/A |
| 59 | Industrial - Light, except where otherwise listed * | N/A |
| 60 | Interior Decorators | 1 per 275 |
| 61 | Junk, Scrap & Salvage Yards * | N/A |
| 62 | Laundry & Dry Cleaning establishments, cleaning on premises * | N/A |
| 63 | Laundry & Dry Cleaning establishments serving primarily the public * | N/A |
| 64 | Laundry and Dry Cleaning establishments, serving the public - coin operated no cleaning on premises * | N/A |
| 65 | Liquor & Package Stores | 1 per 250 |
| 66 | Locksmith & Key Establishments | 1 per 250 |
| 67 | Mailing Services | 1 per 250 |
| 68 | Marine - Dock Rentals | |
| 69 | Marine - Industrial Establishments * | N/A |
| 70 | Marine - Retail Sales & Service | 1 per 500 |
| 71 | Martial Arts Studios | 1 per 250 |
| 72 | Massage Parlor | 1 per 250 |
| 73 | Mobile Home Park * | N/A |
| 74 | Mobile Home, Sales, Rental & Service Agencies * | N/A |
| 75 | Monument Sales Establishments | 1 per 500 |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 76 | Motion Picture Studios | 1 per 1,000 |
| 77 | Motor Vehicles Fuel Sales & Service (Gas & Service Stations) | 3 per service bay |
| 78 | Motor Vehicle Parts & Accessory Store | 1 per 250 |
| 79 | Motor Vehicle Repair - Heavy * (including body repairs & painting) | N/A |
| 80 | Motor Vehicle Repair - Light (including body repairs & painting) | 3 per service bay; 1 per 500 enclosed area |
| 81 | Motor Vehicle - Sales & rental (no service) | 1 per 500 enclosed area; 1 per 1,500 outdoor storage area |
| 82 | Motor Vehicle Sales & Service Agencies | 1 per 500 enclosed area; 1 per 1,500 outdoor storage area; 1 per 3 service bays |
| 83 | Motor Vehicle Title & Tag Service | 1 per 250 |
| 84 | Motorcycle Sales and Service Establishments | 1 per 500 enclosed area |
| 85 | Music & Dance Studios | 1 per 500 |
| 86 | Newspaper Distributing Agencies | 1 per 500 |
| 87 | Newspaper & Magazine Shops | 1 per 250 area |
| 88 | Nurseries - Retail, for sale of plant materials grown off premises | 1 per 500 |
| 89 | Nurseries - Wholesale & Retail, for sale of plant materials grown on premises | 1 per 500 |
| 90 | Office & Related Uses - including business services, except as otherwise listed | 1 per 350 |
| 91 | Office & Support Retail - not occupying more than 20% of gross squire footage | 1 per 350 |
| 92 | Office - Governmental Administration | 1 per 200 |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 93 | Offices - Professional<br>A) Medical and Veterinary<br>B) Professional & Business | <br>1 per 350<br>1 per 300 |
| 94 | Offices of Facilities, quasi-public associations & organizations, not for profit | 1 per 350 |
| 95 | Outdoor Storage Facilities for Families & Businesses | 1 per 500 |
| 96 | Parking Garages as Principal Use | None |
| 97 | Parking Lot as Principal - accessory or offsite uses | None |
| 98 | Parking or Storage of Recreational Vehicles, accessory in residential districts | None |
| 99 | Pawn Shops | 1 per 250 |
| 100 | Pet Grooming Establishments, but not kennels | 1 per 250 |
| 101 | Photocopying Services | 1 per 250 |
| 102 | Photographic Studios | 1 per 250 |
| 103 | Post Office | 1 per 300 |
| 104 | Private use on Public (City) Land | Dependent on use |
| 105 | Printing & Type Setting Services | 1 per 250 |
| 106 | Produce Markets | 1 per 500 |
| 107 | Radio & Television Broadcasting Studios & Facilities | 1 per 1,000 |
| 108 | Railroad Switching & Marshaling Yards * | N/A |
| 109 | Recreation - Indoors | Bowling Alleys:<br>5 spaces per lane, plus other uses. Other Recreation Uses as required by Director of Community Development |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 110 | Recreation - Outdoors, General | Golf Courses: 4 per green; 1 per employee; 1 per 500 square feet of clubhouse, excluding cart & bag storage Other Recreation Uses as required by Director of community Development |
| 111 | Recreation - Outdoors, High Intensity * | N/A |
| 112 | Recreation - Outdoors, Amusement Temporary | As determined by Director of Community Development |
| 113 | Recreation, Stadium & Sports Arenas * | N/A |
| 114 | Repair Shops for Household Appliances, Small Motors & Machines | 1 per 250 |
| 115 | Research & Development Facilities - not of an industrial nature | 1 per 250 |
| 116 | Research & Development Facilities - * of an industrial nature | N/A |
| 117 | Residential, Fraternities & Sororities * | N/A |
| 118 | Residential, Multi-family | Efficiency:1.5 per unit 1BR: 1.75 per unit 2BR* 2.0 per unit 1 space per 10 eff. or BRs for guest |
| 119 | Residential, Rooming & Boarding Houses | 1 per rental room; 1 per 10 rooms for visitors |
| 120 | Residential - Single Family Detached | 2 per unit |
| 121 | Residential - Single Family attached and detached | 2 per ;unit |
| 122 | Residential - Townhouse | See Residential Multi-Family |
| 123 | Restaurants serving a limited clientele (Private clubs & lodges) | 1 per 200 |
| 124 | Restaurants serving general public, but not drive in or drive through facilities | 1 per 100 |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 125 | Restaurants serving general public, drive in or drive through facilities | 1 per 100 |
| 126 | Retail Bakeries | 1 per 250 |
| 127 | Retail Building Material Sales | 1 per 500 |
| 128 | Retail Business | 1 per 250 |
| 129 | Sandwich or Snack Shops | 1 per 200 |
| 130 | Satellite Reception Dishes - principal or accessory in non-residential districts | None |
| 131 | Satellite Reception Dishes - accessory to residential districts | None |
| 132 | Schools - Public & Private, Elementary, Intermediate & Secondary | High School: 1 per 2 student stations above grade 9; 1 per faculty/ staff; 15 for visitors Mid/Jr: 1 per faculty/ staff; 15 for visitors Elem: See Mid/Jr; 5 for visitors |
| 133 | Schools - Public Vocational & Trade * involving industrial equipment | N/A |
| 134 | Schools - Public Vocational & Trade not involving industrial equipment | 1 per 4 student stations; 1 per faculty/staff; 1 per 4 seats in place of assembly; 20 for visitors |
| 135 | Schools - Colleges & Universities Public & Private | 1 per 4 student stations; 1 per faculty/staff; 1 per 4 seats in place of assembly; 20 per visitors |
| 136 | Scrap, Waste & Reclaimed Materials Trade * | N/A |
| 137 | Special Non-Commercial events of Public interest | As required by Director of Community Development |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 138 | Swimming Pools, Accessory to Residential Uses | None |
| 139 | Swimming Pool Sales | 1 per 1,000 enclosed sales area |
| 140 | Tax Return Preparation Services | 1 per 350 |
| 141 | Taxidermists | 1 per 500 |
| 142 | Temporary Borrow Pits, Borrow Piles * & Similar Excavation | N/A |
| 143 | Temporary Manual Labor Hiring Offices * | N/A |
| 144 | Temporary Non-Manual Labor Hiring Offices * | N/A |
| 145 | Temporary Model Dwelling or Sales Office | 1 per 300 |
| 146 | Temporary Offices & Facilities for Construction, Storage & Security | 1 per 300 |
| 147 | temporary produce Stands * | N/A |
| 148 | Theaters, indoor, Motor Pictures Live Performances | 1 per 4 seats |
| 149 | Tobacco Shops | 1 per 250 |
| 150 | Transit Storage & Maintenance Facilities * for Passenger Transportation Operations | N/A |
| 151 | Transit, Passenger & Freight Terminal | 1 per 1,000 |
| 152 | Travel Agencies or Transportation Tickets | 1 per 250 |
| 153 | Upholstery, Cloth & Canvas Products Fabrication | 1 per 500 |
| 154 | Utility Facilities, Heavy Public & Private * | N/A |
| 155 | Utility Facilities, Light Public & Private | 1 per 500 |
| 156 | Veterinary Clinics & Hospitals, Animal Shelters Enclosed | 1 per 200 |

*Prohibited in all zoning districts

TABLE 5 (continued)

| | | MOTOR VEHICLES (spaces per gross square feet, unless otherwise noted) |
|---|---|---|
| 157 | Veterinary Clinics & Hospitals * Animal Shelters unenclosed | N/A |
| 158 | Warehousing - Self Storage for Families & Small Business | 1 per 200 |
| 159 | Warehousing having moderate external impact * | N/A |
| 160 | Warehousing having significant impact * | N/A |
| 161 | Watch & Shoe Repair Establishments | 1 per 250 |
| 162 | Wholesale having moderate external impacts | 1 per 1,000 |
| 163 | Wholesale having significant external impacts * | N/A |
| 164 | Yard & Garage Sales | None |

*Prohibited in all zoning districts

## Section 3.9.2 Off-Street Parking Regulations

(1) Design Standards

(a) An off-street parking space shall consist of a minimum net area of ten (10) feet by twenty (20) feet, exclusive of access drives or aisles. A handicapped off-street parking space shall be a minimum of twelve (12) feet by twenty (20) feet. Two (2) feet of the required twenty (20) feet may be in grass instead of pavement if that two (2) feet is not included in any other required area. (See Figure 1).

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**FIGURE 1**

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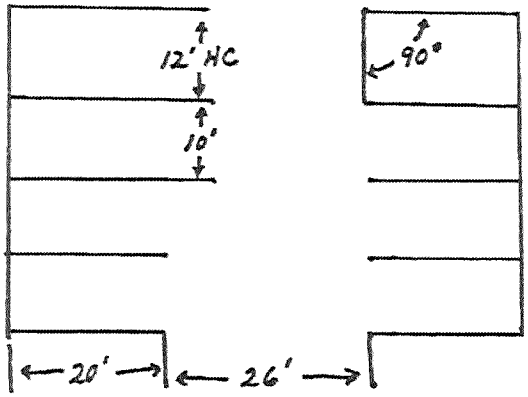
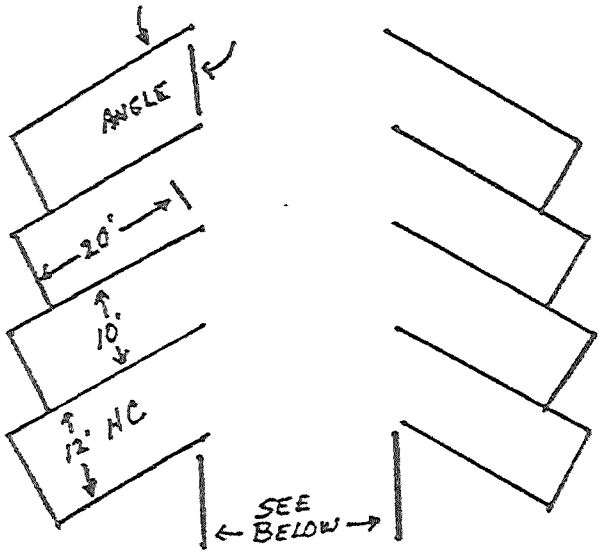
Parking Design Standards - Two-way Aisles



(b) Any off-street parking may be designed with access aisles with one way traffic. Access aisles with one way traffic may be reduced to sixteen (16) feet in width for 45 degree and 30 degree angle parking (See Figure 2).

**FIGURE 2**

Parking Design Standards - One-way Aisles




| Angle (degrees) | Two Way Aisle Width (feet) | One Way Aisle Width (feet) |
|---|---|---|
| 90 | 26 (see Fig.3) | 26 |
| 75 | 22 (see Fig.3) | 22 |
| 60 | 20 (see Fig.3) | 20 |
| 45 | 20 (see Fig.3) | 16 (see Fig.4) |
| 30 | 20 (see Fig.3) | 16 (see Fig.4) |

(c) Off-street parking facilities, including access drives and aisles for all uses requiring site plan approval, shall be paved and shall be marked either by painted lines, precast curbs, or in a similar fashion to indicate parking spaces, except for single-family, two- family, and three-family dwellings.

(d) All required off-street parking facilities shall be drained so as not to cause any nuisance to adjacent private or public property.

(e) Construction and Maintenance: Off-street parking and loading facilities including access aisles, driveways, and maneuvering areas, shall be constructed in accordance with this Ordinance and will be maintained in good condition at all times.

(f) No paving other than entrance or exit drives shall be installed within ten (10) feet of adjoining property or within ten (10) feet of the front property line, and said unpaved area shall be planted and appropriately maintained in accordance with the provisions of this Ordinance.

(g) All parking areas for all uses requiring Site Plan approval shall be designed so that motor vehicles can exit without backing into a street.

(h) All parking areas in commercial zoning districts shall have access to U.S. Highway One and appropriate F.D.O.T. permits shall be obtained for such access.

(2) Combined Off-Street Parking

Two or more owners or operators of buildings, structures, or
uses requiring off-street parking facilities may make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately.

(3) Parking of Commercial Vehicles

Off-street parking facilities supplied by the owner or operator under the requirements of this section shall not be

parked in adjacent parking spaces for the disabled.

(ii) Diagonal or perpendicular parking spaces shall be a minimum of twelve (12') feet wide and eighteen (18') feet long.

(iii) Parallel parking spaces shall be located either at the beginning or end of a block or adjacent to alley entrances. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.

(iv) Each disabled parking space shall be prominently outlined with paint and posted with a permanent sign of color and design approved by the Florida Department of Transportation. The sign shall contain the internationally accepted wheelchair symbol and the caption "Parking by Disabled Permit Only."

**Section 3.9.3 Off-Street Loading Spaces**

All commercial structures shall have adequate off-street loading space.

