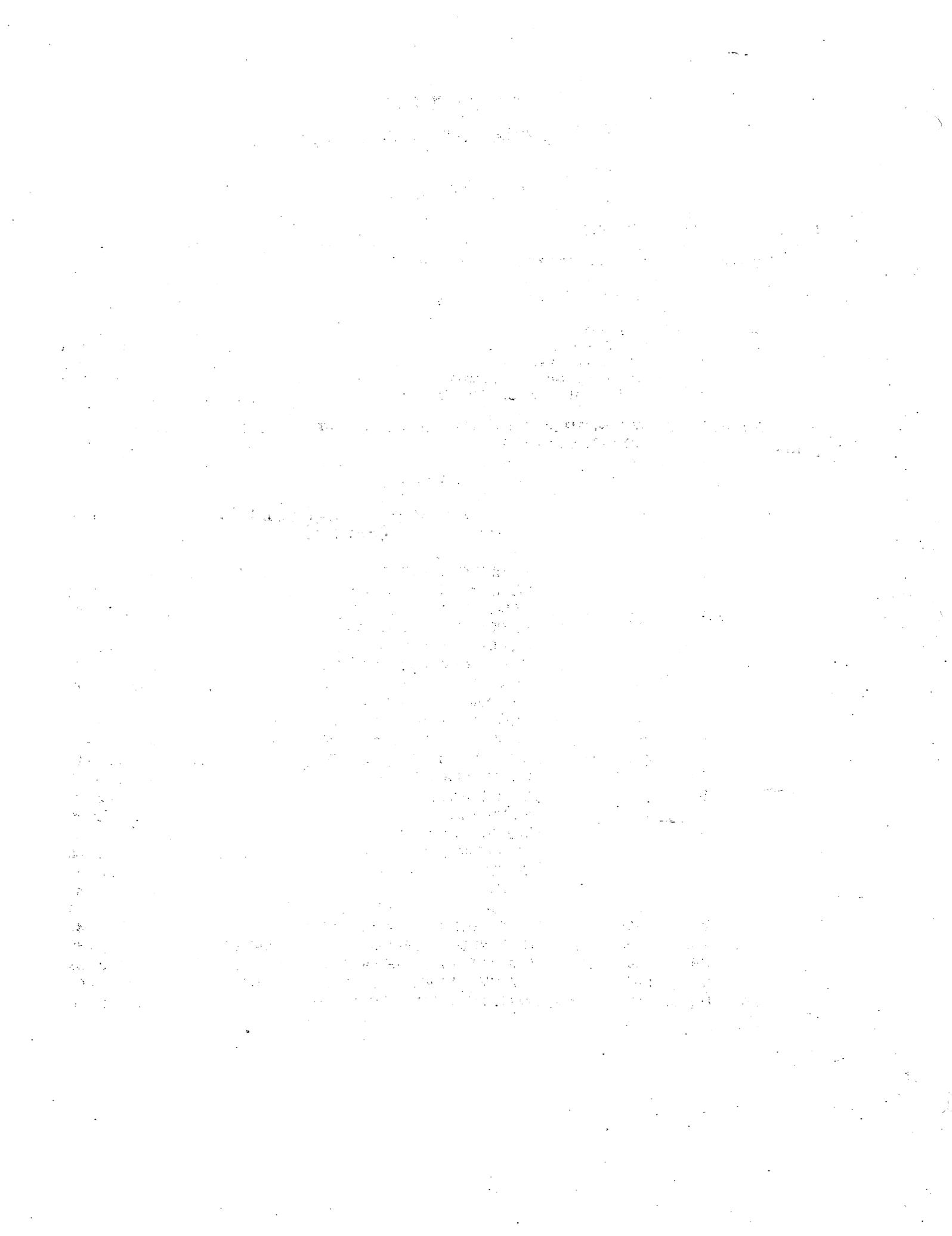


CHAPTER III ZONING DISTRICTS

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CHAPTER III ZONING DISTRICTS

3.00.00 ZONING DISTRICTS

3.00.01 ZONING DISTRICTS ESTABLISHED

In order to carry out the goals and policies of the St. Lucie County Comprehensive Plan and the purposes of this Code, the following zoning districts are hereby created:

A.	AG-1	Agricultural - 1	P.	RM-15	Residential, Multiple-Family - 15
B.	AG-2.5	Agricultural - 2.5	Q.	CN	Commercial, Neighborhood
C.	AG-5	Agricultural - 5	R.	CO	Commercial, Office
D.	R/C	Residential/Conservation	S.	CG	Commercial, General
E.	AR-1	Agricultural, Residential - 1	T.	IL	Industrial, Light
F.	RE-1	Residential, Estate - 1	U.	IH	Industrial, Heavy
G.	RE-2	Residential, Estate - 2	V.	IX	Industrial, Extraction
H.	RS-2	Residential, Single-Family - 2	W.	U	Utilities
I.	RS-3	Residential, Single-Family - 3	X.	I	Institutional
J.	RS-4	Residential, Single-Family - 4	Y.	RF	Religious Facilities
K.	RMH-5	Residential, Mobile Home - 5	Z.	RVP	Recreational Vehicle Park
L.	RM-5	Residential, Multiple-Family - 5	AA.	HIRD	Hutchinson Island Residential District
M.	RM-7	Residential, Multiple-Family - 7	BB.	PUD	Planned Unit Development
N.	RM-9	Residential, Multiple-Family - 9	CC.	PNRD	Planned Non-Residential Development
O.	RM-11	Residential, Multiple-Family - 11	DD.	PMUD	Planned Mixed Use Development

3.01.00 ZONING DISTRICT USE REGULATIONS

3.01.01 GENERALLY

A. PERMITTED USES

No structure or land in the unincorporated area of St. Lucie County shall hereafter be constructed, built, moved, remodeled, reconstructed, used, or occupied except in accordance with the requirements of the zoning district in which the structure or land is located, unless it is a nonconformity under the provisions of Section 10.00.02 of this Code.

B. CONDITIONAL USES

No structure or land shall be constructed, built, remodeled, reconstructed, used, or occupied as a conditional use under this Code except as approved under the procedures and requirements of Section 11.07.00, and the standards of Section 11.07.03.

C. ACCESSORY USES AND STRUCTURES

Accessory structures and uses are permitted in any zoning district in connection with any principal lawfully existing permitted use within such district, or in connection with any existing conditional use within such district, subject to the requirements of Section 11.07.00, provided that all accessory structures or uses shall meet the requirements for the zoning district in which the structure or use is located, as provided in Section 3.01.01, and all other requirements of this section.

D. TRANSPORTATION AND UTILITY RIGHTS-OF-WAY

Transportation and utility rights-of-way and the linear portion of transportation facilities, e.g., pipes, poles lines, wires, cables, conduits, pavement rails, drainage and other similar equipment and accessories in connection herewith, shall be permitted in all zoning districts and shall comply, as applicable, with the resource protection and development standards for vegetation protection, protection of environmentally sensitive lands, protection of habitat for endangered and threatened species, flood damage prevention and stormwater management.

Prior to any local certification of consistency for those utility rights-of-way subject to review and approval under Chapter 403, Part II, Florida Statutes, a conditional use review, in accordance with the provisions of Section 11.07.03, shall be required.

