

ORDINANCE NO. 07-055

AN ORDINANCE OF ST. LUCIE COUNTY, FLORIDA, ADOPTING INTERIM LAND DEVELOPMENT REGULATIONS TO APPLY TO PROPERTY GENERALLY LOCATED IN THE TOWNS VILLAGES AND COUNTRYSIDE (TVC) OVERLAY ZONE AND AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT A HERETO, WHICH REGULATIONS ARE ATTACHED AS EXHIBIT B HERETO; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE AND TERMINATION.

WHEREAS, the St. Lucie County Board of County Commissioners (the "Board") has for several years been in the preparation of comprehensive plan amendments ("amendments") to implement the results of the North St. Lucie County Charrette, and transmitted the Towns Villages and Countryside comprehensive plan amendments to the Florida Department of Community Affairs on October 17, 2005; and

WHEREAS, on January 13, 2006, the Florida Department of Community Affairs provided Objections, Recommendations, and Comments regarding the proposed amendments; and

WHEREAS, the implementation of the aforesaid Charrette results and the comprehensive plan amendments by the adoption of land development regulations shall serve to further guide land use and development, so that the public health, welfare and safety is protected and the aesthetic, and environmental resources of the County are further enhanced and protected from impairment and suburban sprawl is avoided; and

WHEREAS, an important element of the County's growth management strategy includes development and implementation of balanced land development regulations to manage the emerging trend for extensive development activities arising within the northern part of the County that is the subject of the North County Charrette Master Plan and the TVC Element; and

WHEREAS, the draft land development regulations that will implement the proposed amendments were subject to a public workshop before the Board on February 7, 2006 and the regulations for transfer of development rights as a component of the implementing regulations were subject to a public workshop before the Board on March 7, 2006; and

WHEREAS, the Board adopted implementing ordinances in the form of land development regulations (Ordinance 06-017) and regulations for transfer of development rights (Ordinance 06-018) on May 30, 2006; and

WHEREAS, the TVC Element Comprehensive Plan amendments and the associated implementing ordinances are pending effective based on the Department of Administrative Hearing; and

WHEREAS, there is a need to develop interim land development regulations for the TVC area that are consistent with the County's current comprehensive plan; and

EDWIN M. FRY, JR., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3142671 12/11/2007 at 08:07 AM
OR BOOK 2913 PAGE 2331 - 2447 Doc Type: ORD
RECORDING: \$996.00

WHEREAS, these Interim Land Development Regulations and Transferable Development Rights implement standards for development consistent with TVC and the effective St. Lucie County Comprehensive Plan;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals is hereby adopted and confirmed.

Section 2. Adoption of Towns, Villages and Countryside Interim Land Development Regulations. The Board hereby adopts the Towns, Villages and Countryside Interim Land Development Regulations, attached as Exhibit B hereto, as a part of the St. Lucie County Land Development Code. These regulations shall apply to that property generally located in the Towns, Villages and Countryside (TVC) Overlay Zone and as more specifically depicted in the cross hatched area of Exhibit A attached hereto.

Section 3. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Codification. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Land Development Code of St. Lucie County, Florida, and that the sections of the Land Development Regulations as set forth on Exhibit B may be renumbered or re-lettered to accomplish such intentions.

Section 5. Effective Date and Repeal. This Ordinance shall be effective upon filing with the Department of State. This ordinance shall automatically stand repealed on the same date on which the Towns, Villages and Countryside Comprehensive Plan amendments shall become effective in accordance with Chapter 163, Part II, Florida Statutes, on which date Ordinance 06-017, as corrected by Ordinance 07-041, and Ordinance 06-018 will take effect and replace the provisions of Ordinance 07-055. Applications for development orders under this ordinance that are pending as of the effective date of Ordinances 06-017 and 06-018 may continue to be reviewed and approved or denied by the County under the TVC Interim Land Development Regulations for as long as the development orders are continued to be processed in good faith, but no later than one year after Ordinances 06-017 and 06-018 become effective.