(A) Off-Street Loading Requirements

Off-street loading space shall be provided and maintained as follows:

(1) For all commercial and industrial development:

| Size of Building | Number of Spaces |
|---|---|
| 0 to 5,999 Square Feet | 0* |
| 6,000 to 24,999 SF | 1 |
| 25,000 or more SF | Determined on site Plan Review |

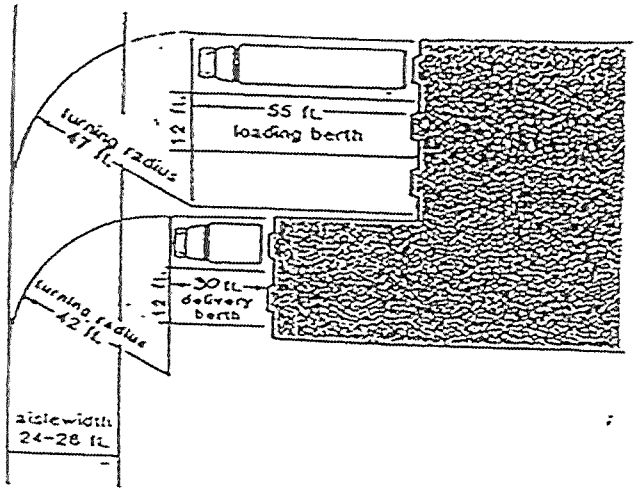
*For those buildings less than 5,999 square feet, one delivery space shall be required. This space shall have a minimum dimension of 12 feet x 30 feet and shall

be placed in such a manner as to comply with the intent of this Section. (See Figure 3)

(2) For any use not specifically mentioned, the requirements for off-street loading facilities to which the unmentioned use is most similar shall apply. Such determination shall be made by the Community Development Administrator.

FIGURE 3

OFF-STREET LOADING AREA DIMENSIONAL REQUIREMENTS




(B) LOCATION OF REQUIRED LOADING SPACES

Loading spaces shall be located on the same lot as the building or structure to which they are accessory. No loading shall be located in a required front yard.

(C) DESIGNATION AND USE

Each required loading space shall be designated as such and shall be used only for loading purposes.

(D) DESIGN AND MAINTENANCE

(1) An off-street loading space shall be an area at grade level at least twelve (12) feet by fifty-five (55) feet long with a fourteen (14) foot vertical clearance.

(2) Each loading space shall be accessible from the interior of the building it serves without crossing or entering any other required off-street loading space, off-street parking space, or circulation area. Such loading spaces shall be arranged for convenient and safe ingress and egress by motor truck and trailer.

(3) All loading spaces shall be paved.

**Section 3.9.4 Driveways and Accessways to Residential Property**

All improved real property within this municipality zoned for residential use or used for residential purposes shall have a driveway or accessway connecting the road or street used to ingress or egress to the property with the garage, carport or parking area on the property.

No residentially zoned property shall be used for a driveway or any other access purpose to any nonresidentially zoned land, or to any land used for a purpose not permitted in a residentially zoned district.

Driveways or accessways shall have a minimum width of eight (8) feet and shall be located no closer than two (2) feet from the lot line.

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 ~~of one (1) inch~~ and installation as approved by Building Official in the permitting process.

**Section 3.9.5 Existing Structures and Uses**

Buildings or structures existing as of the effective date of this Ordinance may be modernized, altered, or repaired without providing additional off-street parking or loading facilities, provided there is no increase in floor area or capacity and no change of use.

**Section 3.9.6 Expansion of Structure**

When a structure existed as of the effective date of this Ordinance and such structure is enlarged in floor area, volume, capacity, or space occupied; off-street parking and loading requirements contained in this Ordinance shall be complied with for existing and new structures.

**Section 3.9.7 Change in Use**

If after the effective date of this Ordinance, a change in the use of a building or structure would result in a requirement for additional parking over that required for the existing use, then all off-street parking and loading requirements contained in this Ordinance shall be complied with for the new use.

**Section 3.9.8 Non-conforming Uses**

When repairs and alterations are to be made in a building occupied by a non-conforming use, all off-street parking requirements contained in this Ordinance shall be complied with if the cost of repairs and alterations exceed fifty (50) percent of the assessed value of the building and structures.

**Section 3.10.0 Requirements for Completion and Finishing of Exterior Surfaces of Structures**

(A) All structures constructed of metal, wood, concrete, or concrete block shall have all exterior surfaces finished in compliance with the Standard Building Code or latest edition.

(B) Any paint, stain or stucco applied to the exterior surfaces of any structure or improvement shall be of an earthtone, pastel, or natural color. The Board of Aldermen can approve color schemes which are not earthtone colors if the Board determines that the proposed color scheme is in keeping with the overall plan and development of the neighborhood.

(C) All new or remodeled structures shall have window openings completely glassed and all entrances and exits to the structure shall have properly operating hinged doors.

(D) No certificate of occupancy shall be issued until the provisions of this section have been compiled with.

**Section 3.11.0 FLOORING**

(A) All dwelling units must have concrete or wood flooring installed before a certificate of occupancy can be granted.

## Section 3.12.0 SUPPLEMENTAL REGULATIONS

### Section 3.12.1 Home Occupations

(A) Purpose

The purpose of this section is to protect and maintain the character of residential neighborhoods while recognizing that particular professional and limited business activities are traditionally and not offensively carried on in the home.

(B) Authorization

The following home occupations shall be permitted in any residential dwelling unit provided that the home occupation complies with the lot size, bulk, and parking requirements of the Zoning District in which the home occupation is located:

(1) Homebound employment of a physically, mentally, or emotionally handicapped person who is unable to work away from home by reason of his disability;

(2) Office facilities for salesmen, sales representatives, and manufacturer's representatives when no retail or wholesale sales are made or transacted on the premises;

(3) A studio or laboratory of a photographer, craftsman, writer, or similar person; or

(4) Office facilities for accountants, architects, brokers, engineers, lawyers, insurance agents, realtors, and members of similar professions.

(C) Use Limitations

In addition to the requirements of the Zoning District in which it is located, every home occupation shall comply with the following restrictions:

(1) No stock in trade shall be displayed or sold on the premises.

(2) Only sales incidental to the home occupation shall be permitted.

(3) The home occupation shall be conducted entirely within the principal dwelling unit or existing accessory

structure, and in no event shall such use be visible from any other residential structure or a public way.

(4) The use of the dwelling unit for the home occupation shall be incidental and subordinate to its use for residential purposes, and no more than twenty-five (25) percent of the building floor area shall be used in the conduct of the home occupation.

(5) There shall be no outdoor storage of equipment or materials used in the home occupation.

(6) No home occupation shall be permitted that is noxious, offensive, or hazardous by reason of vehicular traffic generation or emission of noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation, or other objectionable emissions.

(7) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.

**Section 3.12.2 Nonconformities**

(A) Purpose

The purpose of this section is to regulate and limit the continued existence of uses, lots, signs, and structures established prior to the effective date of the Ordinance that do not conform to the provisions of this Ordinance. Many nonconformities may continue, but the provisions of this section are intended to curtail substantial investment in nonconformities and to bring about their eventual elimination, when appropriate, in order to preserve the integrity of the Zoning District.

(B) Nonconforming Uses

(1) Authority to Continue

Nonconforming uses of land and nonconforming uses of structures may continue in accordance with the provisions of this section.

(2) Ordinary Repair and Maintenance

Normal maintenance and repair of nonconforming uses

may be performed.

(3) Expansions

Nonconforming uses shall not be expanded. This prohibition shall be construed so as to prevent the:

(a) Enlargement of nonconforming uses by additions to the structure in which such nonconforming uses are located, including enlargement of a conforming structure in which a nonconforming use is located, or

(b) The occupancy of additional land, unless the provisions of this Ordinance are met.

(4) Relocation

The structure housing a nonconforming use may not be moved unless the use shall thereafter conform to the limitations of the Zoning District into which it is moved.

(5) Change in Use

A nonconforming use shall not be changed to any other use unless such use conforms to the provisions of this Ordinance.

(6) Termination

(a) Abandonment or Discontinuance

When nonconforming use of a structure is discontinued or abandoned for twelve (12) months, then the nonconforming use structure may not be restored.

(b) Damage or Destruction

If a structure housing a nonconforming use is damaged or destroyed by fifty (50) percent or more of the fair market value of the structure, then the nonconforming use structure may not be restored.

(C) Nonconforming Structures

(1) Authority to Continue

A nonconforming structure devoted to a use permitted in the Zoning District in which it is located may be

continued in accordance with the provisions of this Ordinance.

(2) Ordinary Repair and Maintenance

Normal maintenance and repair of nonconforming structures may be performed.

(3) Expansions

Any expansion of a nonconforming structure shall not be permitted.

(4) Relocation

A nonconforming structure that is moved shall thereafter conform to the regulations of the Zoning District in which it is located after such move.

(5) Termination upon Damage or Destruction

Any part of a nonconforming structure that is damaged or destroyed to the extent of fifty (50) percent or more of the fair market value of said structure shall not be restored unless that part conforms to the provisions of this Ordinance.

(D) Nonconforming Lots of Record

In any district in which dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record existing on the effective date of this Ordinance, notwithstanding limitations imposed by other provisions of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard dimensions and requirements other than those applying to area or width, shall be obtained only through action of the Board of Adjustment.

If two (2) or more lots or combinations of lots and portions of lots with continuous frontage in single

ownership are of record on the effective date of this Ordinance, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance.

**Section 3.12.3 Grade of Residential Buildings**

(A) The minimum first floor elevation of all residential buildings shall be in accordance with the Floodplain Management Ordinance of St. Lucie Village, as adopted by Ordinance 2016-1 and as may be amended thereafter. ~~the highest of the following:~~

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~~1. Eighteen (18) inches above the crown of any street adjacent to the lot;~~
~~2. The 100-year flood elevation, as indicated on FEMA Flood Insurance Rate Maps;~~
~~3. Elevation established by St. Lucie County Health Department for proper function of onsite wastewater (septic) system.~~

(B) When topographical conditions are such that compliance with this subsection would be impracticable or cause grade level conditions detrimental to adjacent or nearby property, the Board of Aldermen shall grant relief from the provisions of this subsection.

**Section 3.12.4 Building Spacing**

(A) Purpose

The purpose of this section is to insure the minimum distance between any multiple family, hotel, or motel buildings and any other building or any property line shall be regulated according to the length and height of such multiple family, hotel, or motel building.

(B) Applicability

These requirements shall apply to all multiple family dwellings, hotels, and motels, and to all accessory uses with two (2) or more floors that are customarily associated with and subordinate to the principal use.

(C) Maximum Horizontal Dimension

The maximum horizontal dimension of any building shall be three hundred (300) feet, including all deck areas and enclosed and covered walkways, as measured between the farthest points of such buildings.

(D) Minimum Distance Between Buildings and Property Lines

(1) Minimum distances between buildings and property lines are specified in **Table 2.**

**Section 3.12.5 Animals in Residential Districts**

No animals shall be kept in any residential district except those animals generally recognized as household domestic pets, such as dogs, cats, and caged birds, etc. In any residential district, no more than three (3) dogs or cats over four (4) months of age shall be kept on any lot. Other animals can be kept in residential areas within the restrictions outlined in any other applicable Ordinances.

**Section 3.12.6 Prohibition of Outdoor Displays in Commercial Zoning Districts**

In all commercial zoning districts, all activities except the display for sale of motor vehicles, marine craft, aircraft, recreational vehicles, mobile homes, farm and construction equipment and vehicles, farm and garden supplies, stone products, and the location of dispensing equipment and devices shall be in a completely enclosed structure.

**Section 3.12.7 Base Building Line Setback Requirements**

Base Building Lines are hereby established from which all front, side, and rear yard setbacks are to be measured. For all thoroughfares in St. Lucie Village the base building line dimension from centerline shall be in accordance with dimensions shown on the Base Building Line Information Chart. For all other roads not referenced in **Table 7**, the base building line dimension shall be thirty-five (35) feet. In any case when a thoroughfare right-of-way from centerline is greater than the base building line dimension as hereby established, the right-of-way line shall serve as the basis on which to measure front, side and rear yard setbacks.

TABLE 7
TOWN OF ST. LUCIE VILLAGE

BASE BUILDING LINE INFORMATION
(all distances in feet)

| ROAD | SEGMENT | EXISTING ROAD | PROPOSED CROSS SECTION | PROPOSED ROW | ULTIMATE ROW | BASE BUILDING LINE** |
|---|---|---|---|---|---|---|
| | | | | | | |
| U.S. 1 | South Village Limit to North Village Limit | 200 | 6 lane divided | 200 | 260* | 130 |
| | | | | | | |

NOTES:

* Includes 50' on each side of major road ROW for possible Parallel Access Roads.

** To be measured from centerline of ROW.

## Section 3.12.8 Mobile Food Vendors

No mobile food vendor or peddler of any other type of plants, wares, or goods shall be permitted to sell or operate in St. Lucie Village, except that Mobile Food Dispensing Vehicles as defined herein may be permitted in C zoning districts under the conditions specified in the definition.

## Section 3.12.9 Class "A" Mobile Home

The Board of Aldermen shall determine that a Class "A" Mobile Home meets the definition of a detached single family dwelling unit only in the R-2 zoning district and upon the demonstration by the applicant that the exterior dimensions, the exterior walls, and the roof of the Class "A" Mobile Home is similar to that of a detached single family dwelling unit.

In determining whether a Class "A" Mobile Home meets the definition of detached single family dwelling unit, the Board of Aldermen shall consider the exterior dimensions, the exterior finish of the roof and walls, and the skirting of the mobile home. Before a Class "A" Mobile Home will be defined as a detached single family dwelling unit, the Board of Aldermen must determine that:

1) Minimum Width of Main Body The minimum horizontal dimension of the main body of the mobile home as assembled on the site is not less than twenty (20) feet, as measured across the narrowest portion.

2) Minimum Roof Pitch; Minimum Distance, Eaves to Ridge The pitch of the main roof is not less than one (1) foot of rise for each four (4) feet of horizontal run and the minimum distance from eaves to edge is one-half (1/2) the minimum horizontal dimension.

3) Roofing Materials The roofing material used is similar in texture, color, and appearance to that of detached single family dwelling units in the same Zoning District in which it is to be located.

4) Exterior Finish; Light Reflection The materials used for the exterior finish and skirting are similar in texture, color, and materials to detached single family dwelling units in the same Zoning District in which it is to be located, and are applied in such a manner as to make the Class "A" Mobile Home similar in appearance with surrounding detached single family dwelling units. Reflection from the exterior shall not be greater than from siding coasted with clear, white, gloss exterior enamel.

Any person desiring to have a Class "A" Mobile Home defined as a detached single family dwelling unit the Board of Aldermen shall submit an application to the Building Official accompanied by a non-refundable application fee as established from time to time by the Board of Aldermen to defray the costs of processing the application. The application shall include the following information:

i) The applicant's name and address;
ii) Legal description, street address, lot number, and subdivision name, if any, of the property upon which the Class "A" Mobile Home is to be located;
iii) Statement of Ownership;
iv) Size of the subject property in square feet and acres;
v) Statement describing the type and dimensions of the Class "A" Mobile Home proposed to be located on the property;
vi) Elevations and photographs of all sides of the Class "A" Mobile Home proposed to be located on the property;
vii) A statement describing the exterior dimensions and roof slope of the Class "A" Mobile Home proposed to be located on the property;
viii) A description of the exterior finish of the Class "A" Mobile Home, including exterior walls and roof;
ix) A description of the skirting materials to be used;
x) A description of the dimensions of the Class "A" Mobile Home;

xi) Proof that the Class "A" Mobile Home has met the Mobile Homes Construction and Safety Standards of the U.S. Department of Housing and Urban Development, and the standards of Section 320.823, F.S.;

xii) A site plan drawn to scale illustrating the proposed use and including the following:
   a) Location of the property by lot number, block number and street address, if any;
   b) The location of trees of four (4) inches diameter or greater, other natural features of unique or significant character, and proposed landscaping;
   c) The location and dimensions of all proposed lot and yard requirements; and
   d) The location of the proposed Class "A" Mobile Home on the property; and

xiii) A schematic design of the Class "A" Mobile Home showing the roof, skirtings, and other improvements.

