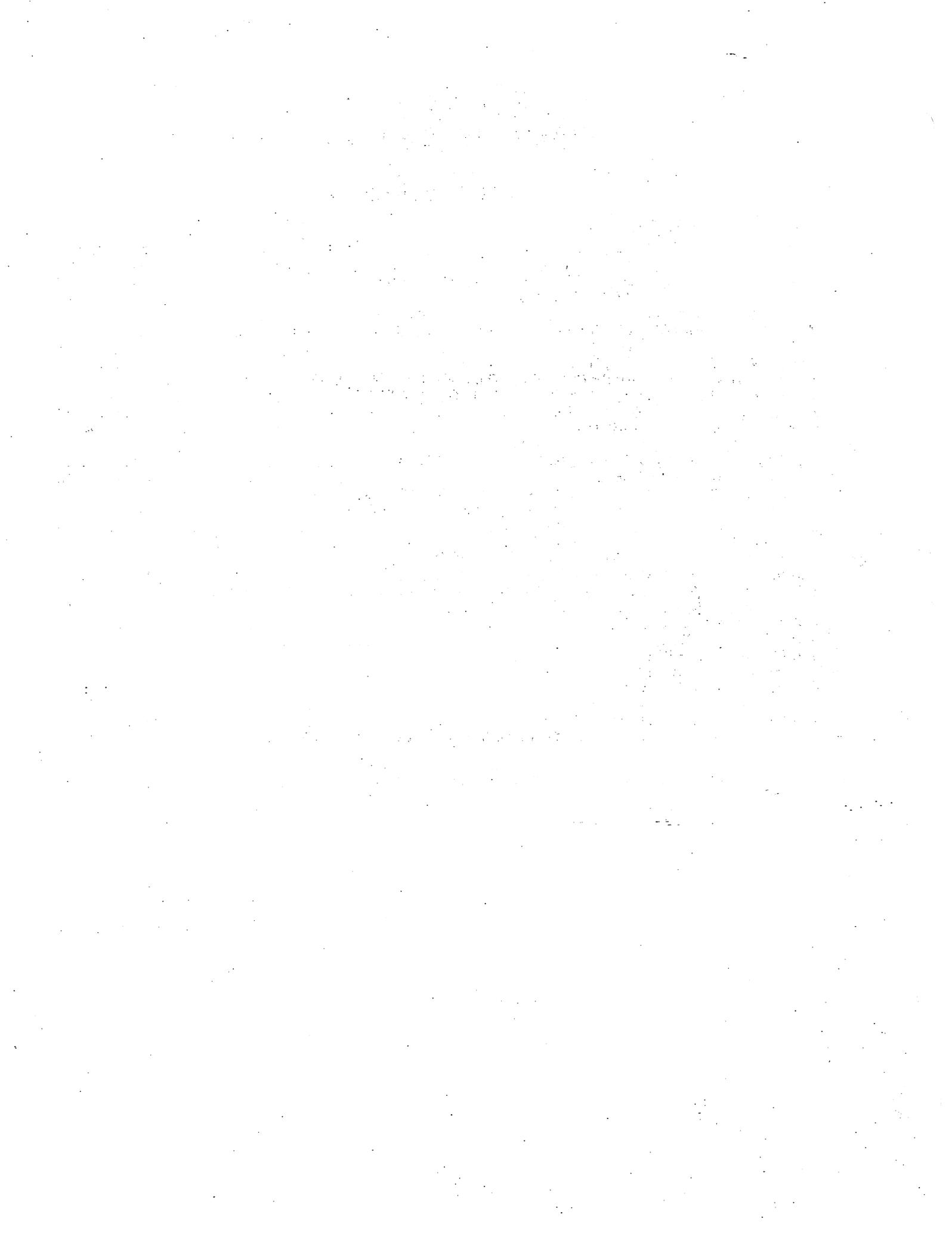


# CHAPTER IV SPECIAL DISTRICTS

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# CHAPTER IV

## SPECIAL DISTRICTS

### 4.00.00 AIRPORT OVERLAY ZONES

#### 4.00.01 GENERALLY

- A. In order to carry out the provisions of this Code, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to the St. Lucie County International Airport.
- B. Such zones are shown on the St. Lucie County International Airport Ultimate Capability Approach Clear Zone Plan consisting of one (1) sheet dated May, 1984, which is adopted by reference. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation.
- C. Except as specifically provided in Section 10.01.00 and Section 11.05.08, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any airport zone hereby created unless a permit therefore shall have been applied for and granted.

#### 4.00.02 AIRPORT ZONES

The various zones are hereby established and defined as follows:

##### A. Primary Zones

The areas longitudinally centered on each runway, extending two hundred (200') feet beyond the end of the prepared hard landing surface of each runway. The primary zones for runways 9L/27R, 9R/27L and 14/32 are 1,000, 1,000 and 500 feet wide, respectively.

##### B. Nonprecision Instrument Approach Zones

The inner edge of the approach zones to runway ends 27L, 27R, 14 and 32 coincide with the width of the primary surface and are 1,000, 1,000, 500 and 500 feet wide, respectively. The approach zones expand outward uniformly to widths of three thousand five hundred (3,500) feet, at horizontal distances of ten thousand (10,000) feet from the primary surface. Their centerlines are the continuation of the centerline of the respective runways.

##### C. Precision Instrument Approach Zones

The inner edge of the approach zones to runway end 9R and 9L coincides with the width of the primary surface and are 1,000 feet wide. The approach zones expand outward uniformly to widths of 16,000 feet at horizontal distances of 50,000 feet from the primary surface. Their centerlines are the continuation of the centerline of the respective runways.

##### D. Transitional Zones

The transitional zones are the areas beneath the transitional surfaces.