3.01.02 ADMINISTRATIVE USE REGULATIONS FOR PERMITTED AND CONDITIONAL USES

A. For the purposes of clarifying and detailing the intent and purpose of the uses of the Zoning Districts in Sections 3.01.03.(A) through 3.01.03.(DD), the Community Development Director shall utilize the Standard Industrial Classification (SIC) Manual (1987 ed.), prepared by the Executive Office of the President, Office of Management and Budget.

B. Whenever a use is not specifically listed in Sections 3.01.03.(A) through 3.01.03.(DD) the Community Development Director shall make a determination as to whether the proposed use is of the same general type as identified in the Standard Industrial Classification Manual (1987 ed.), prepared by the Executive Office of the President, Office of Management and Budget. However, this section does not authorize including a use in a zoning district in which such use is not listed when such use is specifically listed in another zoning district.

3.01.03

ZONING DISTRICTS

A. AG-1

AGRICULTURAL - 1

1. Purpose

The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per gross acre. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses

- a. Agricultural production - crops (01)
- b. Agricultural production - livestock & animal specialties (02)
- c. Agricultural services (07)
- d. Family day care homes. (999)
- e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- f. Fishing, hunting & trapping (09)
- g. Forestry (08)
- h. Kennels. (0752)
- i. Research Facilities, Noncommercial (8733)
- j. Riding stables. (7999)
- k. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Table 1 in Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Table 1 in Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Agricultural labor housing. (999)
- b. Aircraft storage and equipment maintenance. (4581)
- c. Airports and flying, landing, and takeoff fields. (4581)

- d. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- e. Farm products warehousing and storage. (4221/4222)
- f. Gasoline service stations. (5541)
- g. Industrial wastewater disposal. (999)
- h. Manufacturing:
 - (1) Agricultural chemicals (287)
 - (2) Food & kindred products (20)
 - (3) Lumber & wood products, except furniture (24)
- i. Mining and quarrying of nonmetallic minerals, except fuels. (14)
- j. Retail trade:
 - (1) Farm equipment and related accessories. (999)
 - (2) Apparel & accessory stores. (56)
- k. Sewage disposal subject to the requirements of Section 7.10.13. (999)
- l. Telecommunication Towers - subject to the standards of Section 7.10.23 (999)
- m. Camps - sporting and recreational. (7032)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Mobile homes subject to the requirements of Section 7.10.05.
- b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
- c. Guest house subject to the requirements of Section 7.10.04. (999)

B. AG-2.5 AGRICULTURAL - 2.5

1. Purpose

The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one dwelling unit per two and one half (2.5) gross acres. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00:00 of this code.

2. Permitted Uses

- a. Agricultural production - crops (01)
- b. Agricultural production - livestock & animal specialties (02)
- c. Agricultural services (07)
- d. Family day care homes. (999)
- e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- f. Fishing, hunting & trapping (09)
- g. Forestry (08)
- h. Kennels. (0752)
- i. Research Facilities, Noncommercial (8733)
- j. Riding stables. (7999)
- k. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00

7. Conditional Uses

- a. Agricultural labor housing. (999)
- b. Aircraft storage and equipment maintenance. (4581)
- c. Airports and flying, landing, and takeoff fields. (4581)
- d. Family residential homes located within a radius of one thousand (1,000) feet of another

- such family residential home. (999)
- e. Farm products warehousing and storage. (4221/4222)
- f. Gasoline service stations. (5541)
- g. Industrial wastewater disposal. (999)
- h. Manufacturing:
 - (1) Agricultural chemicals (287)
 - (2) Food & kindred products (20)
 - (3) Lumber & wood products, except furniture (24)
- i. Mining and quarrying of nonmetallic minerals, except fuels. (14)
- j. Radio, television, and microwave communication stations and towers. (999)
- k. Retail trade:
 - (1) Farm equipment and related accessories. (999)
 - (2) Apparel & accessory stores. (56)
- l. Sewage disposal subject to the requirements of Section 7.10.13. (999)
- m. Camps - sporting and recreational. (7032)
- n. Outdoor shooting ranges, providing site plan approval is obtained according to the provisions of Sections 11.02.07 through 11.02.09 and Section 7.10.19 of this Code.

8. Accessory Uses:

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Mobile homes subject to the requirements of Section 7.10.05.
- b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
- c. Guest house subject to the requirements of Section 7.10.04. (999)

C. AG-5 AGRICULTURAL - 5

1. Purpose

The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one dwelling unit per five (5) gross acres. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Agricultural production - crops (01)
- b. Agricultural production - livestock & animal specialties (02)
- c. Agricultural services (07)
- d. Family day care homes. (999)
- e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- f. Fishing, hunting & trapping (09)
- g. Forestry (08)
- h. Kennels. (0752)
- i. Research Facilities, Noncommercial (8733)
- j. Riding stables. (7999)
- k. Single-family detached dwellings. (999)
- j. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping Requirements are subject to Section 7.09.00

7. Conditional Uses

- a. Agricultural labor housing. (999)
- b. Aircraft storage and equipment maintenance. (4581)
- c. Airports and flying, landing, and take-off fields. (4581)
- d. Family residential homes located within a radius of one thousand (1,000) feet of another

- such family residential home. (999)
- e. Farm products warehousing and storage. (4221/4222)
- f. Gasoline service stations. (5541)
- g. Industrial wastewater disposal. (999)
- h. Manufacturing:
 - (1) Agricultural chemicals (287)
 - (2) Food & kindred products (20)
 - (3) Lumber & wood products, except furniture (24)
- i. Mining and quarrying of nonmetallic minerals, except fuels (14)
- j. Retail trade:
 - (1) Farm equipment and related accessories (999)
 - (2) Apparel & accessory stores (56)
- k. Sewage disposal subject to the requirements of Section 7.10.13 (999)
- l. Camps - sporting and recreational (7032)
- m. Off-Road Vehicle Parks, except go-cart raceway operation or rentals (7999), subject to the requirements of Section 7.10.21 (999)
- n. Outdoor shooting ranges, providing site plan approval is obtained according to the provisions of Sections 11.02.07 through 11.02.09 and Section 7.10.19 of this Code.

8. Accessory Uses:

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Mobile homes subject to the requirements of Section 7.10.05.
- b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
- c. Guest house subject to the requirements of Section 7.10.04. (999)

D. R/C RESIDENTIAL/CONSERVATION

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum gross density of one (1) dwelling unit per five (5) gross acres, together with such other uses as may be necessary for and compatible with low density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements shall be subject to Section 7.09.00.

7. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Guest house subject to the requirements of Section 7.10.04. (999)

E. AR-1 AGRICULTURAL, RESIDENTIAL - 1

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of one (1) dwelling unit per gross acre, together with such other uses as may be necessary for and compatible with very low density rural residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Table 1 in Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Table 1 in Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses

- a. Crop services (072)
- b. Family residential homes located within a radius of one thousand (1000) feet of another such family residential home. (999)
- c. Industrial wastewater disposal. (999)
- d. Kennels - completely enclosed. (0752)
- e. Landscaping & horticultural services (078)
- f. Retail:
 - (1) Fruits and Vegetables. (543)
- g. Riding stables. (7999)
- h. Veterinary services. (074)
- i. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Agriculture (farms and ranches accessory to single-family detached dwelling). (01/02)

- b. **Animals, subject to the requirements of Section 7.10.03. ⁽⁹⁹⁹⁾**
- c. **Guest house subject to the requirements of Section 7.10.04. ⁽⁹⁹⁹⁾**
- d. **Mobile Home subject to the requirements of Section 7.10.05. ⁽⁹⁹⁹⁾**
- e. **Retail and wholesale trade - subordinate to the primary authorized use or activity.**

F. RE-1 RESIDENTIAL, ESTATE - 1

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum gross density of one (1) dwelling unit per acre, together with such other uses as may be necessary for and compatible with low density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses

- a. Bed & Breakfast Residences - Subject to the requirements of Section 7.10.20. (999)
- b. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- c. Landscaping & Horticultural Services (078)
- d. Veterinary Services. (074)
- e. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and including the following:

- a. Guest house subject to the requirements of Section 7.10.04. (999)
- b. Horses, subject to the requirements of Section 7.10.03. (999)
- c. Retail and wholesale trade - subordinate to the primary authorized use or activity.