Within twenty (20) days after an application has been submitted, the Building Official shall determine whether the application is complete. If the Building Official determines the application is not complete, they shall send a written statement specifying the applicant's deficiencies to the applicant by mail. The Building Official shall take no further action on the application unless the deficiencies are remedied.

When the Building Official determines the application is complete, he shall review the application, make a recommendation and notify the Board that the application is complete.

Upon notification of the completed application requesting a determination that a Class "A" Mobile Home meets the definition of a detached single family dwelling unit, the Board of Aldermen shall place it on the agenda of a regularly scheduled meeting for a public hearing. In reviewing and determining whether the Class "A" Mobile Home meets the definition of a detached single family dwelling unit, the Board of Aldermen shall consider the standards in this section. Within a reasonable time of the conclusion of the public hearing, the Board of Aldermen shall make a determination as to whether the application meets the definition of a detached single family dwelling unit.

(A)
(B) The exterior of every structure or building shall be so
(C) All landscaping shall be well-maintained so that lawns,
(B) Exemptions - the restrictions contained in this subsection
(A) That there do currently exist public bi-directional rights-
(
(C)
(A) General Prohibition - It shall be unlawful for any person

to

(2) Obstructions Allowed by Permit - Obstructions proposed

(a) Linear distance of the proposed obstruction from

(b) The relative size of the proposed obstruction as a

(c) The spacing between the proposed obstruction and

(d) The permanent or temporary nature of the proposed

(e) The estimated effect of the proposed obstruction

(f) The visibility of the proposed obstruction at

(g) The character of the proposed obstruction as it

(h) Other factors that the building official may

(1) Within six months from the effective date of this

(a) Comprehensive drawings showing the location of the

(b) Additional drawings showing the location of

(d) Proof that all required taxes have been paid and

(3) The building official's determination of grandfather

(4) Any grandfather rights granted pursuant to this

(5) The sale of property entitled to grandfather rights

(6) Properties granted grandfather rights under this

## SECTION 4 DECISION MAKING AND ADMINISTRATIVE BODIES

### Section 4.1.0 BOARD OF ALDERMEN

The Board of Aldermen shall have the following powers and duties under this Ordinance:

(A) The powers to initiate, review, and adopt amendments to the official zoning atlas.

(B) The powers to initiate, review, and adopt amendments to the text of this Ordinance.

(C) The powers to review and determine a class A Mobile Home to be defined as a detached single family dwelling in an R-2 Zoning District.

(D) The power to review and grant, grant with conditions, or deny conditional uses.

(E) The powers to review and grant, grant with conditions, or deny site plans.

(F) The powers to interpret boundaries of the various zoning districts on the Official Zoning Atlas.

(G) The powers to adopt rules or procedures that are not in conflict with the provisions with this Ordinance.

(H) The Board shall issue all building and sign permits, unless this authority is delegated to an agent of the Board.

(I) The Board of Aldermen shall convene as the Local Planning Agency for items as required by Chapters 9J-5 and 9J-11 et. seq., Florida Administrative Code.

### Section 4.2.0 BOARD OF ADJUSTMENT

(A) Powers and Duties

The Board of Adjustment shall have the following powers and duties under this Ordinance:

(1) The power to authorize variances from the requirements of this Ordinance, in accordance with the provisions in **Section 9.1.0**, et. seq.

(2) To make its special knowledge and expertise available to the Board of Aldermen at the request of the Board of Aldermen.

(3) The power to adopt rules of procedure that are not in conflict with this Ordinance.

(B) Membership of Board of Adjustment

(1) The Board shall consist of 5 members, each appointed by the Board of Aldermen.

(2) All members shall serve a term of three years. Terms shall be staggered such that new appointments (or re-appointments) shall not be made for all members in the same year. Terms shall begin May 1 and expire April 30.

(C) Quorum and Vote

(1) No meeting shall be held without a quorum. A quorum shall consist of three (3) members.

(2) The affirmative vote of three (3) members will be required for the Board of Adjustment to reverse decisions of any administrative officials and to allow variances.

(D) Meetings, Hearings, and Procedures

(1) Meetings of the Board of Adjustment shall be held as needed or as requested by the Board of Aldermen.

(2) Meetings of the Board of Adjustment shall be open to the public. The Board may continue a regular meeting if all business cannot be completed at the meeting.

(3) Meetings of the Board of Adjustment shall be attended by the Village Clerk, Secretary to the Board of Aldermen, Village Marshall, and Village Attorney.

(4) Meetings of the Board of Adjustment shall be recorded and minutes of the meetings shall be provided to the Board of Aldermen within 10 days.

**Section 4.3.0 BUILDING OFFICIAL**

(A) The Building Official of St. Lucie Village, appointed by the Board of Aldermen, shall conduct all inspections required under this Ordinance, unless otherwise designated by the Board of Aldermen.

(B) The Building Official is authorized to issue a Certificate of Zoning Compliance that a proposed development or

improvement complies with all provisions of this Ordinance pursuant to **Section 5.5.0.**

(C) The Building Official is authorized to issue a Certificate of Occupancy pursuant to **Section 5.10.0.**

(D) The Building Official is authorized to issue a "Stop Work Order" at any time the Building Official has reason to believe that any development, construction, alteration or improvement is not proceeding in compliance with this Code, the plans as approved, or any other applicable federal, state or local law or regulation.

(E) When a Stop Work Order is issued by the Building Official work on any structure or improvement shall immediately cease until the Stop Work Order is lifted by the Building Official or the Board of Aldermen.

(F) The Building Official will have such other duties under this Code that may be designated to the Building Official by the Board of Aldermen.

## SECTION 5 ADMINISTRATIVE REGULATION

### Section 5.1.0 NOTICE

Notice of all public hearings which are required by a provision of this Ordinance shall be given as follows, unless expressly stated otherwise:

(A) Content of Notice

Every required notice shall include: the date, time and place of the hearing; a description of the substance of the subject matter that will be discussed at the hearing; a legal description of the properties directly affected including the street address when available; a statement of the body conducting the hearing; a brief statement of what action the body conducting the hearing is authorized to take; and a statement that the hearing may be continued from time to time as may be necessary.

(B) Publication

Publication of the notice shall be as follows:

(1) Amendments and Applications That Affect Less Than Five (5) Percent of Land in City's Jurisdiction

Notice of all public hearings of amendments to the Official Zoning Atlas that apply to less than five (5) percent of the land in the incorporated area of the City, applications for conditional use approval, applications for variances, applications requesting a Class A Mobile Home be defined as a detached single family dwelling unit, and appeals from a decision, order, requirement, or determination of an administrative officer of the City shall be properly advertised in a newspaper of general circulation in St. Lucie County not more than thirty (30) days nor less than fifteen (15) days before the date of the hearing.

(2) Amendments That Affect Five (5) Percent or More of Land in City's Jurisdiction.

Notice of the first public hearing on an amendment to the Official Zoning Atlas that applies to five (5) percent or more of the total land area in the City's jurisdiction or an amendment to the text of this Ordinance shall be properly advertised in a newspaper of general circulation at least seven (7) days before

the public hearing. Notice of the second public hearing on such a proposed amendment shall be properly advertised in a newspaper of general circulation at least five (5) days before the hearing.

(C) Public Inspection

A copy of any notice of public hearing shall be available in the office of the City Attorney during regular business hours. Copies of notices for public hearings shall be posted at the Village Hall and at other locations throughout the Village as designated by the Board of Aldermen.

(D) Mail

Mailing notice to specific real property owners shall be as follows:

(1) Amendments and applications That Affect Less than Five (5) Percent of Land

In addition to the publication requirements in this Section, in the case of a public hearing regarding an amendment to the official Zoning Atlas that applies to less than five (5) percent of the land in the City, applications for conditional use approval, applications for variances, applications requesting a Class A Mobile Home be defined as a detached single family dwelling unit, and appeals from a decision, order, requirement, or determination of an administrative official of the County, notice shall also be provided by the City by mail to all property owners who own real property directly affected by the proposed action and whose address is known by reference to the latest approved ad valorem tax roll, and to all of property owners who own real property within five hundred (500) feet of the property directly affected by the proposed action and whose address is known by reference by to the latest ad valorem tax rolls, not more than thirty (30) days nor less than fifteen (15) days before the date of the hearing.

(2) Amendments That Affect Five (5) Percent or More of Land

An amendment to the Official Zoning Atlas or an amendment text of this Ordinance that affects five (5) percent or more land in the City's jurisdiction does not require notice by mail.

## Section 5.2.0 HEARING PROCEDURES

(A) When the Board of Aldermen receives an application for an amendment to the Official Zoning Atlas, an application for an amendment to the text of this Ordinance, an application for conditional use approval, an application requesting a Class A Mobile Home be defined as a detached single family dwelling unit, the Board of Aldermen shall set the matter of a public hearing and publish notice in accordance with the provisions of this Ordinance.

(B) Conduct of the Hearing

(1) Rights of All Persons

Any person may appear at a public hearing, or may be represented by counsel or agent, and may submit documents, materials and other written or oral testimony either individually or as representative of an organization. Each person who appears at a public hearing shall identify himself, his address, and state the name and mailing address of any organization he represents. The body conducting the public hearing may place reasonable time restrictions on the presentation of testimony and the submission of documents and other materials.

(2) Continuance of Hearing

The body conducting the hearing may continue the hearing to a fixed date, time, and place.

(C) Record of the Hearing

(1) Record

(a) The transcript of testimony, when and if available, the minutes of the Secretary, all applications, exhibits, documents, materials, and papers submitted in any proceeding before the decision making body, the report of the Building Official, and the decision and report of the decision making body shall constitute the record.

(b) The body conducting the hearing shall record the proceedings by any appropriate means; upon request of any person to the Village Clerk and

payment of a fee to cover the cost of transcription, the record may be transcribed and a copy provided to that person. If a sound recording is made, any person shall be entitled to listen to the recording at any reasonable time, or make copies at his own expense, at the Office of the Village Clerk.

(c) Any person shall be entitled to examine the record, at a reasonable time, or make copies at his own expense, at the Office of the Village Clerk, or such other places designated by the Board of Aldermen.

(D) Action by Decision making Body

The decision making body shall render its decision within a reasonable time.

(E) Notification

Notification of the final decision on an application shall be mailed to all parties.

**Section 5.3.0 SITE PLAN REVIEW**

(A) Purpose

Site plan review and approval is directed toward those uses that are generally compatible with the uses permitted in a zoning district but that require individual review of their location, design, and intensity in order to ensure their appropriateness on any particular parcel of land and their compatibility with adjacent uses. Whenever site plan approval is required, no building or structure or part thereof shall be erected or used, or land or water used, or any change of use accomplished, nor shall any building permit be issued thereof, unless a site plan for such building, structure or use shall have been reviewed and approved by the Board of Aldermen of St. Lucie Village.

(B) Authority

The Board of Aldermen shall not issue a site development plan approval unless the Board determines that the proposed use satisfies each of the standards and criteria of subsections five (5) and six (6) of this section, all other provisions of the St. Lucie Village Comprehensive Plan, the provisions of any other applicable County ordinance. All uses specified as such in **Table 1**, require site plan approval. Additionally, all Developments of Regional

Impact (DRIs) also require site plan approval.

(C) Site Plan Technical Review Committee

The Site Plan Technical Review Committee shall include representatives from the Board of Aldermen of St. Lucie Village (one of which shall be the Building Official), the St. Lucie County - Fort Pierce Fire Prevention Bureau, and such other offices as the Village Board of Aldermen shall deem appropriate. At the Board's option, the Site Plan Technical Review Committee shall include a registered professional engineer of the Board's choice. This engineer shall be compensated directly by the Board of Aldermen. The applicant shall pay the estimated engineering fees in advance to the Board prior to beginning review of the site plan.

(D) Site Plan Requirements

The site plan shall include the following plans, designs, specifications, and information:

(1) General Project Information

(a) For residential projects this shall include:

(i) Project name;

(ii) Type of project (single family, two-family, three- family, townhouse, mobile home, other);

(iii) Parcel size in acres;

(iv) Project size (number of buildings, total number of dwelling units);

(v) Land use (Official Zoning Atlas classification and St. Lucie Village Comprehensive Plan classification);

(vi) Impermeable surface areas;

(vii) Open space areas;

(viii) Parking areas;

(ix) Development schedule;

(x) A statement describing whether the project will utilize existing water and sewage facilities and, if so, a letter from the relevant authority stating capacity will be available for the project at completion;

(xi) Conceptual plans for on-site potable water supply systems or wastewater collection and treatment systems, if applicable;

(xii) A statement describing conceptual drainage information that includes the direction of surface flow, a statement of drainage outfall, and where drainage retention areas should be located;

(xiii) A description of any transportation improvement;

(xiv) If wetlands are to be altered, a mitigation plan must be submitted, which shall at a minimum, provide measures to assure normal flows and quality of water will be provided to maintain wetlands after development occurs;

(xv) An environmental impact report [see **Section 5.3.0(D)(8)**]; and

(xvi) Any other information needed for the reasonable review of the proposed development;

(b) For non-residential development this shall include:

(i) Project name;

(ii) Type of project (retail sales, wholesale sales, warehousing, manufacturing, other);

(iii) Parcel size in acres;

(iv) Project size (non-residential floor area and number of non-residential units);

(v) Land Use (Official Zoning atlas classification and St. Lucie Village Comprehensive Zoning Plan classification;

(vi) Impermeable surface area;

(vii) Open space;

(viii) Parking;

(ix) Development schedule for all phases;

(x) A statement describing whether the project will utilize existing water and sewage facilities and, if so, a letter from the relevant authority stating that capacity will be available for the project on completion;

(xi) Conceptual plans for on-site potable water supply systems or wastewater collection and treatment systems, if applicable;

(xii) A description of any transportation improvements;

(xiii) If wetlands are to be altered, a mitigation plan must be submitted, which shall at a minimum, provide measures to assure normal flows and quality of water will be provided to maintain wetlands after development occurs;

(xiv) An environmental impact report [see **Section 5.3.0(D)(8)**]; and

(xv) Any other information needed for the reasonable review of the proposed development.