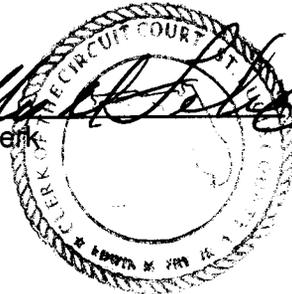
After motion and second, on second hearing and adoption, the vote on this ordinance was as follows:

Chairman Joseph E. Smith	Aye
Vice Chairman Paula A. Lewis	Aye
Commissioner Doug Coward	Aye
Commissioner Charles Grande	Aye
Commissioner Chris Craft	Aye

PASSED AND DULY ADOPTED this 20th day of November, 2007

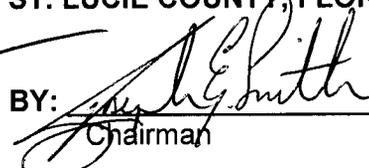
ATTEST:


Deputy Clerk



**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

BY:


Chairman

**APPROVED AS TO FORM AND
CORRECTNESS**

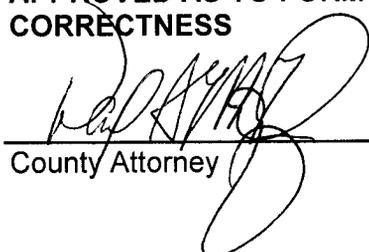
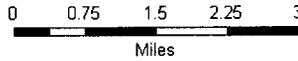