G. RE-2 RESIDENTIAL, ESTATE - 2

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum gross density of two (2) dwelling units per acre, together with such other uses as may be necessary for and compatible with low density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses

- a. Bed & Breakfast Residences - Subject to the requirements of Section 7.10.20. (999)
- b. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- c. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and including the following:

- a. Guest house subject to the requirements of Section 7.10.04. (999)
- b. Horses, subject to the requirements of Section 7.10.03. (999)

H. RS-2 RESIDENTIAL, SINGLE-FAMILY - 2

1. Purpose

The purpose of this 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 such other uses as may be necessary for and compatible with low density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home with and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

I. RS-3 RESIDENTIAL, SINGLE-FAMILY - 3

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of three (3) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

J. RS-4 RESIDENTIAL, SINGLE-FAMILY - 4

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-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 low density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

K. RMH-5 RESIDENTIAL, MOBILE HOME - 5

1. Purpose

The purpose of this district is to provide for the permanent location of mobile homes for residential purposes, together with such other non-residential uses as may be necessary for and compatible with mobile homes. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Mobile home parks and courts subject to the requirements of Section 7.10.17. (999)

3. Density, Area, Yard, and Height Requirements

The density and dimensional requirements shall be in accordance with Section 7.04.00.

4. Parking

Parking shall be in accordance with Section 7.06.00.

5. Landscaping

Landscaping shall be in accordance with Section 7.09.00.

6. Conditional Uses

- a. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

L. RM-5 RESIDENTIAL, MULTIPLE-FAMILY - 5

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of five (5) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Multiple-family dwellings (3 or more units) (999)
- e. Single-family detached dwellings. (999)
- f. Two-family dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements shall be in accordance with Section 7.09.00.

7. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

M. RM-7 RESIDENTIAL, MULTIPLE-FAMILY - 7

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of seven (7) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Multiple-family dwellings (3 or more units) (999)
- e. Single-family detached dwellings. (999)
- f. Two-family dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Landscaping

Landscaping requirements shall be in accordance with Section 7.09.00.

7. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

N. RM-9 RESIDENTIAL, MULTIPLE-FAMILY - 9

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of nine (9) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Community residential homes subject to the provisions of Section 7.10.07 of this Code. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Multiple-family dwellings (3 or more units) (999)
- e. Single-family detached dwellings. (999)
- f. Two-family dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements shall be in accordance with Section 7.09.00.

7. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

O. RM-11 RESIDENTIAL, MULTIPLE-FAMILY - 11

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of eleven (11) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with medium density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Multiple-family dwellings (three (3) or more units) (999)
- e. Single-family detached dwellings. (999)
- f. Two-family dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Landscaping

Landscaping requirements shall be in accordance with Section 7.09.00.

7. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

P. RM-15 RESIDENTIAL, MULTIPLE-FAMILY - 15

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family, two family, three family, and multiple-family dwellings at a maximum density of fifteen (15) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with high density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Multiple-family dwellings (three (3) or more units) (999)
- e. Single-family detached dwellings. (999)
- f. Two-family dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Landscaping

Landscaping requirements shall be in accordance with Section 7.09.00.

7. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

Q. CN COMMERCIAL, NEIGHBORHOOD

1. Purpose

The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Beauty and barber services. (723/724)
- b. Civic, social and fraternal associations (8641)
- c. Depository institutions (60)
- d. Laundering and drycleaning (self-service). (7215)
- e. Real estate (65)
- f. Repair services:
 - (1) Electrical repair. (762)
 - (2) Shoe repairs (725)
 - (3) Watch, clock, jewelry, and musical instrument repair. (7631)
- g. Retail trade (each building shall be less than 6,000 square feet gross floor area, all uses inclusive):
 - (1) Antiques (5932)
 - (2) Apparel and accessories. (56)
 - (3) Books and stationery. (5942/5943)
 - (4) Cameras and photographic supplies. (5946)
 - (5) Drugs and proprietary. (5912)
 - (6) Eating places (5812)
 - (7) Florists. (5992)
 - (8) Food stores (54)
 - (9) Gifts, novelties, and souvenirs. (5947)
 - (10) Hobby, toy and game shops (5945)
 - (11) Household appliances (572)
 - (12) Jewelry. (5944)
 - (13) Newspapers and magazines. (5994)
 - (14) Optical goods. (5995)
 - (15) Nurseries, lawn and garden supplies. (526)
 - (16) Radios, TV's, consumer electronics and music supplies (573)
 - (17) Sporting goods and bicycles. (5941)
 - (18) Tobacco products. (5993)
- h. Video tape rental (784)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Car Washes (Self Service Only) - subject to the provisions of Section 7.10.22. (999)
- b. Day care - adult (8322)
- child (8351)
- c. Postal services. (4311)
- d. Retail trade:
 - (1) Gasoline services - accessory to retail food stores under SIC-5411. (999)
 - (2) Undistilled alcoholic beverages accessory to retail sale of food. (5921 - Except for liquor)
- e. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00 and include the following:

- a. Drinking places (undistilled alcoholic beverages) accessory to an eating place. (999)
- b. One dwelling unit contained within the commercial building, for on-site security purposes. (999)

S. CG COMMERCIAL, GENERAL

1. Purpose

The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Adjustment/collection & credit reporting services (732)
- b. Advertising (731)
- c. Amphitheaters (999)
- d. Amusements & recreation services - except stadiums, arenas, race tracks, amusement parks and bingo parlors (79)
- e. Apparel & accessory stores (56)
- f. Automobile dealers (55)
- g. Automotive rental, repairs & serv. (except body repairs) (751,753,754)
- h. Beauty and barber services (723/724)
- i. Building materials, hardware and garden supply (52)
- j. Cleaning services (7349)
- k. Commercial printing (999)
- l. Communications - except towers (48)
- m. Computer programming, data processing & other computer serv. (737)
- n. Contract construction serv. (office & interior storage only) (15/16/17)
- o. Cultural activities and nature exhibitions (999)
- p. Duplicating, mailing, commercial art/photo. & stenog. serv. (733)
- q. Eating places (581)
- r. Educational services - except public schools (82)
- s. Engineering, accounting, research, management & related services (87)
- t. Equipment rental and leasing services (735)
- u. Executive, legislative, and judicial functions (91/92/93/94/95/96/97)
- v. Farm labor and management services (076)
- w. Financial, insurance, and real estate (60/61/62/63/64/65/67)
- x. Food stores (54)
- y. Funeral and crematory services (726)
- z. Gasoline service stations (5541)
- aa. General merchandise stores (53)
- bb. Health services (80)
- cc. Home furniture and furnishings (57)
- dd. Landscape & horticultural services (078)
- ee. Laundry, cleaning and garment services (721)
- ff. Membership organizations - except for religious organizations as provided in Section 8.02.01(H) of this code (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
 - (1) Drug stores (591)
 - (2) Used merchandise stores (593)
 - (3) Sporting goods (5941)