E. Horizontal Zone

The horizontal zone is established by swinging arcs of 10,000 feet for runways designated non-precision or precision from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include any approach or transitional zones.

F. Conical Zone

The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet.

**4.00.03 AIRPORT ZONE HEIGHT LIMITATIONS**

Except as otherwise provided in this Code, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this Code to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

A. Primary Zones

Established as the same height as the elevation of the nearest point on the respective runway centerlines.

B. Nonprecision Instrument Approach Zones

Slope one (1) foot upward for each thirty-four (34) feet outward beginning at the end of and at the same elevation as the primary zone extending to a horizontal distance of 10,000 feet along the extended runway centerline.

C. Precision Instrument Approach Zones

Slope one (1) foot upward for each fifty (50) feet outward beginning at the end of and at the same elevation as the primary zone extending to a horizontal distance of 10,000 feet along the extended runway centerlines; thence slope upward one (1) foot vertically for each forty (40) foot horizontally for an additional horizontal distance of 40,000 feet along the extended runway centerlines.

D. Transitional Zones

Slope one (1) foot upward for each seven (7) feet outward beginning at the sides of and at the same elevation as the primary zone and the approach zone, extending to 174 feet above mean sea level. In addition to the foregoing, there are established height limits sloping one (1) foot upward for each seven (7) feet outward beginning at the sides of and at the same elevation as the approach zone, extending to where they intersect the conical zone. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping one (1) foot upward for each seven feet outward beginning at the sides of and at the same elevation as the approach zone, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerlines.

E. Horizontal Zone

Established at 150 feet above the airport elevation or at a height of 174 feet above mean sea level.

F. Conical Zone

Slopes one (1) foot upward for each twenty (20) feet outward beginning at the periphery of the horizontal zone 150 feet above the airport elevation extending to a height of 350 feet above the airport elevation.

G. Other Areas

In addition to the height limitations imposed in subsections A through F above, no structure or obstruction will be permitted in St. Lucie County that would cause a minimum obstruction clearance altitude, a minimum descent altitude, minimum vector altitude or decision height to be raised or that would impose a climb gradient for any runway departure at St. Lucie County International Airport.

**4.00.04 USE RESTRICTIONS**

Notwithstanding any other provisions of this Code, no use may be made of land or water within any zone established by this Section in such a manner as to create electrical interference with navigational signals or radio communication between aircraft and the airport; result in glare in the eyes of pilots using the airport; impair visibility in the vicinity of the airport; operate or install lights which are misleading or dangerous to aircraft operation; create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

#### **4.01.00 HUTCHINSON ISLAND - BUILDING HEIGHT OVERLAY ZONE**

##### **4.01.01 INTENT**

- A. This Section is intended to recognize the dynamic, scenic and unique characteristics of Hutchinson Island in the unincorporated areas of St. Lucie County through regulating the maximum permitted heights of buildings.
- B. Objective 1.1.10 of the St. Lucie County Comprehensive Plan, recognizes the unique coastal resources of the County and the need to provide balance between private property development and still assure a full range of public use of the beach environment.
- C. Policy 1.1.10.1 of the St. Lucie County Comprehensive Plan recognizes the Hutchinson Island Resource Planning and Management Plan and the need to consider its polices and objectives in the development of Hutchinson Island
- D. Policy 7.1.1.1 of the St. Lucie County Comprehensive Plan recognizes the need for development in the coastal area to be compatible with the physical and environmental characteristic of the property.

##### **4.01.02 GENERALLY**

- A. In order to carry out the provisions of this section, there are hereby created and established certain zones which include all of the land lying east of the Atlantic Intercoastal Waterway within the unincorporated areas of St. Lucie County.
- B. Such zones are shown on the Hutchinson Island Building Height Overlay Plan as depicted in Figure 4.5a through 4.5e.
- C. Except as specifically provided for in Section 3.01.03 and 10.01.03, no structure shall be erected or otherwise established on Hutchinson Island unless it complies with the provisions of this Section.
- D. Except as specifically provided for in Section 3.01.03 and 10.01.03, nothing in this Section shall serve to relieve any person seeking a Final Development Order from complying with the requirements of Section 7.04.00 (Table 7.10 and Building Spacing).

#### **4.01.03 HUTCHINSON ISLAND BUILDING HEIGHT ZONES**

The various zones regulating the maximum building height on Hutchinson Island are hereby established and specifically defined as follows:

##### **A. HUTCHINSON ISLAND - ZONE A**

###### ***North Hutchinson Island:***

Those lands lying east of Blue Hole Creek and west of the west right-of-way line for State Road A-1-A, bounded on the north by a line 2058 feet, more or less, north of and parallel to the south section line of Sections 10 and 11, Township 34 South, Range 40 East and on the south by a line 1150 feet north of and parallel to the 1/2 section line of Sections 14 and 15, Township 34 South, Range 40 East; and,

Those lands lying east of the east right-of-way line of SR A-1-A and west of the Atlantic Ocean,

bounded on the north by the north section line of Section 23, Township 34 South, Range 40 East and on the south by the north right-of-way line of Shorewinds Drive; and,

***South Hutchinson Island:***

The south 1550 feet, more or less, of Section 4, Township 36 South, Range 41 East, and the north 437 feet, more or less, of Section 9, Township 36 South, Range 41 East, all lands lying east of SR A-1-A; and,

Those areas west of SR A-1-A lying between Big Mud Creek on the north and the south line of Section 16, Township 36 South, Range 41 East, more commonly referred as the St. Lucie Nuclear Power Plant, where the regulations of the Utility (U) zoning district shall apply; and,

That portion of Sections 22, Township 36 South, Range 41 East, more commonly known as Sand Dollar Villas, Sand Dollar North, and the South Hutchinson Island Wastewater Treatment Plant area; and,

Those lands lying east of the east right-of-way line for SR A-1-A and west of the Atlantic Ocean, bounded on the north by the north line of Section 34, Township 36 South, Range 41 East and on the south by the Martin County Line.