(2) Site Plan drawings:

All site plan detail sheets shall be submitted on a sheet size of 24" x 36" and at a scale no smaller than 1" = 50'.

For large projects a smaller scale generalized plot plan may be submitted as a cover sheet, however, detail sheets will be required. Detail sheets shall include the following information:

(a) Location of the property by lot number, block number, and street address, if any;

(b) The boundary lines of the property, the dimensions of the property, existing subdivisions, easements,

roadways, rail lines and public rights-of-way;

(c) Boundaries depicting construction phases, if applicable;

(d) Building identification and dimensions (number of dwelling units if residential; floor area if non-residential);

(e) The location, height, and use of all proposed and existing buildings and structures;

(f) The approximate location and dimension of all proposed lots and all yard requirements;

(g) The location and dimension of parking lots and loading areas;

(h) The location and dimension of all waste disposal and water supply facilities;

(i) The location of all drainage retention areas and major drainage improvements;

(j) The location of all transportation improvements;

(k) The location and configuration of all public and private roadways for a distance of one hundred and fifty (150) feet around the property;

(l) Proposed landscaping, including the type, location and quantity of all plants or materials, and the location and height of fences or screen plantings;

(m) The location, size and arrangement of all existing or proposed signs and lightings;

(n) Proposed lot lines and plot designs, if applicable;

(o) The location, and type, of any structure or paved area within fifty (50) feet of the outside property boundaries;

(p) The location and extent of all wetlands and mangroves;

(q) The location of all existing natural water bodies; and

(r) Any other information needed for the reasonable review of the proposed development.

(3) A Boundary and Topographic Survey, with contour lines at one (1) foot intervals, prepared, signed, and sealed by a registered Florida Land Surveyor which shall contain:

(a) Acreage certification of all land above the elevation of Mean High Water (MHW);

(b) The Mean High Water line, where applicable;

(c) The location of all submerged lands, if applicable; and

(d) The location of the Coastal Construction Setback line, where applicable.

(4) A Location Map, which shall delineate the project boundaries on the St. Lucie County Property Appraiser Maps.

(5) A Driveway Location Map, which shall show the location of all driveways, public streets, and private drives within six hundred sixty (660) feet of the property boundary, along any private or public street which will serve the project.

(6) An Aerial Photograph of the property upon which the development is proposed.

(7) Transportation Impact Report

(a) Applicability.
Whenever submission of a site plan is required, a transportation impact study shall be provided for any proposed residential development exceeding fifty (50) dwelling units, any proposed non-residential development exceeding six thousand (6,000) square feet gross floor area. The Board of Aldermen shall authorize total or partial relief from the requirement of a transportation impact study if it finds, after receiving the recommendation of the Site Plan Technical Review Committee and based on conditions peculiar to the proposed development, that the information foregone by such relief is not needed to determine the roadway, traffic control, and access improvements that should be undertaken to accommodate the additional traffic generated by the proposed development.

(b) Study Area.

The base transportation impact study area shall include all major roadways (collectors, minor arterials, and major arterials) within one (1) mile of the site. The study area shall be expanded if necessary to include at least the intersection(s) of the major access roadway(s) with the first major or minor arterial roadway in each travel direction from the development. The study area shall be verified with the Site Plan Technical Review Committee before the preparation of the impact report. The Site Plan Technical review Committee shall require extension of the study area to incorporate collector and arterial roadways and intersections outside the one (1) mile base area if traffic generated by the proposed development potentially would affect levels of service of such roadways and intersections and existing or projected levels of service of such roadways are Level of Service C or below.

(c) Contents.
The transportation impact report shall contain the following for the specified impact study area:

(i) A detailed description of the collector and arterial road network, including existing and programmed roadway lanes and lane width right-of-way widths; existing and programmed traffic signal locations and signal phasing; existing and planned ingress and egress locations for development mutually served by major roadway facilities with the proposed development (including all access locations adjacent to and within six hundred (600) feet of the proposed development property lines); and existing and programmed public transportation services and facilities.

(ii) A description of major approved development, including phasing and anticipated completion dates.

(iii) A detailed description of the existing traffic conditions, including the peak season average daily traffic and the highest average peak season peak hour volume for all collector and arterial roads within the study area. The peak season daily traffic shall be based on twenty-four (24) hour traffic counts conducted over a five (5) weekday (Monday-Friday) period during January, February, or March. If data collection cannot be accomplished during this period, the counts will

be adjusted based upon St. Lucie Metropolitan Planning Organization quarterly count data for roadways within or adjacent to the study area. If St. Lucie Metropolitan Planning Organization traffic counts are not available to reflect the seasonal variations, then an average areawide seasonal adjustment factor will be applied. This factor shall be approved by the Site Plan Technical Review Committee. If St. Lucie Metropolitan Planning Organization traffic counts are available for the area under study, the twenty-four (24) hour traffic methodology and assumptions for the seasonal adjustment must be clearly stated. The highest volume hour or peak hour will be defined from the hourly traffic count(s) conducted over one (1) or more twenty-four (24) hour periods as described above. Peak period intersection turning movement counts will be conducted for at least one (1) hour at all intersections of collector and arterial roadways within the study area. Peak hour counts will be adjusted to reflect peak season conditions if the counts are not obtained between January and March. Methodology for these adjustments will be approved by the Site Plan Technical Review Committee.

(iv) Capacity analyses will be conducted at the intersections of all major roadways in the impact area that are signalized or that warrant signalization. These analyses will be performed as specified in Transportation Research Circular No. 212, "Interim Materials on Highway Capacity," Transportation Research Board, January 1980. When the major street network serving the proposed development includes links that may control capacity (e.g., two-lane arterials), additional link capacity analyses will be accomplished in accordance with the 1965 Highway Capacity Manual.

(v) Based on the capacity analyses described in **sub-paragraph (7)(c)(iv)** above, a summary of existing levels of service on the impact area network will be provided.

(vi) A detailed analysis of traffic impact of the proposed development, including the following components:

a. Trip Generation - indicate daily and peak

hour trip generation data. Peak hour trip generation data should reflect the impact anticipated during the existing street peak hour. The analysis will show in tabular form the land use components, the trip generation rates and the total trips generated by land use type.

b. Indicate the internal/external split for daily and peak hour travel. The analysis should indicate the basis for capturing internal travel within the proposed development.

c. Trip distribution - indicate the basis for determining trip distribution for the proposed development and the resultant trip distribution by cardinal direction (north, south, east and west).

d. Identify the trip assignment (daily and peak hour) within the study area. Daily volumes should be noted along roadway links. Peak hour volumes should be reflected in turning movements at development entrances and major roadway intersections.

Daily and peak hour trip generation, as well as inbound/outbound direction split shall be based on the report entitled "Trip Generation (3rd Edition)" by the Institute of Transportation Engineers published in 1982, or its successors, except when special trip generation research conducted by a registered engineer practicing in the area of transportation engineering demonstrates alternative data to be more appropriate. Trip generation assumptions will be approved by the Site Plan Technical Review Committee prior to conducting the traffic impact analysis.

(vii) A detailed cumulative transportation impact analysis. This analysis will include existing traffic, traffic growth due to other approved development and the impact of the proposed development. This analysis must identify projected average peak season daily traffic and peak hour volumes for all collector and arterial roadways and must identify the development impact separately

from the cumulative traffic volume. For the purposes of these analyses, background traffic will be identified as existing plus other approved development traffic. Other development traffic will be identified by using actual traffic analyses for approved projects and historical growth trends on the subject roadways as appropriate. The methodology to be employed in assessing background traffic will be approved by the Site Plan Technical Review Committee prior to conducting the traffic analysis.

Capacity analyses will be conducted using the criteria as described in **sub-subparagraph (7)(c)(vii)** above for cumulative traffic to identify levels of service resulting from the cumulative traffic demands, including the proposed development. When the combination of back ground traffic and the impact from the subject development will reduce the levels of service below the adopted level of service in the St. Lucie Village Comprehensive Plan, analyses will be conducted to identify those improvements required to maintain the level of service in the Comprehensive Plan or better conditions. These improvements will be identified clearly.

(d) Traffic Study and Traffic Data Inventory and File

The Village Clerk shall keep a file of all traffic studies, including the capacity allocated for each approved project. In determining the projected demand in **sub-subparagraph (7)(c)(vi)** above, the impact analysis shall include trip already allocated in previous development approvals. The County shall provide information when appropriate data already exists and is available in order to prevent duplication.

(8) Environmental Impact Report

(a) Applicability.
Whenever submission of a site plan is required, an environmental impact report shall be provided if a proposed development would be located in whole or in part in a one hundred (100) year flood plain.

The Board of Aldermen shall authorize total or partial relief from the requirement of an environmental impact report if it finds, after receiving the recommendation of the Site Plan Technical Review Committee and based on conditions peculiar to the proposed development, that the information foregone by such relief is not needed to determine the environmental impact of the proposed development.

(b) Contents.
The environmental impact report shall contain the following:

(i) A vegetation and substrate survey including:

a. Extent and acreage of any areas which border on the Indian River;

b. Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

c. Extent and acreage of all upland hammock forests; and

d. Extent and acreage of wetlands. For these purposes, wetlands are defined as areas that are subject to saturation (i.e., water is at the soil surface at least two (2) months, at least seven (7) out of ten (10) years), or that exhibit vegetative communities or soil types characteristic of this hydro-period;

(ii) The required first floor elevation, and whether all floor elevations will be above this level;

(iii) The identification of any area subject to flooding during storm conditions; and

(iv) An assessment of the impacts upon onsite vegetation and wildlife, and onsite and offsite natural resources; a description of the planned approach that will be used to minimize these impacts; a description of the proposed alterations or disturbances to any of the areas identified in response to subparagraphs three (3) and four (4) above; and the mitigation that will be provided.

(9) Standards of Review for Site Plan Approval

Site plan approval shall be granted only if the applicant demonstrates the following:

(a) Consistency with Local Ordinances and Comprehensive Plan.
The proposed building or use is consistent with the general purpose, goals, objectives, and standards of this Ordinance, the St. Lucie Village Comprehensive Plan and Code of Ordinances of St. Lucie Village; and the proposed use complies with all additional standards imposed on it by the particular provisions of this Ordinance authorizing such sue and any other requirement of the Code of Ordinances of St. Lucie Village.

(b) Effect on Adjacent Properties.

(i) The proposed building or use will not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

(ii) All reasonable steps have been taken to minimize any adverse effect of the proposed building or use on the immediate vicinity through building design, site design, landscaping, and screening.

(iii) The proposed building or use will be constructed, arranged, and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.

(c) Adequacy of Public Facilities.
The proposed building or use will be served by adequate public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage, structures, refuse disposal, water and sewer, and schools; or the applicant will make an equitable contribution toward such provision of such services.

(d) Adequacy of Fire Protection.
The applicant has obtained from the St. Lucie County - Fort Pierce Fire Prevention Bureau written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are

installation.

(d) Access Improvements.
A site plan shall not be approved except upon the condition that the applicant provide the access (ingress and egress) improvements determined to be necessary as a result of traffic generated by the development.

(e) Timing of Occupancy.
If the proposed development, together with existing and previously approved development, will necessitate roadway or other improvements to maintain Level of Service D during peak season, or will require traffic control devices or access improvements, a site plan shall not be approved except upon the condition that certificates of occupancy not be issued until after such improvements or traffic control devices are installed. The Board of Aldermen shall authorize relief from the requirement of postponed occupancy certification (by phasing issuance of certificates of occupancy over an appropriate time period or otherwise) if it finds, after receiving the recommendation of the Site Plan Technical Review Committee and based on conditions peculiar to the proposed development, that such relief will not adversely affect traffic conditions.

(f) Projects Requiring Other Regulatory Approval.
For developments requiring any permit from the United States Army Corps of Engineers, the Florida Department of Environmental Protection or any other state of federal regulatory authority, the Board of Aldermen shall not approve unconditionally a site plan until it has received from such agency notice of either issuance of or intent to issue the required regulatory permit.

A site plan approval conditioned upon receiving notice of either issuance of or intent to issue any required regulatory permit shall not preclude the Board of Aldermen, after reviewing the regulatory permit application and other information, from revoking such conditional site plan approval or from protesting the permit application.

(g) Reduction in Maximum Residential Density.
The Board of Aldermen shall require a reduction from the maximum density permitted in the zoning district in which a proposed development is to be located when such allowable maximum residential density

(i) Would impose an excessive burden, as determined by recognized engineering or other professional standards, on public facilities that would serve the proposed development, or

(ii) Would contravene any applicable provision of the St. Lucie Village Comprehensive Plan.

(11) Modification of Site Plan

(a) Any change in use of buildings, structures, land or water, or institution of new uses, or alteration or additional building of structures of erection of new buildings or structures shall be in accordance with a new or modified site plan conforming and approved pursuant to this section.

(b) The Board of Aldermen may authorize minor adjustments to an approved site plan. Such minor adjustments shall be consistent with the intent and purpose of the St. Lucie Village Comprehensive Plan and this Ordinance and shall be the minimum necessary to overcome the particular difficulty. Such minor adjustments shall not:

(i) Change the use or character of the development;

(ii) Increase the overall coverage or height of structures by more than ten (10) percent;

(iii) Reduce the approved open space or increase the impervious surface by more than ten (10) percent; or

(iv) Increase the total number of dwelling units.

All such minor adjustments shall be shown on a copy of the approved site plan and shall not become effective until a completed application form and filing fee have been received by the Board of Aldermen.

(12) Procedures

(a) All applications for site plan approval shall be submitted to the Village Clerk in accordance with the provisions of this section. No application shall be deemed to be complete and officially filed until all information required by the provisions of this subsection has been submitted, accompanied by a non-

refundable fee according to a schedule established by resolution of the Board of Aldermen.

(b) Review by the Town Attorney

(i) Within thirty (30) days after submission of the application for site plan approval, the Town Attorney shall review the application and determine if it is complete. If the Town Attorney determines that the application is not complete, he shall send a written statement specifying the deficiencies to the applicant by mail.

(ii) When the Town Attorney determines that the application for site plan approval is complete, the Site Plan Technical Review Committee shall review the application, make a report, and notify the Board of Aldermen that the application is ready to review.

(c) Review and Action by the Board of Aldermen

(i) Upon receipt of the report of the Site Plan Technical Review Committee, the Board of Aldermen shall place the application for site plan approval on the agenda of a regular meeting of the board for review and action.