- (4) Book & stationary (5942/5943)
- (5) Jewelry (5944)
- (6) Hobby, toy and games (5945)
- (7) Camera & photographic supplies (5946)
- (8) Gifts, novelty and souvenir (5947)
- (9) Luggage & leather goods (5948)
- (10) Fabric and mill products (5949)
- (11) Catalog, mail order and direct selling (5961/5963)
- (12) Liquefied petroleum gas (propane) (5984)
- (13) Florists (5992)
- (14) Tobacco (5993)
- (15) News dealers/newsstands (5994)
- (16) Optical goods (5995)
- (17) Misc. retail (See SIC Code for specific uses) (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
 - (1) Tax return services (7291)
 - (2) Misc. retail (See SIC Code for specific uses) (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services (7381)
 - (2) Security system services (7382)
 - (3) News syndicate (7383)
 - (4) Photofinishing laboratories (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers (527)
- kk. Mobile food vendors (eating places, fruits & vegetables-retail) (999)
- ll. Motion pictures (78)
- mm. Motor vehicle parking - commercial parking & vehicle storage. (752)
- nn. Museums, galleries and gardens (84)
- oo. Personnel supply services (736)
- pp. Photo finishing services (7384)
- qq. Photographic services (722)
- rr. Postal services (43)
- ss. Recreation facilities (999)
- tt. Repair services (76)
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- vv. Social services:
 - (1) Individual & family social services (832/839)
 - (2) Child care services (835)
 - (3) Job training and vocational rehabilitation services (833)
- ww. Travel agencies (4724)
- xx. Veterinary services (074)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Adult establishments subject to requirements of Sec. 7.10.10. (999)
- b. Drinking places (alcoholic beverages) - free-standing. (5813)
- c. Disinfecting & pest control services. (7342)
- d. Amusement parks. (7996)
- e. Go-cart tracks. (7999)
- f. Hotels & motels. (701)
- g. Household goods warehousing and storage-mini-warehouses (999)
- h. Marina - recreational boats only. (4493)
- i. Motor vehicle repair services - body repair. (753)
- j. Sporting and recreational camps. (7032)
- k. Retail trade:
 - (1) Liquor stores. (592)
- k. Stadiums, arenas, and race tracks. (794)
- l. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).
- b. One single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
- c. Retail trade:
 - (1) Undistilled alcoholic beverages (accessory to retail sale of food).

T. IL INDUSTRIAL, LIGHT

1. Purpose

The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Business services (73)
- b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23 (48)
- c. Construction services:
 - (1) Building construction - general contractors (15)
 - (2) Other construction - general contractors (16)
 - (3) Construction - special trade contractors (17)
- d. Engineering, architectural and surveying services (871)
- e. Commercial fishing (091)
- f. Laundry, cleaning & garment services (721)
- g. Local & suburban transit (41)
- h. Manufacturing:
 - (1) Food and kindred products (20)
 - (2) Tobacco products (21)
 - (3) Textile mill products (22)
 - (4) Apparel & other finished products (23)
 - (5) Furniture & fixtures (25)
 - (6) Printing, publishing and allied industries (27)
 - (7) Drugs (283)
 - (8) Leather & leather products (31)
 - (9) Glass:
 - (a) Flat glass (321)
 - (b) Glass & glassware - pressed or blown (322)
 - (c) Glass products - made of purchased glass (323)
 - (10) Fabricated metal prod. - except machinery & transport. equip.:
 - (a) Metal cans & shipping containers (341)
 - (b) Cutlery, handtools & general hardware (342)
 - (c) Heating equipment, except electric and warm air, and plumbing fixtures (343)
 - (d) Fabricated structural metal products (344)
 - (e) Coating, engraving & allied services (347)
 - (f) Miscellaneous fabricated metal products -
 - (1) Wire products (3495)
 - (2) Misc. fabricated wire products (3496)
 - (3) Metal foil & leaf (3497)
 - (4) Fabricated metal products - NEC (3499)
 - (11) Industrial/commercial machinery & computer equipment:
 - (a) Metalworking machinery & equipment (354)
 - (b) Special industry machinery, except metalworking machinery (355)

- (c) General industrial machinery & equipment (356)
- (d) Computers & office equipment (357)
- (12) Electronic & other electrical equipment and components, except computer equipment:
 - (a) Household appliances (363)
 - (b) Electric lighting & wiring equipment (364)
 - (c) Household audio & video equipment (365)
 - (d) Communications equipment (366)
 - (e) Electronic components & accessories (367)
 - (f) Misc. electrical machinery equipment & supplies (369)
- (13) Measuring, analyzing and controlling instruments (38)
- (14) Photographic, medical and optical goods (38)
- (15) Watches & clocks (38)
- (16) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games & sporting goods (394)
 - (d) Pens, pencils, & other office & artists' materials. (395)
 - (e) Costume jewelry, costume novelties, and notions. (396)
 - (f) Brooms and brushes. (3991)
 - (g) Signs and advertising displays. (3993)
 - (h) Morticians goods. (3995)
 - (i) Manufacturing industries, NEC. (3999)
- (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing. (308)
- i. Marinas (4493)
- j. Millwork and structural wood members. (243)
- k. Motion pictures (78)
- l. Motor freight transportation & warehousing. (42)
- m. Repair services:
 - (1) Automotive & automotive parking (75)
 - (2) Electrical (762)
 - (3) Watch, clock & jewelry repair (763)
 - (4) Reupholstery & furniture repair (764)
 - (5) Misc. repairs & services (769)
- n. Retail trade:
 - (1) Lumber & other building materials (521)
 - (2) Paint, glass & wallpaper (523)
 - (3) Hardware (525)
 - (4) Nurseries, lawn & garden supplies (526)
 - (5) Mobile home dealers (527)
 - (6) Automotive/boat/RV/motorcycle dealers (55)
 - (7) Gasoline service (55)
 - (8) Furniture & furnishings (57)
- o. Research, development, and testing services. (873)
- p. Ship, boat building & repairing - less than forty-five (45) ft. (373)
- q. Sorting, grading & packaging services - citrus/vegetables (0723)
- r. Vocational Schools (824)
- s. Wholesale trade - durable goods:
 - (1) Motor vehicle and automotive equipment. (501)
 - (2) Furniture and home furnishings. (502)
 - (3) Lumber and other building materials. (503)
 - (4) Professional & commercial equipment/supplies. (504)

- (5) Metals & minerals except petroleum. (505)
- (6) Electrical goods. (506)
- (7) Hardware, plumbing and heating equipment, and supplies. (507)
- (8) Machinery, equipment, and supplies. (508)
- (9) Misc. durable goods:
 - (a) Sporting and recreational goods (5091)
 - (b) Toys & hobby goods (5092)
 - (c) Jewelry, watches, precious stones & metals. (5094)
 - (d) Durable goods NEC (5099)
- t. Wholesale trade - nondurable goods:
 - (1) Paper and paper products. (511)
 - (2) Drugs (512)
 - (3) Dry goods and apparel. (513)
 - (4) Groceries and related products. (514)
 - (5) Farm products - raw materials. (515)
 - (6) Chemicals, and allied products. (516)
 - (7) Beer, wine, and distilled alcoholic beverages. (518)
 - (8) Misc. nondurable goods:
 - (a) Farm supplies (5191)
 - (b) Books, periodicals & newspapers (5192)
 - (c) Flowers, nursery stock & florists' supplies (5193)
 - (d) Tobacco/tobacco products (5194)
 - (e) Paints, varnishes & supplies (5198)
 - (f) Nondurable goods, NEC (5199)
- u. Mobile food vendors (999)
- v. Single family detached dwelling units provided that the single family dwelling unit is located on an existing lot or parcel or record, as further defined in this code, that was existing on or before August 1, 1990. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Offstreet Parking and Loading Requirements