**B. HUTCHINSON ISLAND - ZONE B**

***North Hutchinson Island:***

Those lands lying east of the Atlantic Intercoastal Waterway and west of the Atlantic Ocean, bounded on the north by the Indian River County Line and on the south by the Ft. Pierce Inlet, less and excepting the following:

- o Those lands lying east of Blue Hole Creek and west of the west right-of-way line for State Road A-1-A, bounded on the north by a line 2058 feet, more or less, north of and parallel to the south section line of Sections 10 and 11, Township 34 South, Range 40 East and on the south by a line 1150 feet north of and parallel to the 1/2 section line of Sections 14 and 15, Township 34 South, Range 40 East; and,
- o Those lands lying east of the east right-of-way line of SR A-1-A and west of the Atlantic Ocean, bounded on the north by the north section line of Section 23, Township 34 South, Range 40 East and on the south by the north right-of-way line of Shorewinds Drive; and,

***South Hutchinson Island:***

Those lands lying east of the Atlantic Intercoastal Waterway and west of the Atlantic Ocean, bounded on the north by the Ft. Pierce City Limits and on the south by the Martin County Line, less and excepting the following:

- o the south 1550 feet, more or less, of Section 4, Township 36 South, Range 41 East, and the north 437 feet, more or less, of Section 9, Township 36 South, Range 41 East, all lands lying east of SR A-1-A; and,
- o those areas west of SR A-1-A lying between Big Mud Creek on the north and the south line of Section 16, Township 36 South, Range 41 East, more commonly referred as the St. Lucie Nuclear Power Plant, where the regulations of the Utility (U) zoning district shall apply;

and,

- o that portion of Sections 22, Township 36 South, Range 41 East, more commonly known as Sand Dollar Villas, Sand Dollar North, and the South Hutchinson Island Wastewater Treatment Plant area; and,
- o those lands lying east of the east right-of-way line for SR A-1-A and west of the Atlantic Ocean, bounded on the north by the north line of Section 34, Township 36 South, Range 41 East and on the south by the Martin County Line.
- o those lands lying east of the east right-of-way line for SR A-1-A and west of the Atlantic Ocean, bounded on the north by the north line of Section 34, Township 36 South, Range 41 East and on the south by the Martin County Line.