(ii) In reviewing the application for site plan approval, the Board of Aldermen shall consider the report of the Site Plan Technical Review Committee and shall determine whether the proposed development specified in the application meets the provisions of this Ordinance, and in particular the standards and criteria of subsections (D)(9) and (D)(10) of this section; the St. Lucie Village Comprehensive Plan; and any other applicable Town ordinance.

(iii) Within a reasonable time of the conclusion of its review, the Board of Aldermen shall approve, approve with conditions, or deny the application for site plan approval. The decision on the application shall be by resolution.

(iv) Notification of the Board of Aldermen's decision shall be mailed to the applicant.

(13) Time Limit

Except as provided in this subsection, a site plan approval shall be valid for purposes of securing a building permit for twelve (12) months from the date of approval. Unless a building permit is secured within twelve (12) months and construction subsequently undertaken pursuant to such building permit, the site plan approval shall expire automatically. A site plan conditioned upon receiving notice of issuance of or intent to issue any required permit shall be valid for purposes of securing a building permit for twenty-four (24) months after approval or twelve (12) months after receiving the described notice, whichever period is shorter.

Extensions of site plan approval of up to twelve (12) months each may be made by the Board of Aldermen at its discretion by resolution setting forth any additional condition, limitation, or requirement of such extension.

## Section 5.4.0 FILING OF APPLICATIONS FOR BUILDING AND SIGN PERMITS

All applications and plans required under the provisions of this Ordinance for building and sign permits shall be submitted to the Building Official unless otherwise specified. No application shall be deemed to be complete and therefore officially accepted until all information required by this Ordinance has been submitted. Any decision by the Building Official that an application is incomplete ay be appealed to the Board of Aldermen for a determination that the application is complete.

## Section 5.5.0 CERTIFICATE OF ZONING COMPLIANCE

(A) Authority

The Building Official is authorized to issue a Certificate of Zoning Compliance that a proposed development or improvement complies with the provisions of this Ordinance.

(B) Purpose

The purpose for issuing a Certificate of Zoning Compliance with the provisions of this Ordinance is to ensure that any proposed development or improvement within St. Lucie Village complies with this Ordinance.

(C) Certificate of Zoning Compliance Required

A Certificate of Zoning Compliance shall be required prior to the issuance of a Building Permit or a Sign Permit.

(D) Procedure

(1) Upon application for a Building Permit or a Sign Permit the Building Official shall determine whether such application complies with the provisions of this Ordinance.

(2) If the Building Official determines the proposed development complies with the provisions of this Ordinance and the St. Lucie Village Comprehensive Plan, he shall issue a Certificate of Zoning Compliance.

(3) If the Building Official determines that the proposed development does not comply with the provisions of this Ordinance, the application shall be returned to the applicant accompanied by a written statement setting forth the provisions of this Ordinance with which the application does not comply.

(E) Effect of Issuance

A Certificate of Zoning Compliance indicates that the Building Official the proposed development complies with this Ordinance. After issuance of a Certificate of Zoning Compliance, the Building Official shall request that the item be placed on the next agenda of the Board of Aldermen for review of the permit application, including zoning compliance and consideration for building permit issuance.

**Section 5.6.0 SEWAGE COMPLIANCE**

(A) Effect

A Certificate of Zoning Compliance shall not be issued by the Building Official for a proposed development until either the Florida Department of Health and Rehabilitative Services Environmental Health Unit or the Florida Department of Environmental Protection has approved a method of sewage disposal for that development.

(B) Procedure

All building permit applications shall be accompanied by a scale drawing of the building and a plot plan showing the proposed sewage disposal system and well locations. Copies of these plans shall be submitted to the Florida Department of Health and Rehabilitative Services Environmental Health Unit or the Florida Department of Environmental Protection for the issuance of the appropriate sewage permit.

(C) Any new construction site that has no existing toilet facilities available shall have temporary or portable toilet facilities at the time construction commences until the certificate of occupancy is issued.

## Section 5.7.0 DRAINAGE COMPLIANCE

All building permit applications shall be accompanied by a scale drawing of the building and a plot plan showing the proposed drainage. The drainage system shall be consistent with the level of service established in the Comprehensive Plan and also with applicable South Florida Water Management District (SFWMD) and FDEP rules. Copies of these plans and a brief narrative explaining how consistency with the comprehensive plan, SFWMD rules, FDEP rules, and any other applicable federal, state or local drainage requirements are to be met, shall be submitted to the Board of Aldermen for their review prior to issuance of the building permit. If a development shall impact existing or future Mosquito Control District canals, all of the above shall also be submitted to the Mosquito Control District for approval of the drainage system.

## Section 5.8.0 BUILDING PERMIT

The erection, alteration, or reconstruction of any building or structure shall not be commenced without obtaining a building permit from the Board of Aldermen. No building permit shall be issued for development without a Certificate of Zoning Compliance.

All applications for a building permit shall be accompanied with three complete sets of plans. The plans shall be approved and signed by the Board of Aldermen before issuance of a building permit and a complete set of the plans and a copy of the building permit shall be kept on file by the Village.

The Board of Aldermen shall specify a procedure of inspection of any structure or improvement under construction after issuance of the building permit.

Building permits shall be valid for a period of twelve (12) months. If no actual construction begins during the first six (6) month period, the permit shall expire. If construction is begun within six (6) months but not completed during the twelve (12) month period, the permit shall expire unless application is made to the Board of Aldermen to extend the permit. The Board of Aldermen may in their discretion extend a permit provided the development does not constitute a nuisance to the surrounding neighborhood and that the development appears to be in conformity with the codes and ordinances of this municipality.

## Section 5.9.0 SIGN PERMIT

The erection, alteration, reconstruction or conversion of any sign shall not be commenced without obtaining a Sign Permit from the Board of Aldermen. No Sign Permit shall be issued for development without a Certificate of Zoning Compliance issued by the Building Official.

## Section 5.10.0 CERTIFICATE OF OCCUPANCY

(A) Upon completion of construction of any structure or improvement, a final inspection shall be conducted to insure that the structure or improvement is in full compliance with all codes and ordinances of this municipality and the plans as approved. A certificate of occupancy shall not be issued unless the structure or improvement is in full compliance with all codes and ordinances of this municipality and the plans as approved.

(B) Before a certificate of occupancy is issued, the applicant shall demonstrate compliance with any other applicable federal, state or local regulations.

(C) No Certificate of Occupancy shall be issued until all applicable fees have been paid in full.

(D) The Certificate of Occupancy shall be issued by the Building Official or such other person that may be designated by the Board of Aldermen.

(E) No structure or improvement shall be utilized for any purpose or occupied until the Certificate of Occupancy is issued.

(F) No certificate of occupancy shall be issued until all construction debris has been cleaned up or removed and all temporary construction offices, trailers, and storage facilities have been removed.

## SECTION 6 DEVELOPMENT PERMITTED AS OF RIGHT

### Section 6.1.0 PROCESS

(A) Application

An applicant seeking approval of his proposed development for a use permitted as of right under this Ordinance shall submit an application for a Building Permit or an application for a Sign Permit together with a description of the proposed development to the Building Official of St. Lucie Village.

(B) Action on the Application

If the Building Official determines that the proposed development is permitted as of right under this Ordinance he shall submit the application to the Board of Aldermen for consideration of issuance of a Building Permit.

(C) Issuance of Permit

The Board of Aldermen shall review the application for building permit and if the Board is satisfied that the application complies with all provisions of this Ordinance and all other ordinances, resolutions or regulations governing St. Lucie Village, a building permit shall be issued upon payment of the appropriate fees.

## SECTION 7 AMENDMENTS TO THE ORDINANCE AND OFFICIAL ZONING ATLAS

### Section 7.1.0 WHO MAY INITIATE

(A) Purpose

The purpose of this section is to provide a means for changing the text of this Ordinance or the Official Zoning Atlas. It is not intended to relieve particular hardships or confer special privileges or rights on any person.

(B) Persons Entitled to Propose Amendments

(1) Amendments to the text of this Ordinance may be proposed by the Board of Aldermen, or any other interested party.

(2) Amendments to the Official Zoning Atlas may be proposed by the Board of Aldermen, or over fifty (50) percent of the owners of the real property to be directly affected by the proposed amendment.

(C) Standards of Review

In reviewing the application of a proposed amendment to the text of this Ordinance or an application for a proposed amendment to the Official Zoning Atlas, the Board of Aldermen shall consider:

(1) Whether the proposed amendment is in conflict with any applicable portions of this Ordinance;

(2) Whether the proposed amendment is consistent with all elements of the St. Lucie Village Comprehensive Plan;

(3) Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses;

(4) Whether there have been changed conditions that require an amendment;

(5) Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether or the extent to which the proposed amendment would exceed the capacity of such public facilities, including but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, and emergency medical facilities;

(6) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment;

(7) Whether and the extent to which the proposed amendment adversely affect the property values in the area;

(8) Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern;

(9) Whether the proposed amendment would be in conflict with the public interest, and is in harmony with the purpose and interest of this Ordinance; and

(10) Any other matters that may be deemed appropriate by the Board of Aldermen in review and consideration of the proposed amendment.

**Section 7.2.0 PROCEDURES**

(A) The Board of Aldermen of St. Lucie Village may initiate amendment of this Ordinance or the Official Zoning Atlas upon affirmative vote of at least three Aldermen. Any other person desiring to apply to the Board of Aldermen for an amendment to the text of this Ordinance or an amendment to the Official Zoning Atlas shall submit an application to the Village Clerk, accompanied by any non- refundable application fee as may be established by resolution by the Board of Aldermen to defray costs of processing the application.

(B) Application

The application shall include the following information:

(1) The applicant's name and address.

(2) If the application requests an amendment to the text of this Ordinance, the precise wording of any proposed amendment to the text of this Ordinance shall be provided.

(3) A statement describing any changed conditions that would justify an amendment.

(4) A statement describing why there is a need for the proposed amendment.

(5) A statement describing whether and how the proposed

amendment conforms to the St. Lucie Village Comprehensive Plan.

(6) A statement outlining the extent to which the proposed amendment:

(a) is compatible with existing land uses;

(b) affects the capacities of public facilities, including but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, and emergency medical facilities;

(c) affects the natural environment; and,

(d) will result in an orderly and logical development pattern.

(7) If the application requests an amendment to the Official Zoning Atlas the applicant shall include:

(a) The street address and legal description of the property proposed to be reclassified.

(b) The applicant's interest in the subject property.

(c) The owner's name and address, if different than the applicant, and the signature of over fifty (50) percent of the owners of the real property whose property would be reclassified by the proposed amendment, giving their consent to the filing of application, if applicable.

(d) The current zoning classification and existing uses of the property proposed to be reclassified.

(e) The area of the property proposed to be reclassified, stated in square feet or acres, or a major fraction thereof.

(8) Such other information or documentation as the Board of Aldermen may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

(C) Action by Town Attorney

Within thirty (30) days after an application for an amendment to the text of this Ordinance or an application for an amendment to the Official Zoning Atlas is submitted,

the Town Attorney shall make a determination on whether the application is complete. If it is determined the application is incomplete the Town Attorney shall send a written statement to the party submitting the application specifying the deficiencies in the application. When the Town Attorney determines an application is complete he shall submit the application to the Board of Aldermen for their consideration.

(D) Action by Board of Aldermen

Upon receipt of a complete application, the Board of Aldermen shall place the application on the agenda of a regular meeting of the Board of Aldermen for a public hearing in accordance with the requirements of this Ordinance. Notice of the public hearing shall be given in accordance with **Section 5.1.0** of this Ordinance.

## SECTION 8 CONDITIONAL USES

### Section 8.1.0 GENERAL PROVISIONS

(A) Purpose

The purpose of this section is to provide for uses that are generally compatible with the use characteristics of a zoning district, but which require individual review of their location, design, intensity, configuration, and public facility impact in order to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses. Conditional uses may require the imposition of additional conditions to make the uses compatible in their specific contexts.

(B) Authority

The Board of Aldermen may, in accordance with the procedures, standards and limitations of this Ordinance, grant conditional use permits for those uses enumerated in each of the zoning districts.

### Section 8.2.0 PERSONS ENTITLED TO INITIATE APPLICATIONS

An application for a conditional use may only be submitted by the owner or any other person having a contractual interest in the parcel of land proposed for conditional use.

### Section 8.3.0 STANDARDS OF REVIEW FOR CONDITIONAL USE PERMITS

A conditional use permit shall be granted only if the applicant demonstrates the following:

(A) Consistency with Local Ordinances and Comprehensive Plan

The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives and standards, of this Ordinance, the St. Lucie Village Comprehensive Plan, and the Code of Ordinances of St. Lucie Village; and is in compliance with all additional standards imposed on it by the particular provisions of this Ordinance authorizing such use.

(B) Effect on Adjacent Properties

(1) The proposed conditional use will not have an undue adverse effect upon adjacent or nearby property.

(2) The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

(3) All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through building design, site design, landscaping, and screening.

(4) The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.

(C) Adequacy of Public Facilities

The proposed conditional use will be served by adequate public facilities and services, including roads, policy protection, fire protection, refuse disposal, water, sewer, recreation and drainage structures.

(D) Adequacy of Fire Protection

The applicant for the proposed conditional use must obtain from the St. Lucie County-Ft. Pierce Fire Prevention Bureau written confirmation, or otherwise demonstrate by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.

(E) Environments Impact

For developments required to provide an environmental impact report under **Section 5.3.0**, the proposed conditional use will not contravene any applicable provision of the St. Lucie Village Comprehensive Plan.

**Section 8.4.0 CONDITIONS ON CONDITIONAL USE PERMITS**

The Board of Aldermen shall attach such conditions, limitations, and requirements to a conditional use permit as are necessary to effectuate the purposes of **Section 8**; to carry out the spirit and purpose of this Ordinance and the St. Lucie Village Comprehensive Plan; and to prevent or minimize adverse effects upon other property in the neighborhood, including but not limited to limitations on size, intensity of use, bulk and location, landscaping, lighting, the provision of adequate ingress and egress, duration of the permit, and hours of operation. Such conditions shall be set forth expressly in the resolution granting the conditional use permit.

(A) Maintenance of Level of Service

Whenever level of service, as a result of traffic generated by a proposed conditional use, is determined to be below the adopted level of service in the Comprehensive plan, the conditional use permit shall not be granted except upon the condition that the applicant make the roadway or other improvements necessary to maintain the adopted level of service in the Comprehensive Plan, or make an equitable contribution toward such improvements, or meet other conditions required in the Village's Concurrency Management System.

(B) Installation of Traffic Control Devices

Whenever, as the result of traffic generated by a proposed conditional use, it is determined, based on the Manual on Uniform Traffic Control Devices, that there is a need to install traffic control devices (including traffic signals, signing, and pavement markings), the conditional use permit shall not be granted except upon the condition that the applicant be responsible for installing all said devices and signs, or make an equitable contribution toward such installation.