County Attorney

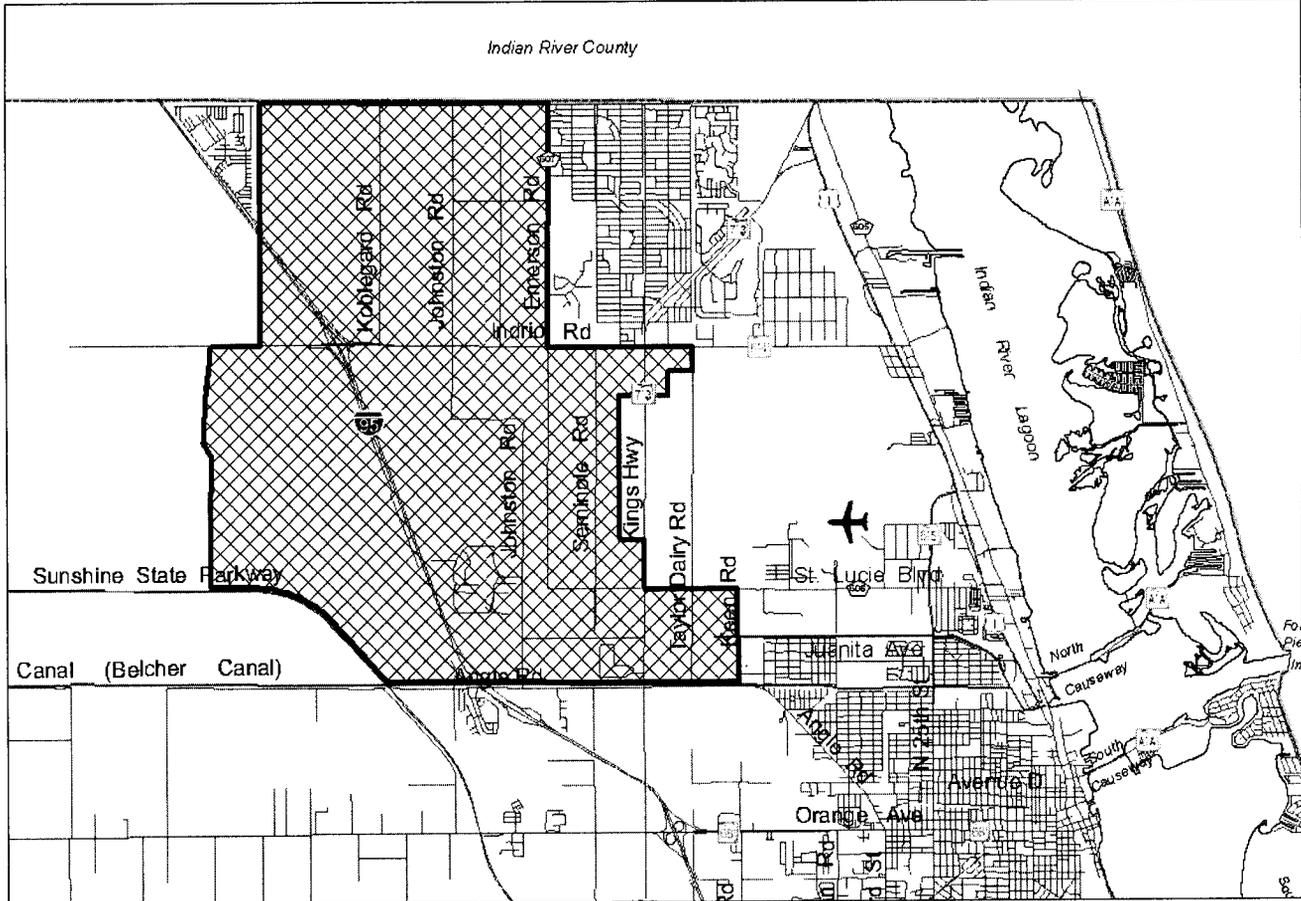
EXHIBIT A
TOWNS, VILLAGES, AND COUNTRYSIDE
OVERLAY ZONE BOUNDARY

Legend

 TVC Overlay Zone



St. Lucie County
Grass Management Department
 Map prepared August 28, 2007



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 3, 4, 5, 8, 9, 10, 17, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 32, 33, 34, 35, AND 36, T-34-S, R-39-E, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.W. CORNER OF SECTION 5, T-34-S, R-39-E; THENCE SOUTH ALONG THE WEST LINE OF SECTIONS 5, 8, AND 17, T-34-S, R-39-E TO THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 17, T-34-S, R-39-E; THENCE WEST ALONG THE SOUTH LINE OF THE N.E. 1/4 OF SECTION 18 T-34-S, R-39-E 1356.54' TO A POINT; THENCE SOUTH 76.00' TO A POINT; THENCE WEST 1356.70' TO THE WEST LINE OF THE S.E. 1/4 OF SECTION 18, T-34-S, R-39-E; THENCE SOUTH 456.63' TO A POINT; THENCE SOUTHWESTERLY 182.60' MORE OR LESS TO A POINT ON THE CENTERLINE OF THE FORT PIERCE FARMS WATER CONTROL DISTRICT DIKE AS REFERENCED WITHIN ORB 287 AT PAGE 1830 OF

THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) CALLS;

1. THENCE SOUTH 1980.10' TO A POINT ON THE SOUTH LINE OF SECTION 18, T-34-S, R-39-E;
2. THENCE SOUTH 2697.26' MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE N.W. ¼ SECTION LINE OF SECTION 19, T-34-S, R-39-E;
3. THENCE SOUTHEAST 886.31' MORE OR LESS TO A POINT;
4. THENCE SOUTH 1946.51' TO A POINT ON THE SOUTH LINE OF SECTION 19, T-34-S, R-39-E;

THENCE RUN WEST DEPARTING SAID CENTERLINE A DISTANCE OF 58' MORE OR LESS TO THE N.W. CORNER OF THE EAST ½ OF SECTION 30, T-34-S, R-39-E; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 30 TO THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY; THENCE EAST AND SOUTH EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-25; THENCE EAST ON THE NORTH RIGHT-OF-WAY LINE OF SAID C-25 CANAL TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF KEEN ROAD; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF KEEN ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ST. LUCIE BOULEVARD; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ST. LUCIE BOULEVARD TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY TO A POINT ON THE NORTH LINE OF THE S.W. 1/4 OF SECTION 25, T-34-S, R-39-E; THENCE WEST ALONG SAID NORTH LINE OF THE S.W. 1/4 OF SECTION 25 TO THE S.W. CORNER OF THE EAST ½ OF THE N.E. ¼ OF SECTION 26, T-34-S, R-39-E; THENCE RUN NORTH ALONG THE WEST LINE OF THE EAST ½ OF THE NE ¼ OF SECTION 26, T-34-S, R-39-E TO A POINT ON THE SOUTH LINE OF SECTION 14, T-34-S, R-39-E; THENCE EAST ALONG THE SOUTH LINE OF SECTIONS 14 AND 13, T-34-S, R-39-E TO THE S.E. CORNER OF THE S.W. ¼ OF THE S.W. ¼ OF SECTION 13, T-34-S, R-39-E; THENCE NORTH ALONG THE EAST LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 13, T-34-S, R-39-E TO THE N.E. CORNER OF SAID S.W. 1/4 OF THE S.W. 1/4; THENCE EAST TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TAYLOR DAIRY ROAD; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF TAYLOR DAIRY ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INDRIO ROAD; THENCE WEST ON THE SOUTH RIGHT-OF-WAY LINE OF INDRIO ROAD TO A POINT ON THE WEST LINE OF SECTION 14, T-34-S, R-39-E; THENCE NORTH ALONG THE WEST LINE OF SECTIONS 14, 11, AND 2, T-34-S, R-39-E TO THE N. W. CORNER OF SECTION 2, T-34-S, R-39-E; THENCE WEST ALONG THE NORTH LINE OF SECTIONS 3, 4, AND 5, T-34-S, R-39-E TO THE N.W. CORNER OF SECTION 5, T-34-S, R-39-E AND THE POINT OF BEGINNING.