Offstreet parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Airports, landing and takeoff fields - general aviation (4581)
- b. Manufacturing:
 - (1) Cut stone and stone products. (328)
 - (2) Motorcycles, bicycles, and parts. (375)

- (3) Wood containers, wood buildings and mobile homes. (244/245)
- c. Ship, boat building & repairing (excluding ship or boat salvaging) - Forty-five (45) to one-hundred fifty (150) ft (373)
- d. Wholesale:
 - (1) Petroleum bulk stations and terminals.
- e. Scrap and waste materials - subject to the provisions of Section 7.10.12.A.

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00 and include the following:

- a. Co-generation facilities. (999)
- b. Fueling facilities. (999)
- c. Industrial wastewater disposal. (999)
- d. One detached single-family dwelling or mobile home for on-site security purposes per property. (999)
- e. Retail trade accessory to the primary manufacturing or wholesaling use. (999)

U. IH INDUSTRIAL, HEAVY

1. Purpose

The purpose of this district is to provide an environment suitable for heavy manufacturing and other activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area together with such other non-residential uses as may be necessary to and compatible with heavy industrial surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

Any use permitted in the Industrial Light (IL) zoning district:

- a. Agricultural services (07)
- b. Construction services:
 - (1) Building construction - general contractor (15)
 - (2) Other construction - general contractors (16)
 - (3) Construction - special trade contractors (17)
- c. Docks and boathouses (private). (999)
- d. Engineering services (871)
- e. Manufacturing:
 - (1) Food & kindred products (20)
 - (2) Tobacco products (21)
 - (3) Textile mill products (22)
 - (4) Apparel and other finished products (23)
 - (5) Lumber and wood products, except furniture (24)
 - (6) Furniture and fixtures (25)
 - (7) Printing and publishing and allied industries (27)
 - (8) Chemicals & allied products:
 - (a) Drugs (283)
 - (b) Soap, detergents and cleaning preparations; perfumes, cosmetics and other toilet preparations (284)
 - (c) Agricultural chemicals (287)
 - (9) Rubber & misc. plastic products (30)
 - (10) Leather & leather products (31)
 - (11) Glass
 - (a) Flat glass (321)
 - (b) Glass & glassware - pressed or blown (322)
 - (c) Glass products - made of purchased glass (323)
 - (12) Fabricated metal products (except ammunition and ordnance) (34)
 - (13) Industrial/commercial machinery & computer equipment. (35)
 - (14) Electronic & other electrical equipment and components, except computer equipment. (36)
 - (15) Transportation equipment (37)
 - (16) Measuring, analyzing and controlling instruments (38)
 - (17) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games & sporting goods (394)
 - (d) Pens, pencils & other office & artists' materials. (395)

- (e) Costume jewelry, costume novelties, and notions. (396)
- (f) Brooms and brushes. (3991)
- (g) Signs and advertising displays. (3993)
- (h) Morticians goods. (3995)
- (i) Manufacturing industries, NIC. (3999)
- (18) Paper and allied products:
 - (a) Paperboard containers & boxes (265)
 - (b) Converted paper & paperboard products (267)
- f. Local & suburban transit (41)
- g. Water transportation. (44)
- h. Transportation services. (47)
- i. Communications. (48)
- j. Motor freight transportation & warehousing. (42)
- k. Motion pictures. (78)
- l. Membership organizations (86)
- m. Personal & business services. (72)
- n. Research, development, and testing services. (873)
- o. Repair services:
 - (1) Automotive & automotive parking (75)
 - (2) Electrical (762)
 - (3) Watch, clock & jewelry repair (763)
 - (4) Reupholstery & furniture repair (764)
 - (5) Misc. repairs & services (769)
- p. Retail trade:
 - (1) Lumber & other building materials (521)
 - (2) Paint, glass & wallpaper (523)
 - (3) Hardware (525)
 - (4) Nurseries, lawn & garden supplies (526)
 - (5) Mobile home dealers (527)
 - (6) Automotive/boat/RV/motorcycle dealers (55)
 - (7) Gasoline service (55)
 - (8) Furniture & furnishings (57)
- q. Telecommunication towers - subject to the standards of Section 7.10.23 (999)
- r. Wholesale trade - durable goods:
 - (1) Motor vehicle and automotive equipment. (501)
 - (2) Furniture and home furnishings. (502)
 - (3) Lumber and other building materials. (503)
 - (4) Professional & commercial equipment/supplies. (504)
 - (5) Metals & minerals, except petroleum. (505)
 - (6) Electrical goods. (506)
 - (7) Hardware, plumbing and heating equipment, and supplies. (507)
 - (8) Machinery, equipment, and supplies. (508)
 - (9) Misc. Durable goods:
 - (a) Sporting and recreational goods (5091)
 - (b) Toys & hobby goods (5092)
 - (c) Jewelry, watches, precious stones & metals. (5094)
 - (d) Durable goods NEC (5099)
- s. Wholesale trade - nondurable goods:
 - (1) Paper and paper products. (511)
 - (2) Drugs (512)
 - (3) Dry goods and apparel. (513)
 - (4) Groceries and related products. (514)

- (5) Farm products - raw materials. (515)
- (6) Chemicals, and allied products. (516)
- (7) Beer, wine, and distilled alcoholic beverages. (518)
- (8) Misc. Nondurable Goods:
 - (a) Farm supplies (5191)
 - (b) Books, periodicals, & newspapers (5192)
 - (c) Flowers, nursery stock & florists' supplies (5193)
 - (d) Tobacco/tobacco products (5194)
 - (e) Paints, varnishes & supplies (5198)
 - (f) Nondurable goods, NEC (5199)

t. Mobile food vendors (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Offstreet Parking and Loading Requirements

Offstreet parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

a. Airport, landing and takeoff fields - general aviation. (4581)

b. Manufacturing:

- (1) Paper & allied products (26)
- (2) Chemicals & allied products (28)
- (3) Petroleum refining & related products (29)
- (4) Stone, clay, glass & concrete products (32)
- (5) Primary metal industries (33)
- (6) Ammunition & ordinance (348)

c. Natural or manufactured gas storage and distribution points. (492)

d. Scrap, waste and land clearing and yard trash recycling operations - subject to the provisions of Section 7.10.12.

e. Warehousing and storage services - stockyards. (999)

f. Wholesale trade - nondurable goods:

- (1) Petroleum & petroleum products (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

a. Co-generation facilities. (999)

- b. **Fueling facilities.** (999)
- c. **Industrial wastewater disposal.** (999)
- d. **One detached single-family dwelling or mobile home, for on-site security purposes per property.** (999)
- e. **Retail:**
 - (1) **Bottled gas.** (999)
 - (2) **Fuel oil.** (999)
 - (3) **Gasoline service stations.** (999)
 - (4) **Retail trade accessory to the primary manufacturing or wholesaling use.** (999)