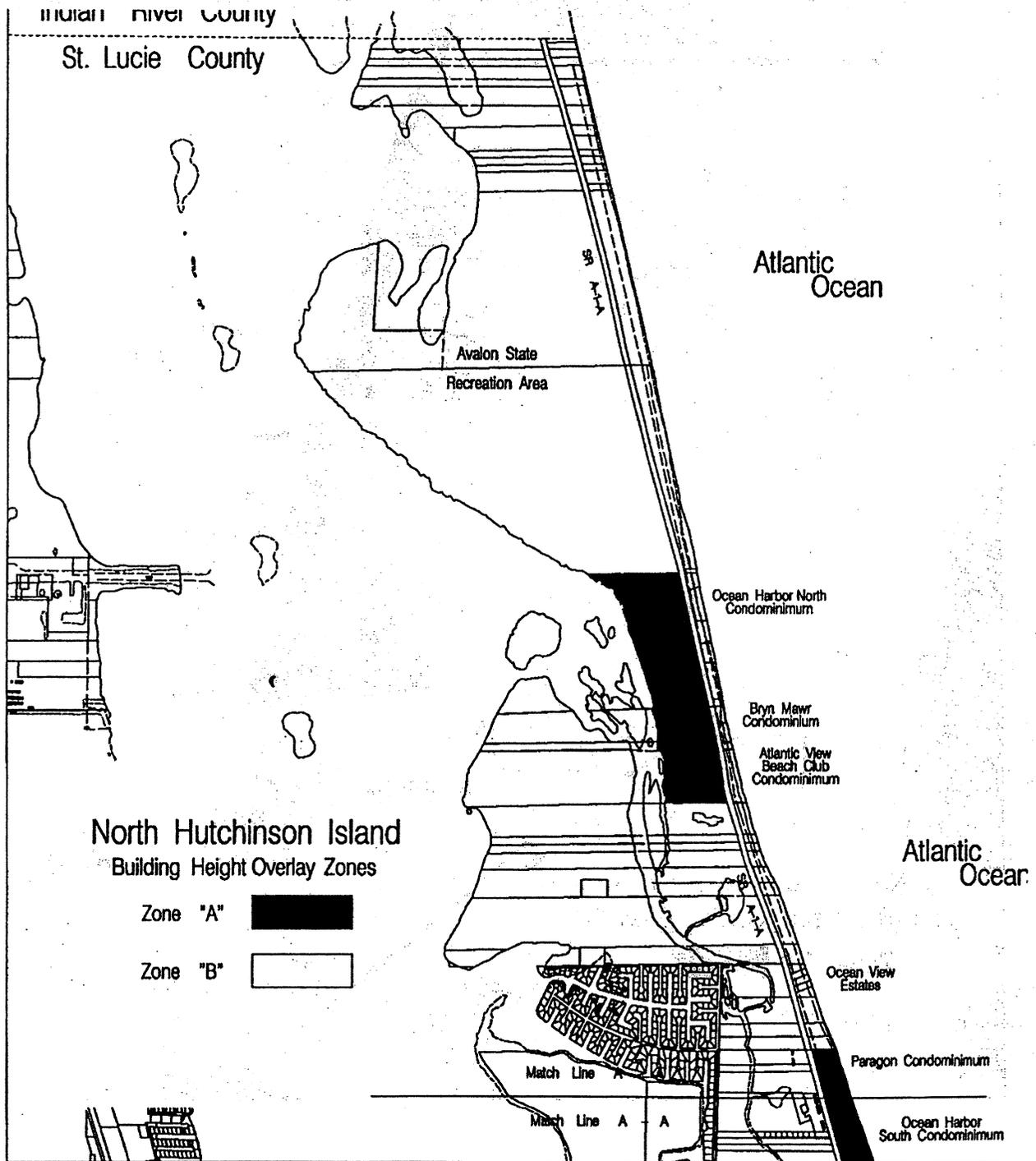


figure 4.5b

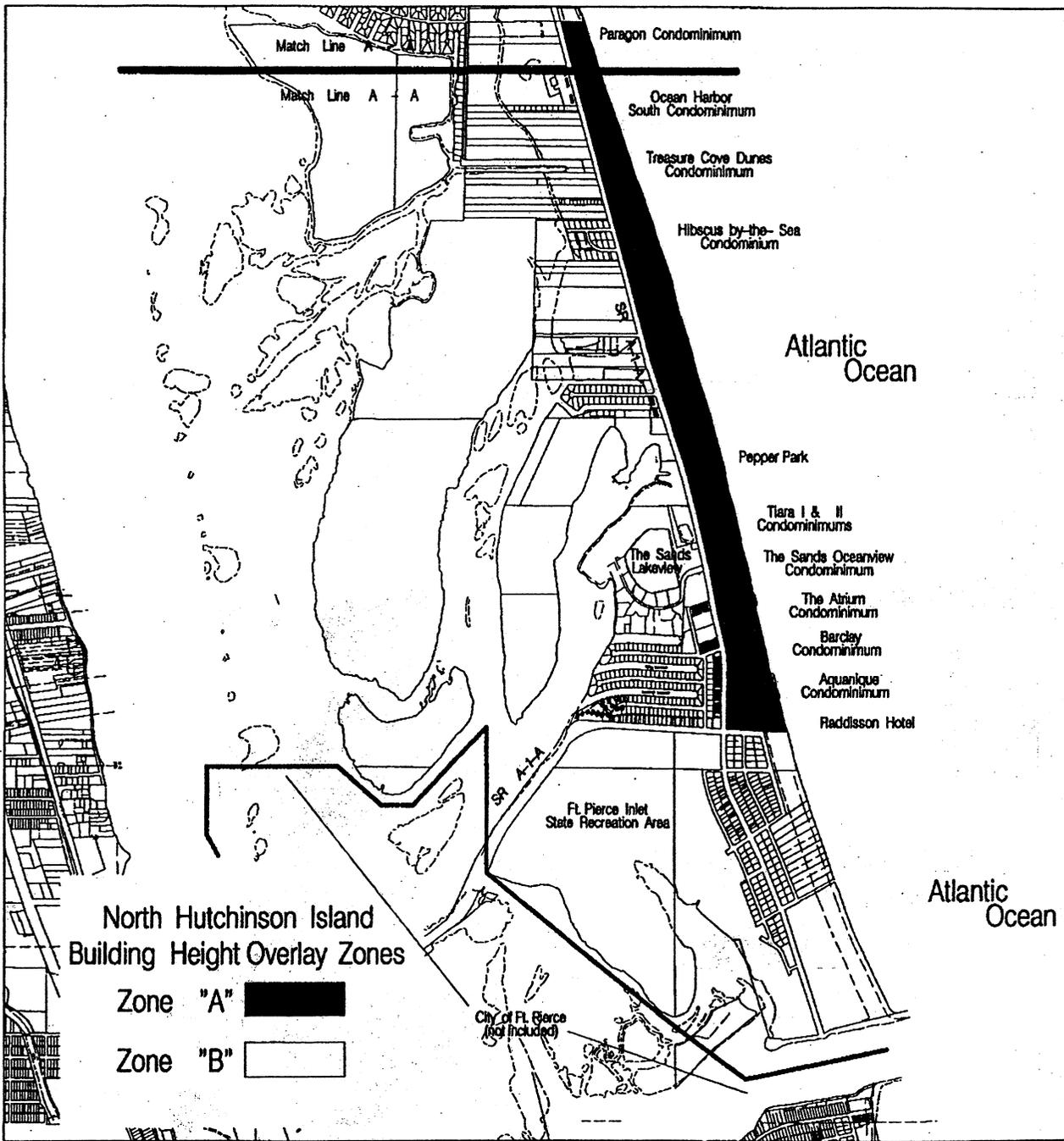


Figure 4.5c

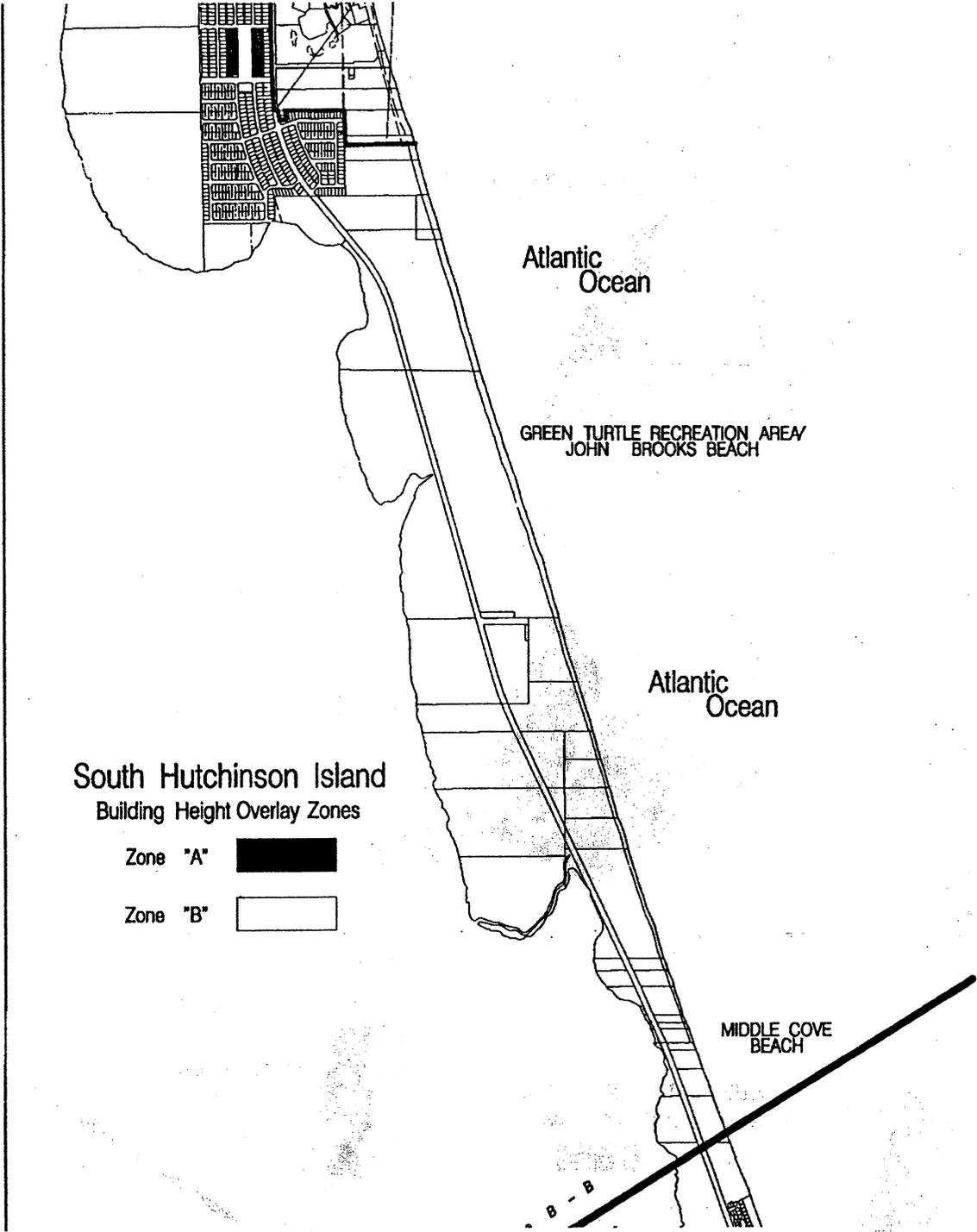


Figure 4.5d

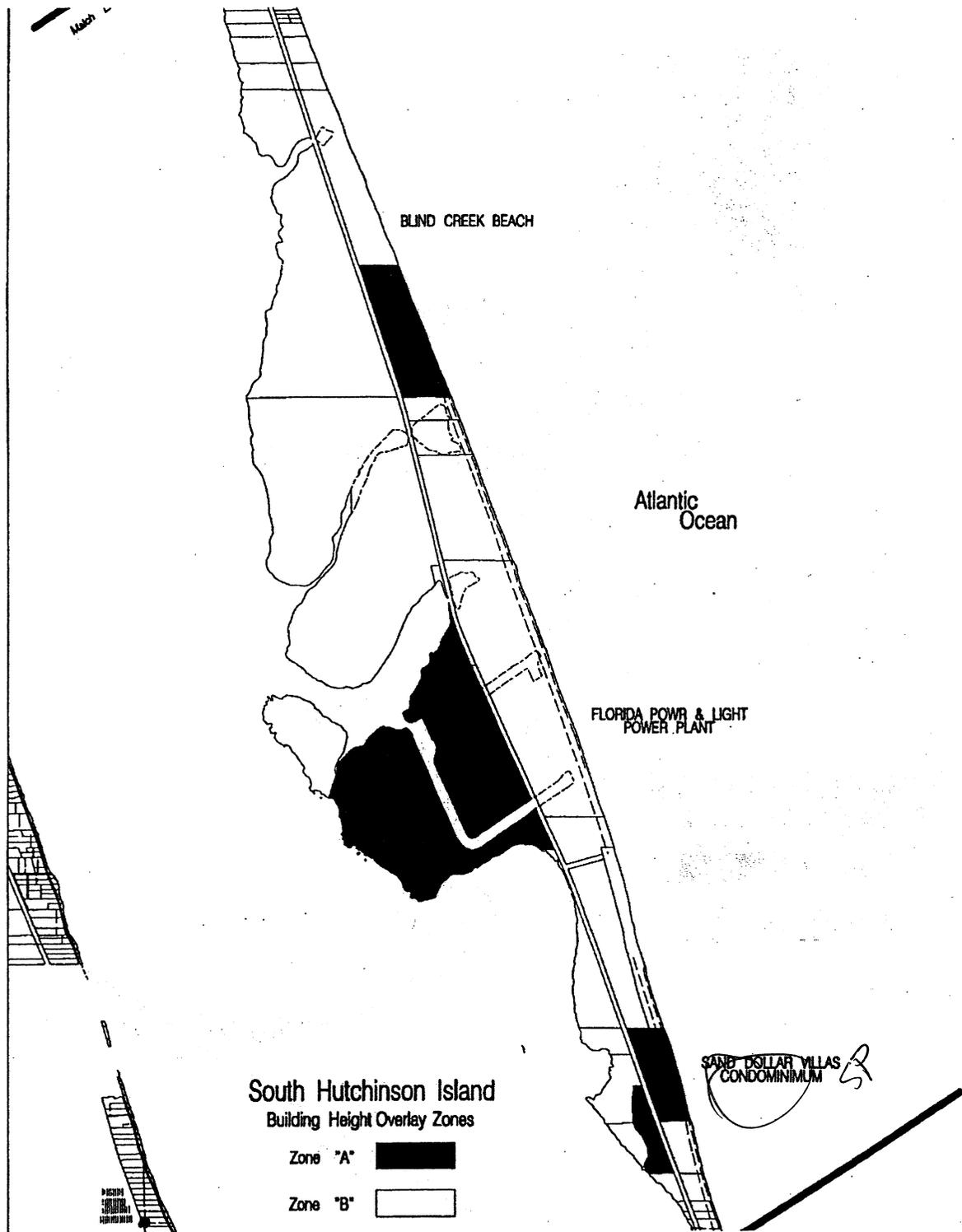