EXHIBIT B
St. Lucie County, Florida
Towns, Villages and Countryside
Interim Land Development Regulations

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Chapter IV "Special Districts" of the Land Development Code is amended to create Sections 4.04.00 through 4.04.06 "TVC - Overlay Zone (Towns, Villages, Countryside)" as follows. Language that is not underlined is identical to Ordinance 06-017 (which will take effect on the same date when the Towns, Villages and Countryside Comprehensive Plan amendments take effect). Language that is struck through is contained in Ordinance 06-017 but is not being adopted by Ordinance 07-055. Language that is underlined is not contained in Ordinance 06-017 but is being adopted on an interim basis by Ordinance 07-055.

4.04.00 TVC - OVERLAY ZONE (TOWNS, VILLAGES, COUNTRYSIDE)

4.04.01 PURPOSE AND INTENT

The purpose and intent of Section 4.04.00 of this Code is to:

A. Serve as interim guiding standards for Planned Developments within the TVC Overlay Zone of the Land Development Regulations. This ordinance will automatically terminate and be replaced by Ordinance 06-017 and Ordinance 06-018 when the Towns, Villages and Countryside Element of the Comprehensive Plan becomes effective. Guide the creation of Towns, Villages, protected Countryside, and other permitted uses on land designated TVC on the Future Land Use Map of the St. Lucie County Comprehensive Plan.

B. Ensure that all development of land designated within the TVC Overlay Zone in this code takes place in accordance with the results of the 2004 North St. Lucie County Charrette and as consistent with the St. Lucie County settlement principles set forth in the TVC Element of the Comprehensive Plan in effect as of the adoption date of this ordinance. Where this overlay zone directly conflicts with other portions of this code, this overlay zone will prevail; however, no development may be approved that conflicts with the St. Lucie County Comprehensive Plan.

C. Provide procedures for transferring development rights using TDR credits as consistent with Objective 1.1.4 of the Comprehensive Plan. Such transfers will allow continued rural uses of land within the that is designated TVC Overlay Zone by transferring some or all of its development rights to Towns or Villages or to land within the Urban Service Boundary.

4.04.02 ESSENTIAL TVC CONCEPTS

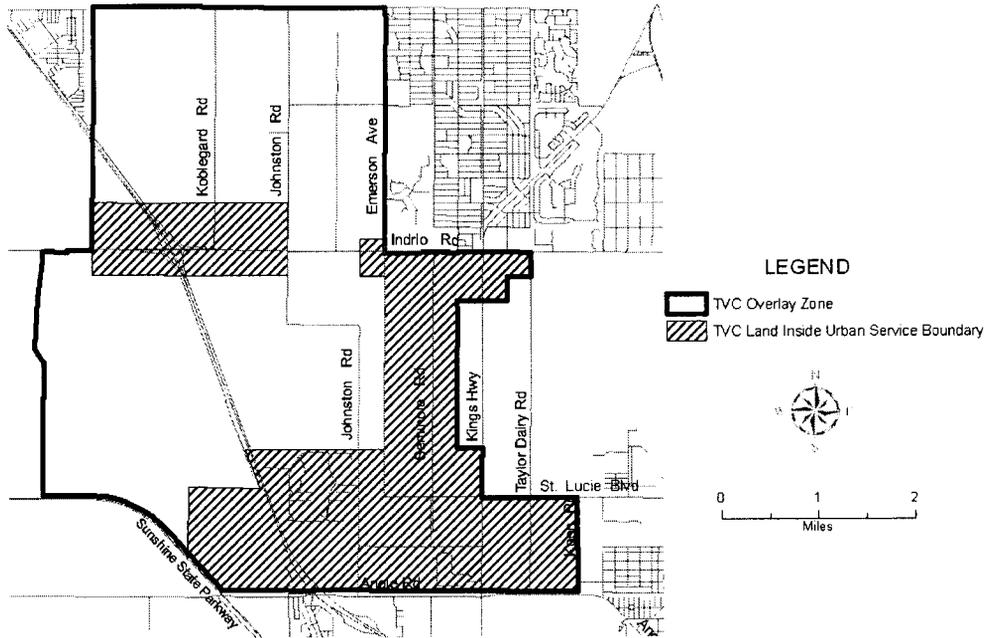
Four essential concepts for the regulation of land within the designated TVC Overlay Zone are highlighted here:

A. TVC OVERLAY ZONE

This section of the code establishes a TVC Overlay Zone whose boundaries are taken from the 2004 North St. Lucie County Charrette study area. identical to the TVC designation on the Future Land Use Map of the Comprehensive Plan as initially adopted in May 2006. This overlay zone provides general guidance and specific standards that, in conjunction with the remainder of this Code, will carry out the settlement patterns derived from this Charrette as consistent with the St. Lucie County Comprehensive Plan goals, objectives, and policies of the TVC Element. The TVC Overlay Zone contains two sub-zones whose boundary is the Urban Service Boundary in the Comprehensive Plan as it existed in May 2006. The location and approximate boundaries of the TVC Overlay Zone and its sub-zones are shown on Figure 4-10. Comprehensive Plan

amendments that make more than incidental adjustments to these boundaries will necessitate changes to this Code.

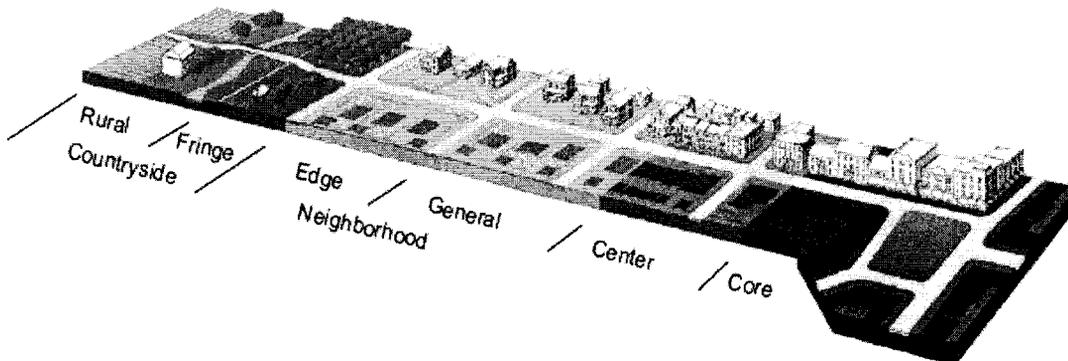
FIGURE 4-10 - TVC OVERLAY ZONE AND ITS SUB-ZONES



B. URBAN-TO-RURAL TRANSECT

Towns and Villages have physical forms that vary in character and intensity. An urban-to-rural transect that describes these characteristics in existing communities is also ideal for use as the organizing principle for new communities. New Towns and Villages and Planned Unit Developments on land within the designated TVC Overlay Zone are to be planned using the “transect zones” shown on Figure 4-11. These transect zones must be delineated on a regulating plan prepared by a developer and submitted to St. Lucie County for consideration as part of rezoning to the PTV (Planned Town or Village - see Section 3.01.03.EE) or PUD (Planned Unit Development – see Section 4.04.04.E(1)(b)) zoning district.

FIGURE 4-11 – URBAN-TO-RURAL TRANSECT



C. URBAN SERVICE BOUNDARY

The St. Lucie County Comprehensive Plan establishes an Urban Service Boundary (USB) which limits the geographic area where the county will provide certain services. The purpose is to restrict the negative impacts of a sprawling low-density development pattern including the fiscal burden placed on service providers by that pattern. About 63% of the land within the designated TVC Overlay Zone is outside this boundary and the remainder is inside. ~~The TVC Element provides incentives for moving potential development to new Towns and Villages or to certain locations inside the USB. Under certain circumstances the TVC Element allows new development to qualify for urban services even if located outside the USB (see policies under Objective 3.1.2 of the St. Lucie County Comprehensive Plan).~~