V. IX INDUSTRIAL, EXTRACTION

1. Purpose

The purpose of this district is to provide and protect an environment suitable for the extraction of natural resources from the ground, together with such other uses as may be necessary to and compatible with industrial extraction surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Mining and quarrying of nonmetallic minerals, except fuels. (14)
- b. Mobile food vendors. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)

W. U UTILITIES

1. Purpose

The purpose of this district is to provide and protect an environment suitable for utilities, transportation, and communication facilities, together with such other uses as may be compatible with utility, transportation, and communication facility surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Air transportation services (451,452)
- b. Agriculture, including farms, groves, and ranches. (01,02)
- c. Communication. (48)
- d. Electric services (491)
- e. Electric transmission rights-of-way. (491)
- f. Gas pipeline rights-of-way. (492)
- g. Gas production and distribution (492)
- h. Industrial wastewater disposal. (999)
- i. Railroad, rapid rail transit, & street railway transportation. (40,41)
- j. Sanitary services (495)
- k. Transportation services (47)
- l. Telecommunication towers - subject to the standards of Section 7.10.23 (999)
- m. Water supply and irrigation systems. (494,497)
- n. Water transportation (44)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Airports. (458)
- b. Electric generation plants. (491)
- c. Gas production plants. (492)
- d. Land clearing and yard trash recycling operations - subject to the provisions of Section 7.10.12. (999)
- e. Natural or manufactured gas storage and distribution points. (492)

- f. Protective functions and their related activities - Correctional institutions (9223)
- g. Solid waste disposal. (4953)
- h. Outdoor shooting ranges, providing site plan approval is obtained according to the provisions of Sections 11.02.07 through 11.02.09 and Section 7.10.19 of this Code. (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00 and include the following:

- a. Automobile and truck rental services.
- b. Restaurants. (Including the sale of alcoholic beverages for on premises consumption only.)
(999)

X. I INSTITUTIONAL

1. Purpose

The purpose of this district is to provide and protect an environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Institutional residential homes. (999)
- e. Parks. (999)
- f. Police & fire protection (9221,9224)
- g. Recreational activities. (999)
- h. Religious organizations (866)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Amphitheaters. (999)
- b. Cemeteries. (6553)
- c. Membership organizations (86)
- d. Correctional institutions. (9223)
- e. Cultural activities and nature exhibitions. (999)
- f. Educational services and facilities (82)
- g. Executive, legislative, and judicial functions. (91,92,93,94,95,96,97)
- h. Fairgrounds. (999)
- i. Funeral and crematory services. (726)

- j. Theaters. (999)
- k. Medical and other health services. (80)
- l. Postal service. (43)
- m. Residential care facilities for serious or habitual juvenile offenders. (999)
- n. Social services (83)
- o. Sporting and recreational camps (7032)
- p. Stadiums, arenas, race tracks (794)
- q. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Drinking places (alcoholic beverages related to civic, social, and fraternal uses). (999)
- b. Restaurants. (Including the sale of alcoholic beverages for on-premises consumption only.) (999)
- c. Funeral and crematory services. (726)
- d. Heliport landing/takeoff pads. (999)
- e. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)
- f. Residence halls or dormitories. (999)

Y. RF RELIGIOUS FACILITIES

1. Purpose

The purpose of this District is to provide and protect an environment suitable for the establishment and operation of churches, synagogues, temples, and similar uses. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Churches, synagogues, temples, and similar uses. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements.

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Day care facilities, associated and operated by the principal religious use located on that property. This would include the operation of a day care facility during the normal business week, as licensed by the State of Florida, as well as during any religious function or associated activity. (999)
- b. Educational services, associated with and operated by the principal religious use located on that property. This would include the operation of an educational facility providing general academic and/or special training from grades K to 12, and as licensed by the State of Florida. (999)
- c. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Parking lots & parking areas, together with related circulation elements.
- b. Enclosed storage structures.
- c. Playgrounds and athletic fields (no artificial lights) provided that no activity area shall be permitted within twenty-five (25) feet of the perimeter of the property.
- d. Private water and sewage utility services provided that they are for the sole use of the particular private development, are not intended to be a sub-regional system, and do not

involve industrial wastewater as defined.

e. Single family dwelling (detached or as part of the principal structure).

- (1) Private swimming pool accessory to the single family dwelling provided that the swimming pools shall be walled or fenced to prevent uncontrolled access to such swimming pool from the street or from adjacent properties.
- (2) Non-commercial garages accessory to the single family dwelling.

Z. RVP RECREATIONAL VEHICLE PARK

1. Purpose

The purpose of this district is to provide for the location of recreational vehicles and travel trailers. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Single family residences, including Class A Mobile Homes, subject to the requirements of Section 7.10.16. (999)
- b. Recreational vehicles and travel trailers. (7033)
- c. Recreational vehicle parks are subject to the requirements of Section 7.10.16. (7033)

3. Conditional Uses

- a. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

4. Accessory Uses

Accessory uses are subject to the requirements of Sections 7.10.16 and 8.00.00.

AA. HIRD HUTCHINSON ISLAND RESIDENTIAL DISTRICT

1. Purpose

The purpose of the Hutchinson Island Residential District (HIRD) is to provide a residential environment on North and South Hutchinson Island that is respectful of the natural resources and value of the barrier islands and can be supported by available public and private services. HIRD is intended to ensure that the intensity, location, and timing of new residential growth and development is of a character that can be served by adequate public and private facilities, and that protects, preserves and enhances the public health, safety, and welfare of the citizens of St. Lucie County. Hutchinson Island constitutes a unique and valuable public resource that plays a vital role in defining the County's economic and geographic character. HIRD is intended to facilitate growth and development of the barrier islands while conserving the natural and human values the islands represent. Given the environmentally sensitive nature of barrier islands, HIRD is designed to ensure that growth and development is clustered away from environmentally sensitive lands and is limited to the more tolerant upland portions of Hutchinson Island. HIRD is also intended to implement and be consistent with the St. Lucie County Comprehensive Plan.

2. Intent of Application

- a. It is the intent of the Board of County Commissioners that HIRD shall apply to all multi-family residential property in the unincorporated areas of North and South Hutchinson Island.
- b. No application for an amendment to this code, shall be accepted which proposes to change the zoning classification of any land on North or South Hutchinson Island to a classification other than to: Hutchinson Island Residential District (HIRD); Planned Unit Development (PUD); Planned Non-Residential Development (PNRD); Planned Mixed Use Development (PMUD); Utilities (U); Institutional (I); Religious Facilities (RF); any Residential, Estate (RE-1 or RE-2) or any Residential, Single Family (RS-2, RS-3, RS-4) zoning district. Any residential development on North or South Hutchinson Island must be consistent with Paragraphs 4, 5, 6, 7, 8 and 9 of this Section.

3. Subdistricts

For the purposes of this District, lands located on North and South Hutchinson Island are hereby classified into the following subdistricts:

- a. North Hutchinson Island Residential District (NHIRD), which includes those lands located on North Hutchinson Island in St. Lucie County;
- b. South Hutchinson Island Residential District, North (SHIRD-N), which includes those lands located on South Hutchinson Island between the Florida Power & Light Company nuclear power plant and the city limits of the City of Fort Pierce; and
- c. South Hutchinson Island Residential District, South (SHIRD-S), which includes those lands located on South Hutchinson Island between the Florida Power & Light Company nuclear power plant and Martin County.