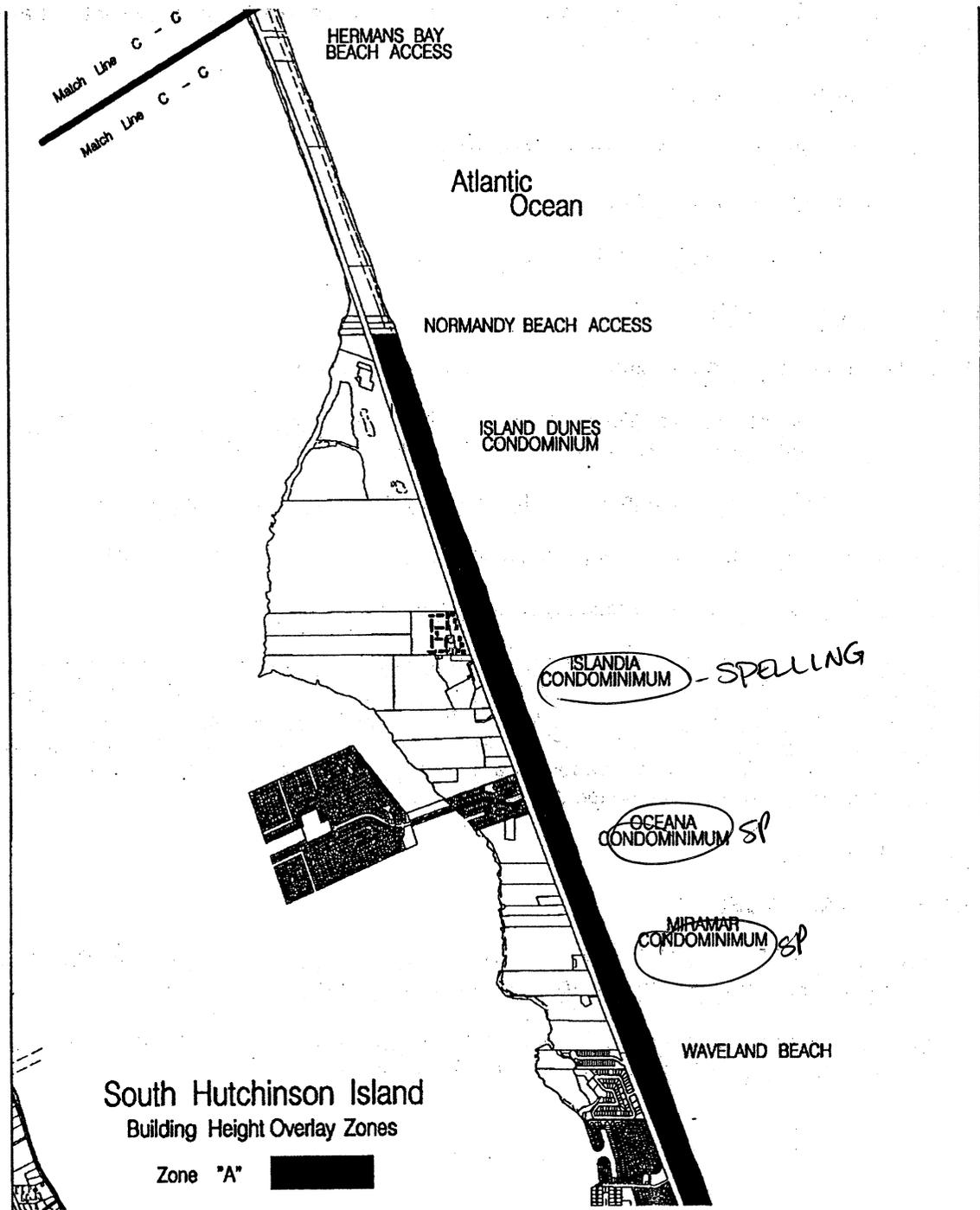


Figure 4.5e



↓ extended to City Line

#### **4.01.04 HUTCHINSON ISLAND HEIGHT LIMITATIONS**

Except as otherwise provided in this Code, no structure shall be erected or altered in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the following zones:

- A. HUTCHINSON ISLAND - ZONE A  
The maximum building height shall not exceed 125 feet.
- B. HUTCHINSON ISLAND - ZONE B  
The maximum building height shall not exceed 35 feet.