(C) Access Improvements

A conditional use permit shall not be granted except upon the condition that the applicant provide the access (ingress and egress) improvements determined to be necessary as a result of traffic generated by the development.

(D) Timing of Occupancy

If the proposed conditional use will necessitate roadway or other improvements to maintain the adopted level of service in the Comprehensive Plan, or will require traffic control devices or access improvements, a conditional use permit shall not be granted except upon the condition that Certificates of occupancy not be issued until after such improvements or traffic control devices are installed.

(E) Projects Requiring Other Regulatory Approvals

For proposed conditional uses requiring any permit from the United States Army Corps of Engineers, the Florida Department of Environmental Regulation, the Florida Department of Natural Resources, or any other state or federal regulatory authority, the Board of Aldermen shall not grant unconditionally a conditional use permit until it

has received from such agency notice of either issuance of or intent to issue the required regulatory permit.

The Board of Aldermen may grant a conditional use permit contingent upon receiving notice of either issuance of or intent to issue any required regulatory permit if it can make, on a tentative basis and subject to confirmation, the findings required in **Section 8.3.0.** A conditional use permit granted contingent upon receiving notice of either issuance of or intent to issue any required regulatory permit shall not preclude the Board of Aldermen, after reviewing the regulatory permit application and other information, from revoking such contingent grant of a conditional use permit (based solely upon an inability to confirm the findings required in **Section 8.3.0**) or from protesting the regulatory permit application.

(F) Reduction in Maximum Residential Density

The Board of Aldermen shall require a reduction from the maximum residential density permitted in the zoning district in which a conditional use is to be located when such allowable maximum residential density:

(1) Would impose an excessive burden, as determined by recognized engineering or other professional standards, on public facilities that would serve the proposed conditional use; or

(2) Would contravene any applicable provision of the St. Lucie Village Comprehensive Plan.

**Section 8.5.0 APPLICATION PROCEDURES**

Filing Application for Conditional Use Permit

(A) An applicant for a conditional use permit shall submit an application to the Building Official accompanied by such non-refundable fee as established from time to time by the Board of Aldermen to defray the actual costs of processing the application. The application shall include a site plan meeting the requirements specified under this Ordinance. Within thirty (30) days of submission of the application, the City Attorney shall determine whether the application is complete. If the City Attorney determines the application is incomplete, he shall send a written statement to the applicants specifying the deficiencies. When the City Attorney determines that an application for conditional use permit is complete, he shall submit the application to the Board of Aldermen for review.

Hearing and Action by the Board of Aldermen

(B) Upon receiving an application for a conditional use permit the Board of Aldermen shall place the application on the agenda of a regularly scheduled meeting and have a public hearing in accordance with the requirements of this Ordinance. The Board of Aldermen shall determine whether the conditional use permit is in accordance with the St. Lucie Village Comprehensive Plan and the provisions of this Ordinance and any other ordinances, resolutions or regulations of St. Lucie Village.

The Board may require certain conditions be met before approval of the application.

Within reasonable time of the conclusion of the public hearing, the Board of Aldermen shall approve, approve with conditions, or deny the application for conditional use permit and the decision of the Board shall be mailed to all interested parties.

**Section 8.6.0 DEVELOPMENT OF AN APPROVED CONDITIONAL USE**

(A) The issuance of a conditional use permit shall only constitute approval of the proposed use, and development of the use shall not be carried out until the applicant has secured all other permits and approvals required.

**Section 8.7.0 AMENDMENTS AND EXTENSIONS OF CONDITIONAL USE PERMITS**

(A) Amendments

After development, a conditional use permit may be amended, varied, or altered only pursuant to the standards and procedures established for its original approval as set forth in **Section 8.3.0.**

(B) Extension

The time limitations imposed on a conditional use permit by **Section 8.10.0** may be extended by the Board of Aldermen not more than one (1) time, and for not more than twenty-four (24) months, upon application by the applicant and after a public hearing held in accordance with **Section 5** of this Ordinance.

**Section 8.8.0 EXISTING CONDITIONAL USES**

A legally conforming use that exists on the effective date of

this Ordinance and that is permitted as a conditional use in a zoning district in **Section 3.5.0** of this Ordinance shall be deemed a nonconforming use in that district. A conditional use existing prior to its present classification by this Ordinance as a conditional use may change in use or in lot area or may alter a structure only if the change or alteration conforms with the requirements of **Section 8.3.0** for conditional uses. Such change or alteration may be accomplished only pursuant to the standards and procedures established for the approval of a conditional use as set forth in **Section 8.3.0.**

## Section 8.9.0 REVOCATION OF CONDITIONAL USE PERMITS

In addition to any other penalty and remedy for violation of this Ordinance, it shall be a condition of every conditional use approval that such approval may be revoked for violation of any condition imposed upon such approval. The permit may be revoked only after the Board of Aldermen holds a public hearing in accordance with **Section 5.2.0.**

## Section 8.10.0 EXPIRATION OF CONDITIONAL USE PERMITS

A conditional use permit shall be valid for the purposes of securing a building permit or zoning compliance certificate for twelve (12) months from the date of approval. Unless a building permit or zoning compliance certificate is secured within twelve (12) months, and construction subsequently undertaken pursuant to such building permit, the conditional use permit shall automatically expire unless the permit is extended upon application to the Board of Aldermen in accordance with **Section 8.7.0.**

## Section 8.11.0 LIMITATIONS ON APPROVAL FOR CONDITIONAL USES

A conditional use permit shall be deemed to authorize only the particular use for which it was issued and shall automatically expire and cease to be of any force or effect if such use shall, for any reason, be discontinued for a period of twelve (12) consecutive months.

## SECTION 9 VARIANCES FROM ZONING DISTRICT REGULATIONS

### Section 9.1.0 GENERAL PROVISIONS

(A) Authority

The Board of Adjustment shall have authority to grant variances from the requirements of **Section 3** in accordance with the standards and procedures set forth in this section.

(B) Purpose

The purpose of a variance is to provide a mechanism when, owing to special conditions, the literal enforcement of the regulations of **Section 3** would impose upon a landowner unnecessary hardship which could be mitigated without conferring on the applicant any special privilege.

(C) Initiation

An owner of or any person having contractual interest in the property to be affected by the variance may seek a variance under the provisions of this section.

### Section 9.2.0 STANDARDS FOR GRANTING VARIANCES

The Board of Adjustment shall not grant a variance unless it shall, in each case, make specific findings of fact based directly upon the particular evidence presented to it which support written conclusions that:

(A) The variance requested arises from a condition that is unique and peculiar to the land, structures, and buildings involved.

(B) A literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of this Ordinance.

(C) The granting of the variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located.

(D) The granting of the variance will not confer on the applicant any special privilege that is denied by this Ordinance to similar lands, structures, or buildings in the same Zoning District.

(E) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structures; and

(F) The variance desired will not be opposed to the general spirit and intent of this Ordinance or the St. Lucie Village Comprehensive Plan.

**Section 9.3.0 LIMITATIONS ON VARIANCES**

(A) Variances shall not be granted that would:

(1) Permit a building or structure to have a height in excess of one hundred and twenty (120) percent of that permitted by Table 2.

(2) No variance shall be valid for a period of longer than twelve (12) months unless a building permit is issued.

**Section 9.4.0 PROCEDURES FOR APPLICATION**

(A) An application for a variance shall be filed with the Village Clerk, accompanied by a non-refundable fee, established by Resolution by the Board of Aldermen to defray the actual cost of processing application. The application shall be in such form and shall contain such information and documentation as shall be prescribed by Resolution by the Board of Aldermen and shall contain at least the following:

(1) Name and address of applicant.

(2) Legal description, street address, and lot number and subdivision name, if any, of the property which is the subject of the application.

(3) The size of the property.

(4) The variance sought and the section of this Ordinance from which a variance is requested.

(5) The purpose for the requested variance and a statement of the intended development of the property if the variance is granted.

(6) A statement of the hardship imposed on the applicant by this Ordinance.

(B) Within thirty (30) days after an application for approval of a variance is submitted to the Village Clerk, the City Attorney shall determine if the application is complete.

If he determines that the application is incomplete, he shall send a written statement to the applicant specifying the deficiencies. When the City Attorney determines the application is complete, he shall submit the application to the Board of Adjustment for consideration.

**Section 9.5.0 ACTION OF BOARD OF ADJUSTMENT**

Upon receiving an application for a variance, the Board of Adjustment shall place the application on the agenda of a regularly scheduled meeting for a public hearing in accordance with this Ordinance. In considering the application, the Board of Adjustment shall make a determination as to whether the variance should be granted using the standards for granting variances set forth in this section, together with other provisions of this Ordinance, and the St. Lucie Village Comprehensive Plan. The Board of Adjustment shall issue a written decision within a reasonable time on whether to issue the variance.

**Section 9.6.0 APPEALS FROM BOARD OF ADJUSTMENT**

Any person aggrieved by a decision of the Board of Adjustment may, within thirty (30) days after rendition of such decision, apply to the Circuit Court of St. Lucie County for relief.

## SECTION 10 ENFORCEMENT

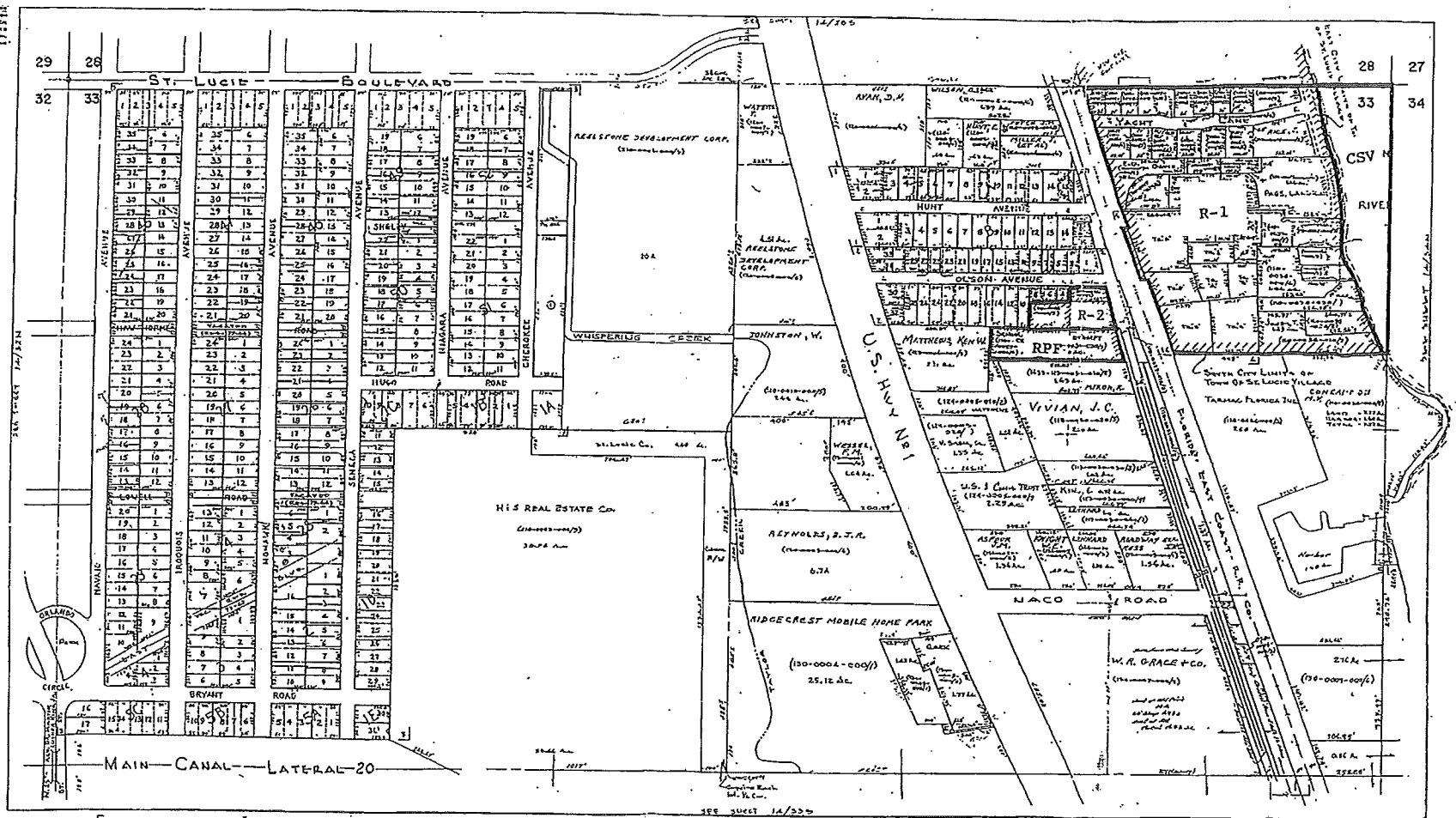
In the event any building or structure is erected, constructed, altered, repaired, converted, or maintained, or any building, structure or land is used in violation of this Ordinance, the St. Lucie Village Board of Aldermen, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use, to restrain, correct, or abate such violation, to prevent occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.