4. Environmental Zones

For the purposes of this District, all lands located on North and South Hutchinson Island are classified into one of the following environmental zones based on their geologic, hydrologic, topographic, and biologic character :

- a. **Dune Preservation Zone**, which includes those lands lying between the mean high water line to the east and the western edge of the primary dune system, as defined by vegetation and elevation. The Dune Preservation Zone shall have the characteristics of the Beach and Dunelands environmental zone as described in Chapter VIII, Natural Environmental Analysis, of the St. Lucie County Barrier Island Study: Analysis of Growth Management Policy Plan (August, 1982). Where the western edge of the primary dune system cannot be ascertained, the Dune Preservation Zone shall be set by reference to a management/restoration plan that has been prepared based on natural coastal dynamics.
- b. **Uplands**, which include those lands lying west of the western edge of the primary dune system and which are not classified as wetlands as defined in paragraph (c) of this subsection.
- c. **Wetlands**, which include those lands lying west of the western edge of the primary dune system that are above the elevation of mean high water and are included in the landward extent of waters of the state as defined in Rule 17-4.02(17), Florida Administrative Code, on the date of adoption of this Code.

5. Permitted Uses

The following uses shall be permitted as of right in environmental zones in the Hutchinson Island Residential District:

- a. **Dune Preservation Zone:**
 - (1) Residential densities that can be clustered to Uplands located on the parcel proposed for development.
 - (2) Elevated walkways.
 - (3) Recreational uses not involving structures other than elevated walkways.
- b. **Uplands:**
 - (1) Detached single family dwelling units.
 - (2) Two and three family dwelling units.
 - (3) Multiple family dwelling units.
 - (4) Parks.
 - (5) Accessory uses, subject to the requirements of Section 8.00.00.
- c. **Wetlands:**
 - (1) Residential densities that can be clustered to Uplands located on the parcel proposed for development.
 - (2) Elevated walkways.
 - (3) Bridges and bridge approaches.
 - (4) For that portion filled in accord with permits received from federal and state agencies exercising jurisdiction over such area, any permitted Uplands use.

6. Conditional Uses

a. Dune Preservation Zone:

- (1) None.

b. Uplands:

- (1) Hotel, motel, resort, rooming and boarding houses, tourist court, and time-share or transient lodging facilities with rooms or dwelling units used for occupancies of less than four weeks, provided that the number of rooms does not exceed the residential densities set forth in subsection 7 of this Section. ⁽⁹⁹⁹⁾
- (2) Athletic and entertainment clubs or facilities, provided that the proposed use will not generate traffic in excess of that projected for the parcel if developed at the maximum permitted residential density. ⁽⁹⁹⁹⁾
- (3) Bed and Breakfast Residences, subject to the requirements of Section 7.10.20.
- (4) Telecommunication towers - subject to the standards of Section 7.10.23 ⁽⁹⁹⁹⁾

c. Wetlands:

- (1) Marinas and boat launching facilities, provided that the area of wetland altered does not exceed five (5%) percent of the wetlands located on the parcel proposed for development;
- (2) Utility transmission facilities;
- (3) For that portion filled in accord with permits received from Federal and State agencies exercising jurisdiction over such area, any conditional upland use.

7. Residential Densities

a. Maximum Residential Densities

Except as provided in paragraphs b and c of this subsection, no structure shall be constructed, built, moved, remodeled, occupied, or used as a residential use at a density greater than the applicable maximum residential density set forth in this paragraph.

MAXIMUM RESIDENTIAL DENSITIES

(Expressed as percentage of maximum density set forth in the future land use designation of the St. Lucie County Comprehensive Plan)

	NHIRD	SHIRD - N	SHIRD - S
commencement level	15%	18%	9%
level 1	36%	28%	45%
level 2	54%	100%	100%
level 3	100%	does not apply	does not apply

When the maximum percentage indicated in the table above would yield less than one (1) unit per acre, a maximum density of one (1) unit per acre shall apply except for the R/C (Residential Conservation) future land use designation. Properties within the R/C future land use designation shall have their density computation based upon .2 du/ac for all lands above mean high water.

b. Existing Uses

Any structure, project or use that exceeds the applicable maximum residential density set forth in paragraph (a) of this subsection or the maximum building height set forth in paragraph 11(b)(2) of this section, shall not be subject to the provisions of this subsection but shall be considered a pre-existing use and be subject to the provisions of Section 11.07.05(G) if and only if:

- (1) The structure, project, or use has been occupied or constructed, or has received a building permit, site plan, or other County development approval prior to July 12, 1984; and
- (2) Development of the structure, project, or use is completed within all applicable approval periods and time limits.

No change or alteration of a pre-existing use as defined in this paragraph shall be permitted if the change or alteration would allow a residential density exceeding that set forth in the building permit, site plan, or other County development approval for such existing pre-existing use.

c. Payment of Alternate Development Fee.

A site plan for a structure may be approved at a density greater than the applicable maximum set forth in paragraph a of this subsection upon the condition that the developer pay to the Board of County Commissioners the applicable alternate development fee set forth in this paragraph. In addition, if the proposed development, together with existing and previously approved development, will necessitate any roadway, bridge, or other improvement to maintain Level of Service C annually or D during peak season, or will require any traffic control device or access improvement, the site plan shall not be approved except upon the condition that building permits not be issued until after such improvement or traffic control device is installed or until the developer has executed a contract for construction of needed improvements and has provided security in a form and amount acceptable to the County Attorney. The alternate development fee shall be payable at issuance of building permits and for each unit exceeding the maximum set forth in paragraph (a) of this subsection.

ALTERNATE DEVELOPMENT FEES (amount per residential unit exceeding the maximum permitted at		
NHIRD	SHIRD - N	SHIRD - S
\$2,336	\$4,604	\$ 13,697

Each alternate development fee represents an amount equal to the estimated cost per residential unit to provide the transportation improvements specified in subsection 8 of this Section. All alternate development fees collected pursuant to this paragraph shall be received and expended solely for the transportation improvements, or equivalent, specified in subsection 8 of this Section. Nothing in the paragraph shall permit a structure to be constructed, built, moved, remodeled, occupied, or used as a residential use at a density exceeding the maximum set forth in Level 4 for the NHIRD subdistrict or in Level 3 for the SHIRD-N and SHIRD-S subdistricts.

d. Increase in Maximum Residential Densities

If, at any time after a residential use is approved under paragraph a of this subsection, the capacity of the roadway system in a subdistrict increases to the extent that maximum residential densities increase from the Commencement Level to Level 2, from Level 2 to Level 3, or from Level 3 to Level 4, a developer may submit a development application for the subject property for additional density as long as the development proposed in the application, when considered with the initially approved development, meets the requirements of this section and all other provisions of this Code.

e. Credit for Payment of Roads Impact Fee

Any roads impact fee paid pursuant to Section 1-17-30 of the Code of Ordinances of St. Lucie County, shall be credited against the applicable alternate development fee as set forth in Section 3.01.03.AA(7)(c) of this Code.