#### **4.01.05 EXCEPTIONS**

The following structures are not subject to the provisions of this Section:

- A. Any lawfully approved and valid site plan recognized under Section 1.03.03 of this Code , pursuant to Vested Rights determination, as described in Section 11.09.00 of this Code.
- B. Communication towers/sirens erected by or for a duly authorized public safety activity.
- C. Electrical, telephone, cable tv/radio or similar communications transmission poles.
- D. Street lights and/or traffic control/surveillance devices.
- E. Telecommunication Towers and antenna that are located in *Hutchinson Island Zone A* as described in Section 4.01.03 , subject to the standards of Section 7.10.23. The location for any such located tower or antenna shall be as a co-located facility on an existing building or structure in the Hutchinson Island Zone A . The maximum height of any antenna or tower so located shall be 1/10 of the building height or 15 feet above the main roof surface of the building, whichever is lower. All towers or antennas shall be located so as not to be visible from the ground.
- F. Roads or Bridges.

#### **4.01.06 VARIANCES**

- A. Any request for variance from the maximum height regulations set forth in this Section shall be reviewed in accordance with the provisions of Section 10.01.00.
- B. No variance from the provisions of this Section shall be granted that would permit any building to have a height in excess of one hundred and twenty five (125) feet.

**4.02.00 RIVER PARK - COMMUNITY OVERLAY ZONE**

**4.02.01 PURPOSE and INTENT**

- A. It is the purpose and intent of this section to recognize changing conditions along Prima Vista Boulevard, in the River Park Subdivision, between South US #1 (SR 5) and Arioso Boulevard and to establish supplemental performance standards of review by which to evaluate all applications for change in zoning to nonresidential use which may be filed for parcels in the River Park subdivision area as further described in this Section.
- B. This section is intended to provide for a logical and orderly transition from residential to nonresidential zoning where appropriate, and to protect those parcels which remain residential from the impacts of the nonresidential development.
- C. Nothing in this section is intended to superceed the minimum standards of review for any amendment to the Official Zoning Atlas of St. Lucie County as set forth in Section 11.06.03 of this Code.

**4.02.02 RIVER PARK COMMUNITY OVERLAY ZONE ESTABLISHED**

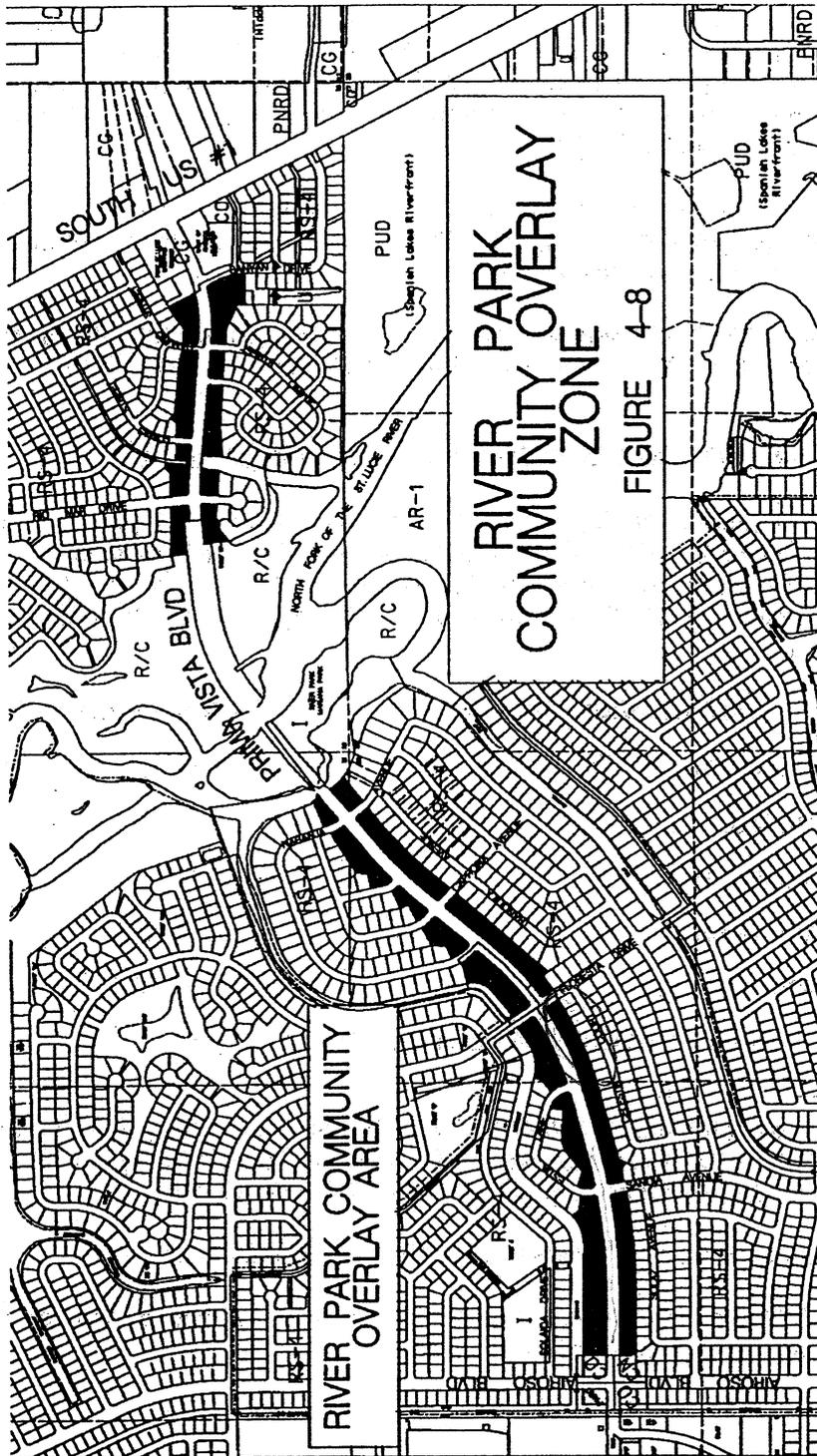
- A. The River Park Community Overlay Zone shall consist of all those parcels of land lying in the following subdivisions as recorded in the official land records of St. Lucie County, Florida, and which share a common property line with the right-of-way for Prima Vista Boulevard and/or and are contiguous to a parcel of land that shares a common property line with the right-of-way for Prima Vista Boulevard:

SUBDIVISION NAME	PLAT BOOK	PAGE
RIVER PARK - UNIT 3	10	80
RIVER PARK - UNIT 4	11	9
RIVER PARK - UNIT 5	11	31
RIVER PARK - UNIT 6	12	26
RIVER PARK - UNIT 10	14	29
SUBDIV. OF PART OF TRACT "E", RIVER PARK - UNIT 3	12	22

Except that those properties in the above subdivisions that were classified with a COM (Commercial) Future Land Use designation on August 6, 1996, the date of establishment of these regulations, shall not be not be included in the River Park Overlay Zone.