# APPENDIX A TO THE ST. LUCIE VILLAGE 1995 ZONING ORDINANCE

## OFFICIAL ZONING ATLAS

APPENDIX A TO THE ST. LUCIE VILLAGE 1995 ZONING ORDINANCE

OFFICIAL ZONING ATLAS

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FURNISHED BY
Douglas H. Porter
DOUGLAS H. PORTER
ST. LUCIE COUNTY PROPERTY APPRAISER

ASSESSMENT MAP
ST. LUCIE COUNTY, FLORIDA
COMPILED & DRAWN BY
ELLSCOTT & ASSOCIATES, INC.
ST. PETERSBURG, FLORIDA

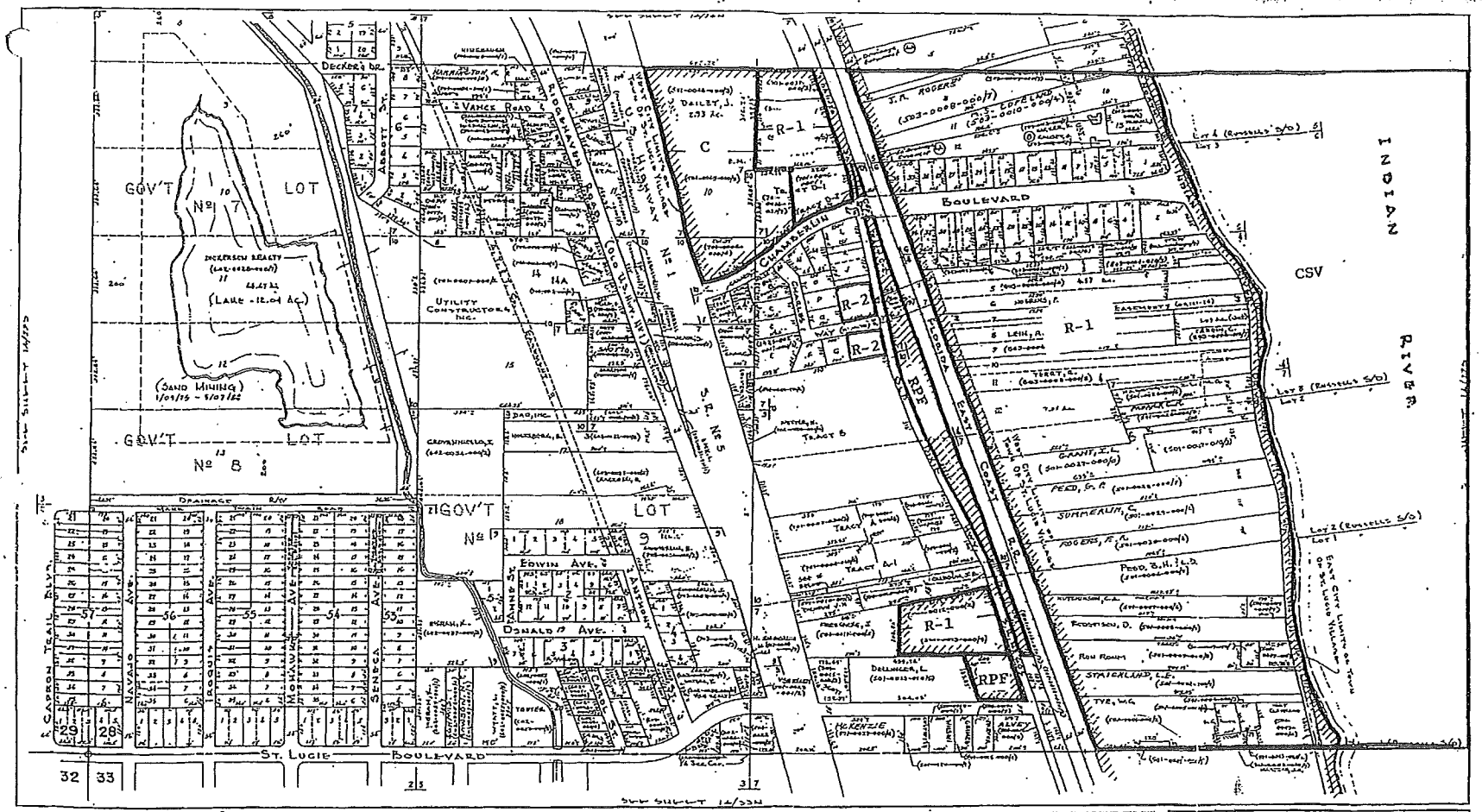
SECTION NW¼ OF 33
TOWNSHIP 34 S.
RANGE 40 E.
COMPILED & DRAWN, 1969
REVISION DATES
TRACING PRINT

SHEET NUMBER 14/33N

SCALE 1" = 200'

TRW•REDI
1-800-345-7334

SCALE OF 1/16 OF AN INCH

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THIS MAP TO BE USED FOR TAX ASSESSMENT PURPOSES ONLY

*South Line of Lot 2 - Russells S/D as shown on Taylor S/D

PREPARED FOR

Douglas A. Bute

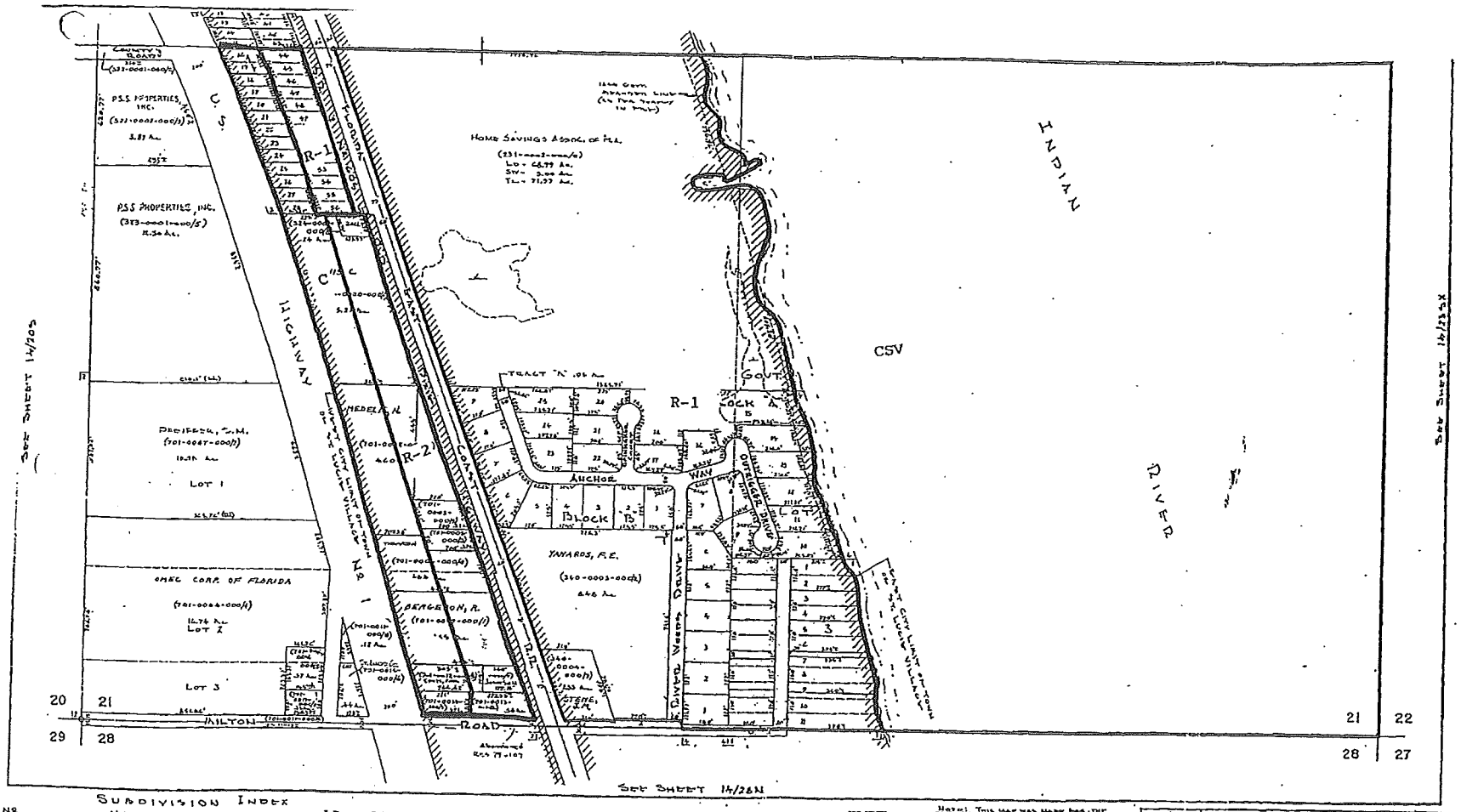
DOUGLAS A. BUTE
ST. LUCIE COUNTY PROPERTY APPRAISER

SECTION S½ OF 28
TOWNSHIP 34 S. 1127E
RANGE 40 E.
ASSESSMENT MAP
ST. LUCIE COUNTY, FLORIDA

SHEET NUMBER 14/28S

TRW•REDI
1-800-345-7334

SCALE IN 1/10 OF AN INCH

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PROVIDED FOR
Douglas A. Porter
DOUGLAS A. PORTER
ST. LUCIE COUNTY PROPERTY APPRAISER

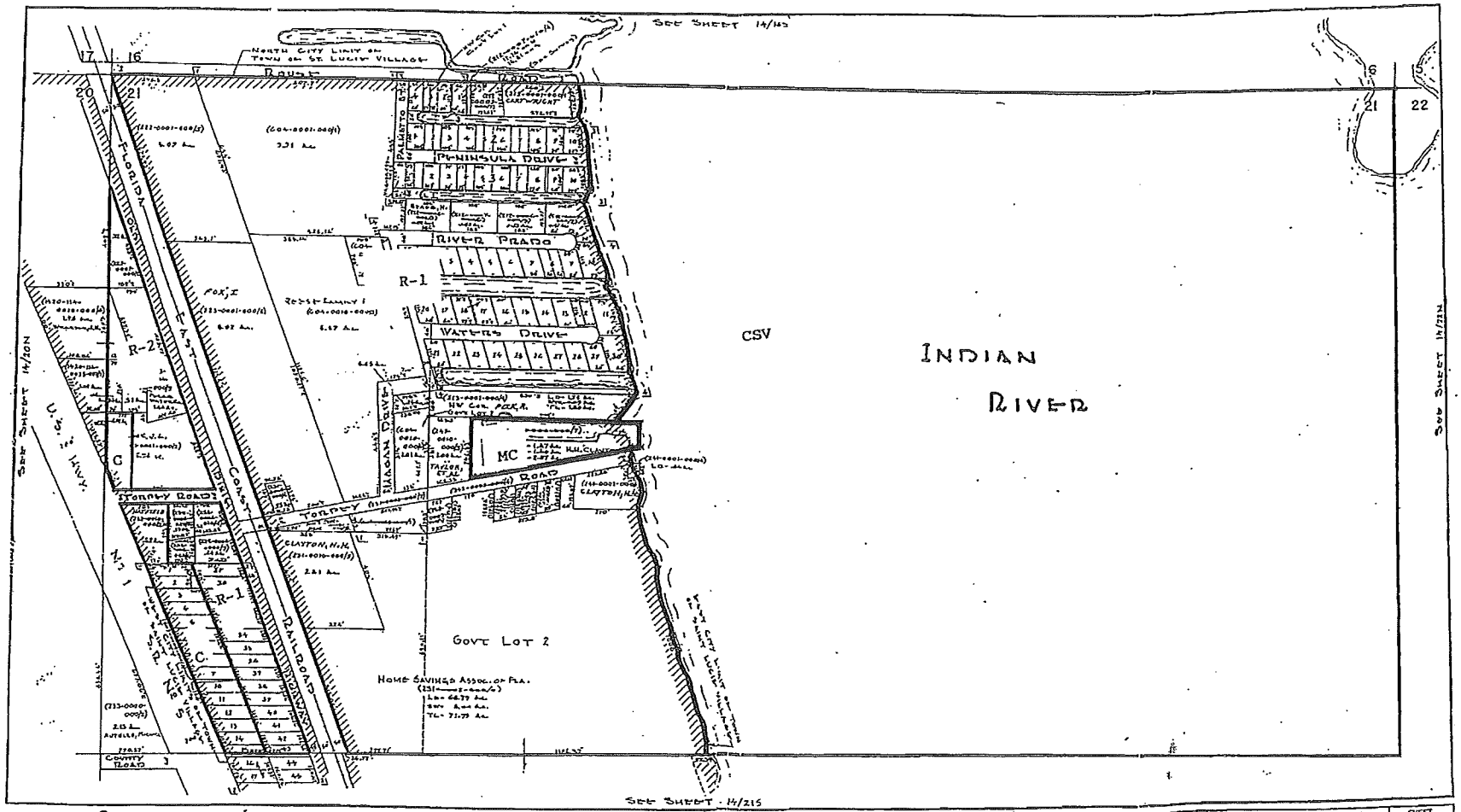
Notice: This map was made for the St. Lucie County Property Appraiser's property values and does not necessarily represent an actual survey. The St. Lucie County Property Appraiser does not assume responsibility for errors or omissions contained herein.

SECTION S 1/2 OF 21
TOWNSHIP 34 S
RANGE 40 E
ASSESSMENT MAP
ST. LUCIE COUNTY, FLORIDA

SHEET NUMBER 14/21S

TRW-REDI
1-800-345-7334

SCALE IN 1/10 OF AN INCH




## Subdivision Index

| No | Name | I.D. | P.B. | Pg. |
|---|---|---|---|---|
| 1 | Abandoned Plat of Indio Park | 1421-604 | 7 | 6 |
| 2 | Hillview | 1421-603 | 7 | 52 |
| 3 | Riverside Manor | 1421-601 | 10 | 5 |
| 4 | River Gate Estates | 1421-602 | 10 | 66 |

Surveyor
Douglas A. Butler
St. Lucie County Property Appraiser

Notice: This map was made for the St. Lucie County Property Appraiser's purposes only and does not represent an actual survey. The St. Lucie County Property Appraiser does not assume responsibility for errors or omissions contained hereon.