8. Traffic Capacity Levels

For the purposes of this Code, the following levels of service or equivalent capacity, as determined to be acceptable by the Board of County Commissioners, shall govern the density of development according to subsection 7 of this Section. A traffic capacity level shall be deemed available when the Board of County Commissioners or other appropriate authority has accepted a construction bid for the stated improvement.

a. Commencement Level

(1) Existing conditions.

b. Level 2

(1) NHIRD - Existing conditions as of October 12, 1983, together with the addition of northbound right turn lane at Old Dixie Highway and the North Beach Causeway and signalization improvements at that intersection, and the addition of a southbound right turn lane at State Road A1A and Atlantic Beach Boulevard.

(2) SHIRD-N - Existing conditions together with the improvement of Seaway Drive to a four lane road from the South Beach Causeway Bridge to Binney Drive, the addition of a northbound left turn lane at the intersection of Ocean Drive and Binney, and the improvement of Ocean Drive in the City of Fort Pierce to a three lane road.

(3) SHIRD-S - Existing conditions together with the improvement of either:

(a) the Jensen Beach Causeway to a four lane facility, together with

improvement of Indian River Drive to a four lane road between the Jensen Causeway and Jensen Beach Boulevard, the improvement of State Road A1A to a four lane roadway from the Jensen Beach Causeway to a point one mile north of the St. Lucie - Martin County line, and the improvement of Jensen Beach Boulevard to U.S. 1 to four lanes;

- (b) the Stuart Bridge to a four lane facility, together with the four laning of the Ocean Boulevard Causeway from Indian River Plantation west through the intersection of Monterey Road, and the four laning of State Road A1A from the Jensen Beach Causeway to a point one mile north of the St. Lucie County - Martin County line; or
- (c) the construction of a two lane bridge to South Hutchinson Island at the Walton Road corridor, together with improvements of Walton Road to four lanes west of the Savannahs to U.S. 1.

c. Level 3

- (5) NHIRD - Level 2 improvements plus expansion of the North Beach Causeway to four lanes from north of Atlantic Beach Boulevard to U.S. 1, and the addition of a north bound right turn lane at U.S. 1 and Seaway Drive.
- (6) SHIRD-N - Level 2 improvements plus the four laning of Seaway Drive from Binney Drive to Ocean Drive or an equivalent improvement, improvement of Ocean Drive within the City of Fort Pierce to a four lane road, and the addition of a northbound right turn lane at the intersection of U.S. 1 and Seaway.
- (7) SHIRD-S - Existing conditions together with two of the improvements specified under Level 2 above.

d. Level 4

- (1) NHIRD - Level 3 improvements plus grade separation of the North Beach Causeway and the Florida East Coast Railway tracks, an interchange at Seaway Drive and U.S. 1, or other improvements that will provide at least Level of Service D conditions during the peak season at the Seaway Drive and U.S. 1 intersection, and the four laning of State Road A1A from north of Atlantic Beach Boulevard to the Indian River County line.
- (2) SHIRD-N - Does not apply.
- (3) SHIRD-S - Does not apply.

9. Environmentally Sensitive Areas

The residential densities permitted in the Dune Preservation Zone and in the wetlands may be used only if clustered to uplands located on the parcel proposed for development, or if clustered to that portion of the wetlands filled in accord with permits received from federal or state agencies exercising jurisdiction over such area.

10. Lot Size Requirements

a. Single Family Development:

Lot size requirements for detached single-family dwelling units shall be in accordance with the lot size requirements for the RS-4 District found in Table 1 in Section 7.04.00.

b. Multi-Family Development:

Lot size requirements for multiple-family dwelling units and two- and three-family dwelling units shall be in accordance with the lot size requirements for the RM-11 District found in Table 1 in Section 7.04.00.

11. Dimensional/Building Height Requirements

a. Single Family Development:

Dimensional requirements for detached single-family residential units shall be in accordance with the dimensional requirements for the RS-4 District found in Table 7.10 in Section 7.04.00, with the exception of residential densities that are outlined in this section and the requirements of Section 4.01.00, Hutchinson Island - Building Height Overlay Zone.

b. Multi-Family Development:

Dimensional requirements for all multiple-family dwelling units and two- and three-family dwelling units shall be in accordance with the dimensional requirements for the RM-11 District found in Table 7.10 in Section 7.04.00, except as follows:

- (1) Residential densities shall be as set forth in subsection 7 of this Section.
- (2) For any structure that has not been occupied constructed, or has not received a building permit, site plan or other County development approval prior to January 10, 1995 the requirements of Section 4.01.00, Hutchinson Island - Building Height Overlay Zone shall apply.

12. Off-street Parking and Loading Requirements

Off-street parking and loading requirements shall be in accordance with Section 7.06.00.

13. Landscaping Requirements

Landscaping requirements shall be in accordance with Section 7.09.00.

14. Nonconforming Lots of Record

Notwithstanding any other provision of this section, the provisions of Section 10.00.04 shall govern the erection of a single-family dwelling and customary accessory buildings on any single lot of record existing on the effective date of this Code.

15. Additions to Recreational Vehicles, Mobile Homes, and Travel Trailers

- a. Notwithstanding any other provision of this section, any mobile home, recreational vehicle, or travel trailer park space located in this district shall be considered an existing conditional use under Section 11.07.05(G) if and only if:

- (1) the mobile home has been erected and occupied, or the recreational vehicle or travel trailer park space constructed and used, prior to the effective date of this Code; and
 - (2) the mobile home, recreational vehicle, or travel trailer park space was a fully conforming use on the effective date of this Code.
- b. No addition to an existing mobile home shall be permitted unless the addition meets all requirements of the RMH-5 District.
 - c. No Recreational Vehicle, Travel Trailer, Detached Single Family Residence, Class A Mobile Home or addition thereto shall be permitted unless the Recreational Vehicle, Travel Trailer, Detached Single Family Residence, Class A Mobile Home or addition thereto meets all applicable requirements of Section 7.10.16 (RECREATIONAL VEHICLE PARKS) in existing recreational vehicle parks, or Section 7.10.17 (MOBILE HOME PARKS) in existing mobile home parks.
 - d. An addition in existence as of April 18, 1989, (Ordinance 89-09) which does not meet the requirement established in this Section shall be deemed a nonconforming structure and shall be subject to the provisions of Section 10.00.03. However, existing additions which pose a threat of imminent danger to the health, safety, or welfare of the general public as determined by the Fire Marshal pursuant to the Standard for Fire Safety Criteria for Mobile Home Installations, Sites, and Communities, NFPA 501A-1982, as applicable, must be brought into compliance or removed. The decision of the Fire Marshal may be appealed to the Board of Construction and Appeal.

16. Sea Turtle Protection

Sea turtle protection requirements shall be in accordance with Section 6.04.02.

See Section 7.01.00

See Section 7.02.00

See Section 7.03.00

3.01.03 ZONING DISTRICTS

EE. CPUB CONSERVATION - PUBLIC

1. Purpose

The purpose of this district is to provide an environment suitable for the protection, preservation or enhancement of public lands in the community, together with such other uses as may be compatible with public and quasi-public surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Cultural activities consistent with the environmental, historic, and/or archeological values of the site. (999)
- b. Public Conservation areas, including hiking, canoeing, fishing, bird watching, picnicking, nature exhibits and all existing uses that are not negatively affecting the purpose of the public purchase. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Telecommunication towers - subject to the standards of Section 7.10.23 (999)
- b. Heliport landing/takeoff pads. (999)
- c. Restaurants. (Including the sale of alcoholic beverages for on-premises consumption only.) (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Uses associated with agency approved management plans. (999)