Figure 4-8 generally depicts the limits of the above described overlay zone.

- B. The River Park Community Overlay Zone, created in Part A above, shall be divided into two subzones, generally described as follows:



**Figure 6**

1.) Intersection Zone

The Intersection Zone(s) shall be centered at the following locations:

- a.) Prima Vista Boulevard and South US #1
- b.) Prima Vista Boulevard and Floresta Drive
- c.) Prima Vista Boulevard and Arioso Drive

The Intersection Zone shall consist of those properties which share a common property line with the right-of-way for Prima Vista Boulevard and/or are contiguous to a parcel of land, under the common ownership or control of the same person, party or interest group, that shares a common property line with the right-of-way for Prima Vista Boulevard.

In no instance shall an Intersection Zone extend more than 500 feet (approximately five platted lots) from the center of any of the intersections identified above.

2.) Mid-Block Zone

The Mid-Block Zone(s) shall consist of those properties which share a common property line with the right-of-way for Prima Vista Boulevard and/or are contiguous to a parcel of land, under the common ownership or control of the same person, party or interest group, that shares a common property line with the right-of-way for Prima Vista Boulevard.

**4.02.03 LIMITATIONS ON REZONING APPLICATIONS**

All applications for change in zoning in the River Park Community Overlay Zone shall be consistent with the following Table.

**TABLE 4-8**

RIVER PARK COMMUNITY OVERLAY ZONE REZONING OPTIONS	
INTERSECTION ZONES	MID-BLOCK ZONES
PUD & PNRD (CO & CN uses only, except as specified in 4.02.05)	Comprehensive Plan Amendment to Commercial (COM) required for any change to a nonresidential zoning category, including PNRD
PMUD (residential and CO and CN use only, except as specified in 4.02.05)	

**4.02.04 PERFORMANCE STANDARDS**

The following performance standards shall be maintained for approval of any planned development or site plan within the River Park Community Overlay Zone. To the extent that these River Park Community Overlay standards are more restrictive than another provision of this code, the stricter of the two standards shall apply.

**A. Building Height:**

Maximum height for any structure shall be 25 feet.

**B. Minimum Parcel Size:**

No change in zoning to a non-residential zoning designation shall be granted for any parcel of less than 20,000 square feet (approximately two lots as shown on the recorded plats for the River Park s/d).

**C. Access Management:**

In addition to the minimum standards set forth in Section 7.05.06 of this code, the following driveway locations standards shall apply:

- 1.) Number of Driveway Connections - No more than one driveway per street frontage under common ownership shall be permitted.
- 2.) Distance from Intersections - The nearest edge of any driveway shall be located no closer than 150 feet from the centerline of any perpendicular intersecting street.

**D. Pedestrian Access:**

- 1.) All site plans and planned developments approved for commercial uses within the River Park Community Overlay Zone shall provide for pedestrian access directly from the streetside sidewalk to the commercial use without crossing the parking areas.

**E. Offstreet Parking and Loading:**

- 1.) Offstreet parking and loading shall meet the minimum requirements of Section 7.06.00 of this Code.

**F. Buffering and Landscaping:**

- 1.) Buffering and landscaping shall meet the minimum requirements of Section 7.09.00 of this Code.

**G. Lighting:**

- 1.) All site lighting shall be installed so that no off site areas are directly illuminated.

**H. Signs:**

- 1.) Signs for all uses within the River Park Community Overlay Zone shall conform to the requirements of Section 9.01.01(E), (Neighborhood Commercial) of this Code.

**4.02.05 USE LIMITATIONS**

The following uses shall be specifically prohibited, regardless of zoning classification, within the River Park Community Overlay Zone.

- A. Eating and drinking places
- B. Gasoline and other fuel sales and services
- C. Drive-In Facilities

**4.03.00 - 4.10.00**

**(RESERVED)**

#### **4.11.00 HISTORIC PRESERVATION**

##### **4.11.01 CHANGES TO HISTORIC STRUCTURES OR SITES**

- A. Changes to historic structures or sites must be reviewed and approved by the Community Development Director.
- B. For the purpose of this section, the changes that must be approved include site plans, building permits, demolition permits, DRI's, rezoning applications, conditional use applications, variance applications, land use change applications, and vegetation removal applications.
- C. The Community Development Director shall consult with the County designated historical group on all projects involving changes to these structures and/or sites.
- D. Any proposed alteration shall be reviewed for conformance with Objective 7.1.6 and Policies 1.1.5.3 and 7.1.6.1 of the St. Lucie County Comprehensive Plan and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- E. If the proposed changes/development is disapproved by the Community Development Director, the applicant shall be notified in writing by the Director of the historic value of the structure/site and the reasons the application was disapproved.
- F. If the applicant or the County designated historical group does not agree with the decision of the Community Development Director, an appeal may be made in writing to the Board of Adjustment within thirty (30) days of the date of notification in accordance with Section 11.11.00.