Section N 1/2 of 21
Township 34 S. N
Range 40 E.
Assessment Map
St. Lucie County, Florida

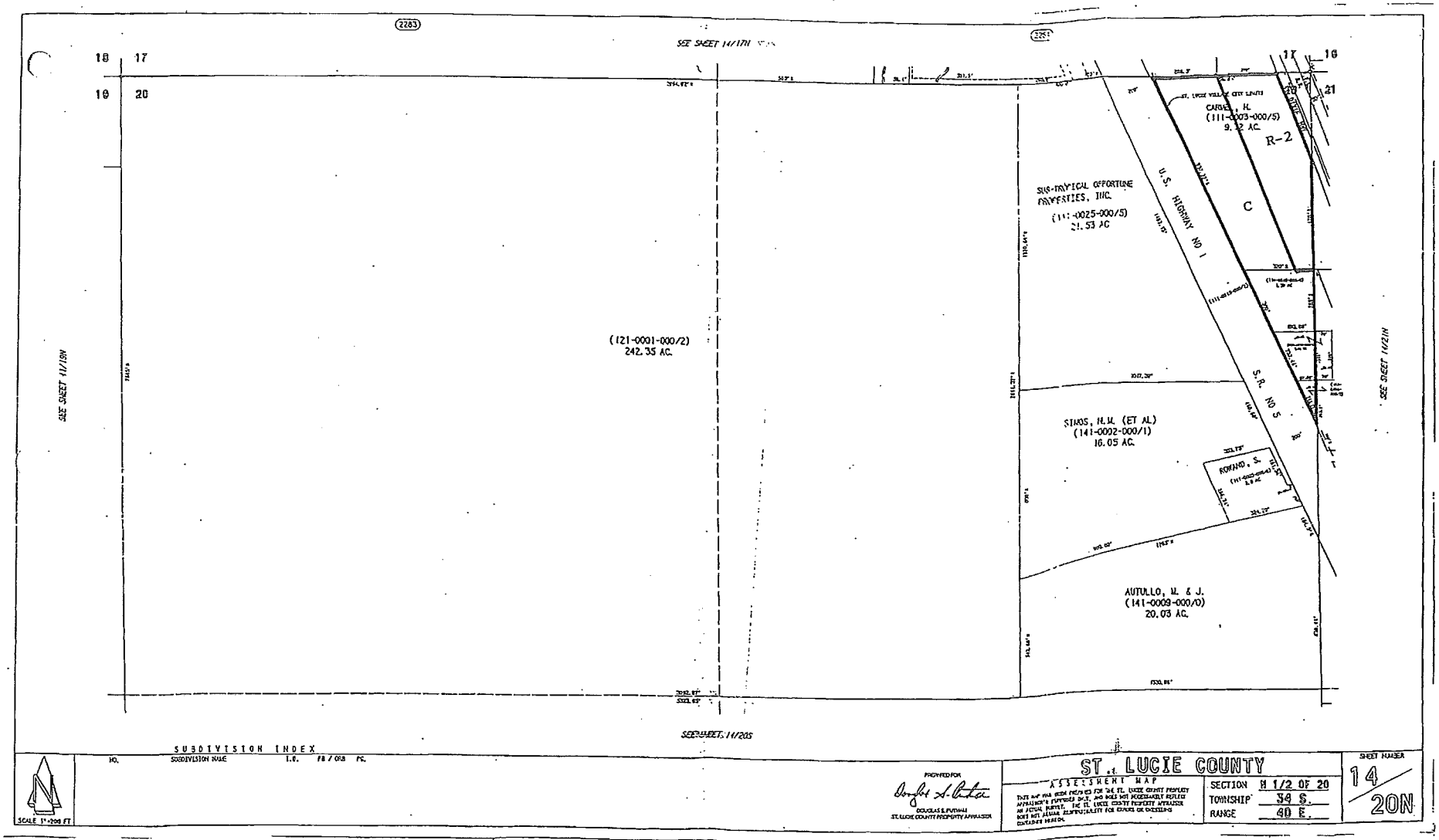
Sheet Number 4

21N

Scale 1" = 200'

TRW•REDI
1-800-345-7334

Scale for 1/10 of an inch




SUBDIVISION INDEX

| NO. | SUBDIVISION NAME | L.B. | PB / PGS | PG. |
|---|---|---|---|---|

SCALE 1"=200 FT

PROVIDED FOR

Douglas L. Putnam

DOUGLAS L. PUTNAM
ST. LUCIE COUNTY PROPERTY APPRAISER

# ST. LUCIE COUNTY

ASSESSMENT MAP

THIS MAP WAS WHOLLY PREPARED FOR THE ST. LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY, AND DOES NOT NECESSARILY REFLECT ACTUAL SURVEYS. THE ST. LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREIN.

| | |
|---|---|
| SECTION | N 1/2 OF 20 |
| TOWNSHIP | 34 S. |
| RANGE | 40 E. |

SHEET NUMBER 14 / 20N

TRW•REDI
1-800-345-7334

SCALE IN 1/10 OF AN INCH

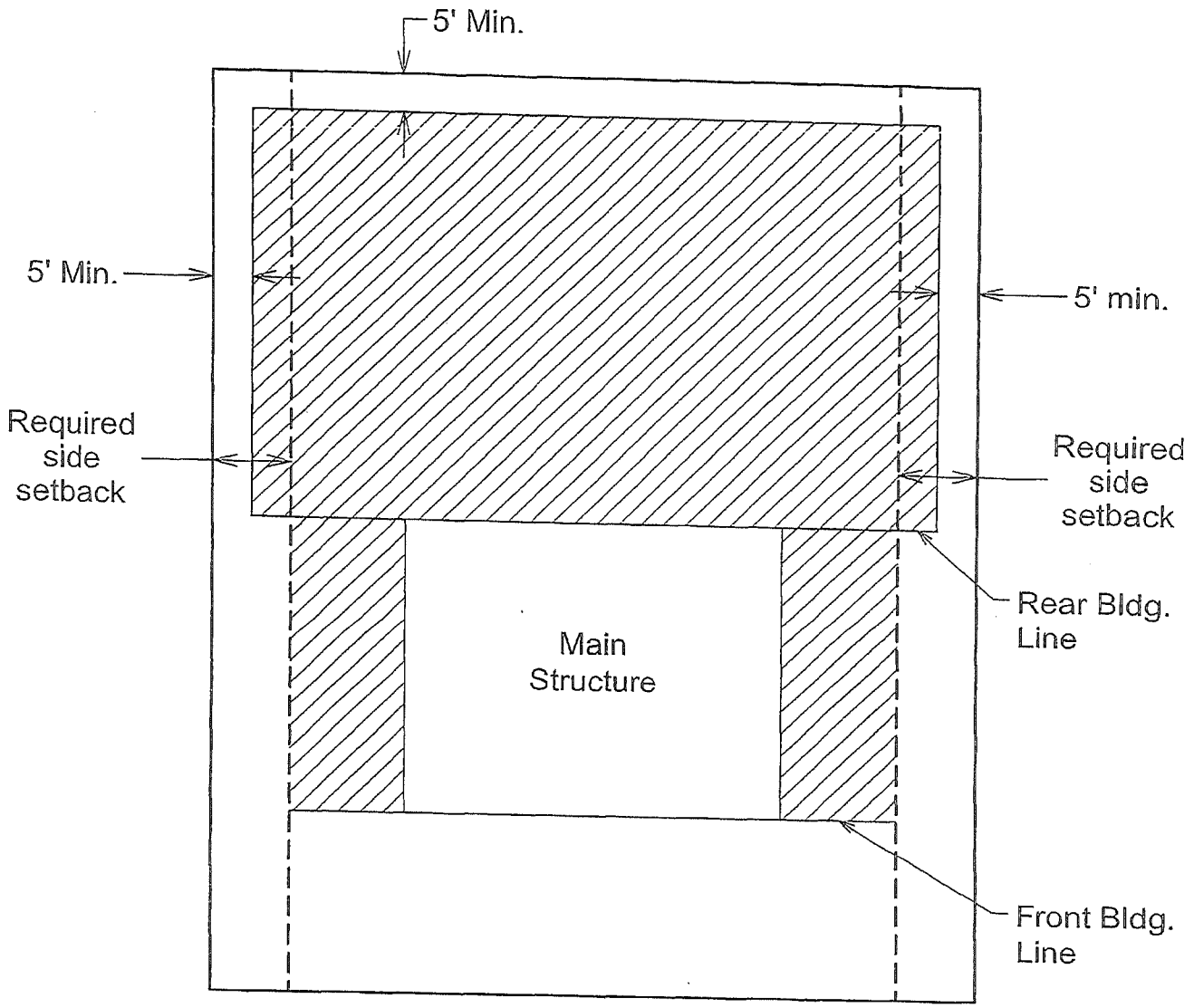



Figure A. Allowable area for small accessory structures (<150 sf) on small (<1 acre) lots.

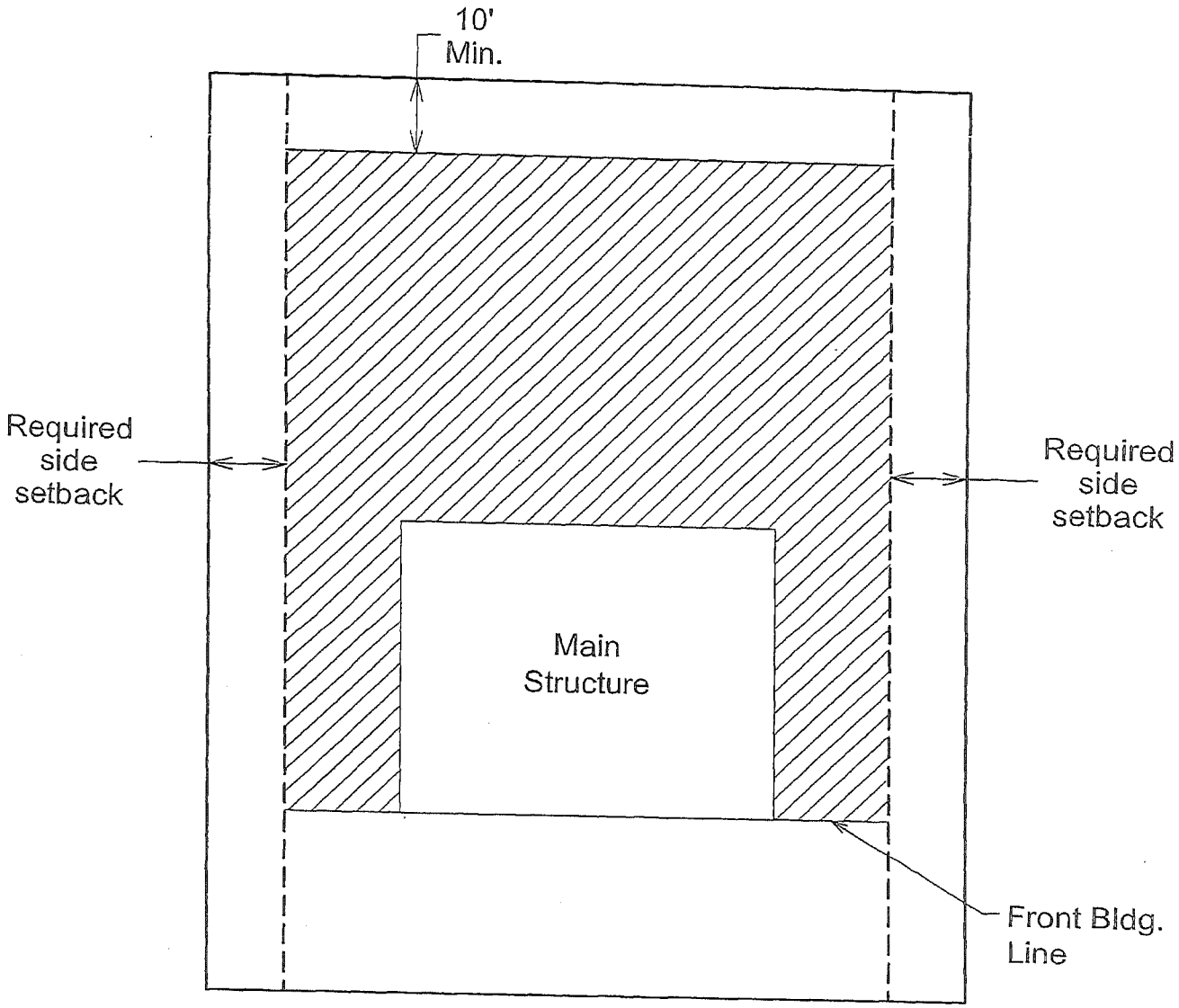



Figure B. Allowable area for large accessory structures (>= 150 sf) on small (<1 acre) lots, and for all accessory structures on large (>= 1 acre) lots

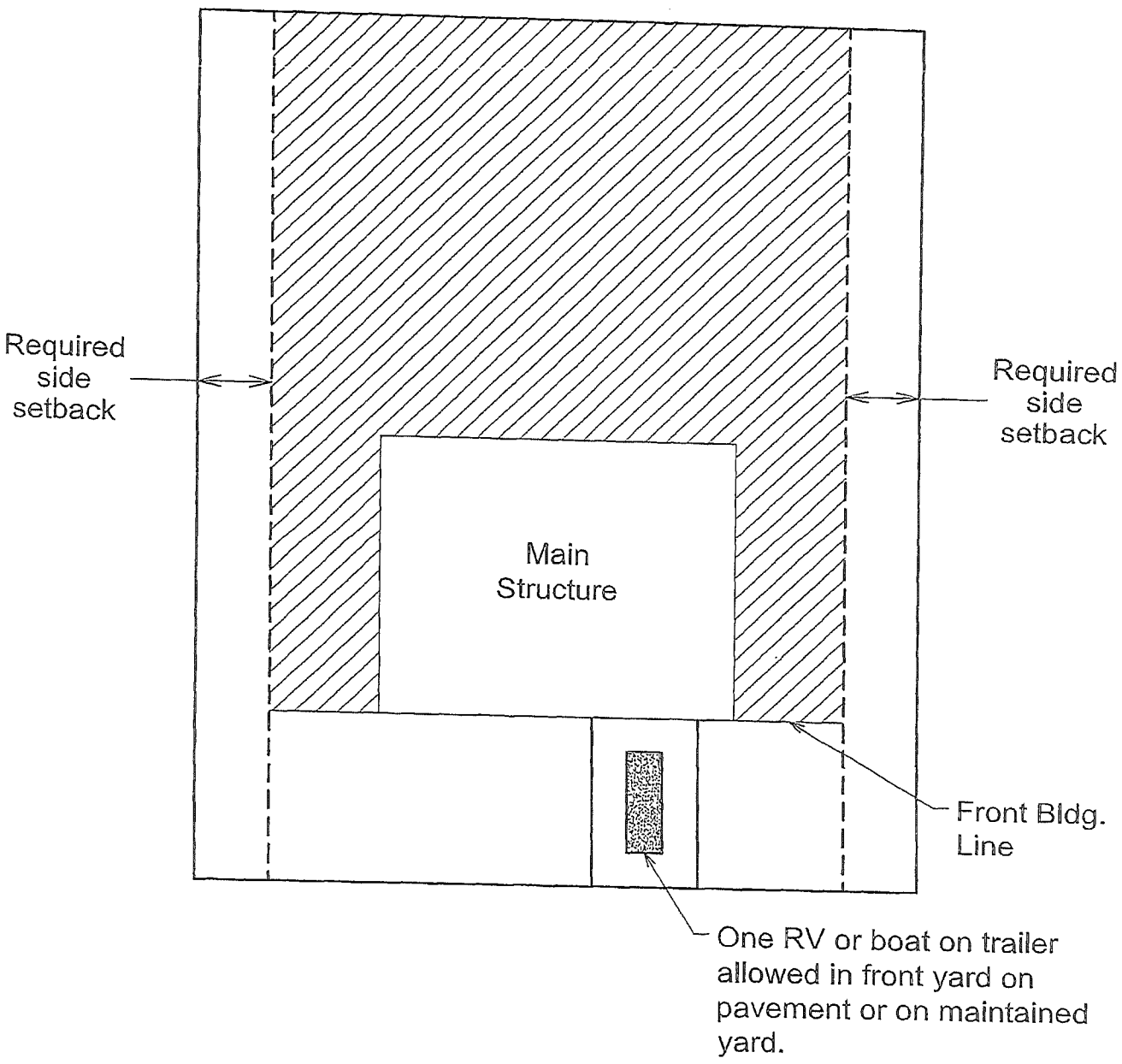



Figure C. Allowable area for outdoor storage on all residential lots.