D. TRANSFERABLE DEVELOPMENT RIGHTS

The development rights attached to a parcel of land can sometimes be transferred to other parcels. The ~~TVC Element~~ Overlay Zone encourages the transfer of density for several purposes: to move potential development to certain locations inside the USB; To encourage continued use of land for rural and open space purposes by transferring potential density off the land; and to allow the accumulation of sufficient development rights to create Towns or Villages. ~~Transferable development values are set in Figure 3-3 of the TVC Element and may be increased by using the multipliers in the TDR Credit Matrix in Table 3-4 of the TVC Element. equivalent to the residential density allocated on the Future Land Use Map. Density bonuses are not permitted outside the USB. See Section 4.04.05.~~

4.04.03 OVERVIEW OF TVC APPROVAL PROCESSES

Development approvals for land designated within the TVC Overlay Zone differ in several aspects from approvals in the remainder of unincorporated St. Lucie County. These processes can be summarized as follows:

- A. ~~Owners of 500 or more acres of land located outside the USB and owners of 110 acres or more of land located inside the USB may seek approval of a new Town or Village by applying to rezone the land to the PTV (Planned Town or Village) zoning district. See Section 3.01.03.EE.~~
- B. Owners of land with a Future Land Use designation of RE, Residential Estate, outside the USB may develop according to the guidelines provided in the St. Lucie County Comprehensive Plan for that land use category and consistent with the development standards in the TVC Overlay Zone.
- ~~B. Owners of less than 500 acres of land outside the USB may take any of the following actions:
 - 1. ~~Maintain the land in its natural state or with agricultural uses consistent with its agricultural zoning district and utilize the Transfer of Development Rights (TDR) program to move at least 90% of the unused transferable development value from the land to an eligible receiving site. See Section 4.04.05.~~
 - 2. ~~Subdivide the land into individual home sites using the transferable development value assigned to that land by applying to rezone the land to the PCS (Planned Country Subdivision) zoning district. See Section 3.01.03.FF. Upon approval, the TDR program may not be used to transfer density to or from the land.~~~~

~~3. Utilize the Transfer of Development Rights (TDR) program to move or permanently set aside at least 90% of the transferable development value from the land and subdivide the land into individual home sites using the remaining development rights. See Section 4.04.04.D.3.~~

~~4. When consistent with the retail standards under Objective 3.1.8 of the TVC Element or the workplace standards under Objective 3.1.10 of the TVC Element, apply to rezone the land to the PRW (Planned Retail/Workplace) zoning district. See Section 3.01.06.GG.~~

C. Owners of less than 110 acres of land **inside the USB** may take any of the following actions:

1. ~~D develop or use the land for residential purposes in accordance with the TVC Overlay Zone requirements in Sections 4.04.01 – 4.04.06 of this Code.~~

2. ~~Residential development is limited to the maximum residential densities on the Transferable Development Value Map (Figure 3-3 of the TVC Element), except that:~~

a. ~~Density may be increased as a county incentive for providing affordable housing, workforce housing, or mixed-use development.~~

b. ~~For development built in the form of a Town or Village, density may be increased through acquisition of TDR credits from eligible sending sites. See Sections 3.01.03.EE and 4.04.05.~~

D. Owners of land of any size **inside the USB** with a Future Land Use of MXD, Mixed Use Development, or COM, Commercial, may seek rezoning of the land to the PRW (Planned Retail/Workplace) zoning district (Section 3.01.06.GG) to place retail or workplace land uses outside a Town or Village if those uses are fully consistent with the goals, objectives, and policies of the TVC Element. ~~These proposals must meet the retail standards under Objective 3.1.8 and/or the workplace standards under Objective 3.1.10, in addition to the TVC Overlay Zone requirements in Section 4.04 of this Code.~~

E. Owners of land of any size may initiate, continue, or expand agricultural uses (including forestry and equestrian uses) in accordance with the requirements of the agricultural zoning district that applies to the land. This option is available both **inside and outside the USB**. See Section 3.01.03 for lists of permitted and conditional agricultural uses in each agricultural zoning district.

4.04.04 TVC SPECIFIC STANDARDS

A. APPLICABILITY OF TVC SPECIFIC STANDARDS

1. The standards in Section 4.04.00 apply to land use and land development within the TVC Overlay Zone regardless of zoning designations, except as specifically provided.

2. The provisions of the remainder of this Code apply except where modified by this TVC Overlay Zone, by the PTV, PCS, or PRW zoning districts, or by the St. Lucie County Comprehensive Plan.

B. REGIONAL STREET NETWORK

1. ~~The TVC Element of the St. Lucie County Comprehensive Plan established in May 2006 a Future Street Network Plan that includes street improvements and new streets to be completed by the year 2030, as depicted on Figure 4-12~~ Overlay Zone establishes the standard for planned developments to provide an interconnected street network for the facilitation of sustainable transit patterns.
2. St. Lucie County will not approve any construction or development of land that would interfere with the creation of or improvements to ~~the streets identified on the Future Street Network Plan~~ a regular grid of streets as further outlined in this code. (See Section 3.01.03.EE.2.k.)
3. Development of land must accommodate and incorporate appropriate links ~~of the Future Street Network Plan~~ to facilitate an interconnected street network. Final alignments will be determined by St. Lucie County. Roadway capacity to support the proposed development must exist or be provided concurrently. Appropriate connectivity of new development to these streets and their integration with adjoining development must be demonstrated prior to development approvals.
4. ~~Streets in the Future Street Network~~ that connect rural areas to urban areas must provide transitions from higher design speeds in rural areas to lower design speeds for neighborhoods and other developed areas. Lower design speeds can be achieved by reducing the widths of travel lanes, clear zones, and medians. Lower design speeds can also be achieved by adding curbs, regularly spaced street trees, and on-street parking.

C. AGRICULTURAL USES

Owners of land are encouraged to initiate, continue, or expand agricultural uses (including forestry and equestrian uses) in accordance with the requirements of the agricultural zoning district that applies to the land; Section 3.01.03 for lists of permitted and conditional agricultural uses in each agricultural zoning district. This option is available to all land regardless of size both inside and outside the USB. At a minimum, nothing in the TVC Overlay or other implementing regulations may be construed to supersede or interfere with agricultural rights protected under Florida's Right to Farm Act. Participation is optional in the Transfer of Development Rights program which allows unused transferable development value to be moved to an eligible receiving site (see Section 4.04.05).

D. RESIDENTIAL SUBDIVISIONS OUTSIDE THE URBAN SERVICE BOUNDARY

Residential subdivisions may be created outside the Urban Service Boundary (USB) on land designated within the TVC Overlay Zone only by following one of these ~~three~~ two approaches:

1. Residential development proposals in excess of 8 units must apply to rezone the land to the PCS (Planned Country Subdivision) zoning district. (See Section 3.01.03.FF.)
2. Residential development proposals less than 8 units may develop consistent with the full intent of the underlying zoning district.

Any rezoning to allow an increase in density or development inconsistent with the full intent of the underlying zoning district is not permitted.

- ~~1. As part of a new Town or Village, using the PTV zoning district (see Section 3.01.03.EE).~~
- ~~2. Outside a Town or Village through the use of the existing transferable development value assigned to a parcel of land, using the PCS zoning district (see Section 3.01.03.FF).~~
- ~~3. Outside a Town or Village after moving or permanently setting aside at least 90% of the transferable development value from the land to an eligible receiving site in accordance with Section 4.04.05:

 - ~~a. Transferable development value remaining on the land may be used to create residential lots in accordance with the standards of this code including all TVC Overlay Zone standards.

 - ~~(1) There is no requirement to rezone from an existing AG-1 zoning district if the residential lots will comply with all AG-1 requirements. Such a development would be approved using the site plan approval process found in Chapter XI of this Code.~~
 - ~~(2) If the landowner wishes to allocate the remaining transferable development value in a more clustered manner, rezoning may be requested to PCS or other suitable zoning district. The rezoning application and subsequent site plan approval applications must be accompanied by a regulating plan that meets the standards of Section 3.01.03.EE.3.b(4) and that identifies appropriate transect zones (either Edge, General, or Center), lot types, and street types and that includes at least one civic space in order to achieve development forms consistent with the TVC Element.~~~~
 - ~~b. Upon approval of this option, urban services may be extended at the property owners' expense to lots that use the remaining transferable development value despite being located outside the USB.~~
 - ~~c. The new residential lots must be placed on one contiguous portion of the land and to the extent possible must provide an interconnected street network as described in Section 3.01.03.EE.2.k and water management in the form of an interconnected system consistent with and connected to the Flow Way System as described in Section 3.01.03.EE.2.p.~~~~

E. RESIDENTIAL SUBDIVISIONS INSIDE THE URBAN SERVICE BOUNDARY

1. Residential subdivisions may be created inside the Urban Service Boundary (USB) on land designated within the TVC Overlay Zone using the development potential indicated on the Future Land Use Map for any given parcel, plus any transferable development rights purchased from parcels outside the USB, only by following one of these ~~two~~ approaches:
 - a. As part of a new Town or Village, using the PTV zoning district (see Section 3.01.03.EE). ~~Planned Towns or Villages inside the USB require less acreage and a lower percentage of land to be designated as Countryside than for a Town or Village outside the USB (see Section 3.01.03.EE.2.b).~~
 - b. Outside a Town or Village but still inside the USB, using the transferable development value development potential assigned to a parcel of land on the Future Land Use Map, plus any TDR credits acquired ~~and/or any density bonuses that St. Lucie County may provide for affordable housing, workforce housing, or mixed uses through the Planned Unit Development process.~~
 - (1) If the land is not currently zoned to allow the desired density, the land must be rezoned to a suitable planned zoning district (for instance, see Sections

3.01.03.2.BB and 7.01.00, the standard planned unit development category and associated PUD regulations). The rezoning application and subsequent site plan approval applications must be accompanied by a regulating plan that includes the information required by Section 3.01.03.EE.3.b(4) and that identifies three consecutive transect zones (e.g., Center, General, Edge), lot types, and street types to achieve development forms consistent with the TVC Element Overlay Zone. The selected transect zones set forth in Section 3.01.03.EE.2.c(3) would apply to such land, unless the parcel is less than 32 acres in which case only one transect zone is required. The five-acre minimum parcel size for the standard PUD category would not apply to such an application.

- (2) Such residential subdivisions must provide an interconnected street network as described in Section 3.01.03.EE.2.k and water management in the form of an interconnected system consistent with and connected, if possible, to the Flow Way System as described in Section 3.01.03.EE.2.p.

c. On land designated Residential Estate, see Section 4.04.04.D (1-2).

2. Residential development on land designated within the TVC Overlay Zone that is inside the Urban Service Boundary (USB) is afforded the following special allowances:
 - a. Except on land designated RE on the Future Land Use Map, density may be increased in all proposed development inside the USB through acquisition of TDR credits from eligible sending sites (see Section 4.04.05).
 - b. ~~Transferable development rights are awarded higher multipliers when the receiving site is located inside the USB.~~

F. STANDARDS FOR NEW RESIDENTIAL BUILDINGS

The following standards apply to new dwellings on pre-existing lots in the TVC Overlay Zone; to all dwellings built in new subdivisions zoned PTV, PCS, and PRW; and to all dwellings in new subdivisions approved pursuant to 4.04.04.D and 4.04.04.E:

1. Detached garages must always be located in the rear of the lot. Detached garages must be accessed from the alley or lane except where no alley or lane is present.
2. If no alleys or lanes are present, garage doors on attached garages should face the side or the rear rather than the front and be accessed from a driveway that does not exceed 10 feet wide except at the garage entrance. Where space does not permit a side- or rear-facing garage door, any front-facing garage doors must be placed at least 20 feet behind the principal plane of the building frontage and each door is limited to one car width.

G. OTHER NON-RESIDENTIAL USES

1. Retail and workplace land uses may be placed in a Town or Village through approval of PTV zoning (see Section 3.01.03.EE).
2. Retail and workplace land uses may also be placed outside a Town or Village on parcels ~~when consistent with the retail standards under Objective 3.1.8 of the TVC Element or the workplace standards under Objective 3.1.10 of the TVC Element~~ with a Future Land Use of MXD or COM. PRW zoning (see Section 3.01.06.GG) is required except on land ~~indicated on the Transferable Development Value Map (Figure 3-3) as suitable for industrial uses; land so indicated may also qualify for light or heavy industrial zoning districts as if the land were designated Industrial on the Future Land Use Map of the St. Lucie County Comprehensive Plan.~~

4.04.05 TRANSFERABLE DEVELOPMENT RIGHTS ~~—[adopted by Ordinance 06-19]~~

A. Applicability.

Section 4.04.05 establishes procedures for the Transfer of Development Rights Program for the TVC Overlay Zone North St. Lucie County Special Area Plan (SAP). This section establishes procedures by which transferable development rights are calculated, applied, conveyed, and recorded, for the purpose of the preservation of the County's valuable agricultural land, open space, and environmental quality, and in promoting well-designed communities, social diversity, and economic growth. Paragraph C describes how transferable development rights are assigned to land within the TVC Overlay Zone North St. Lucie County SAP. Paragraph D explains that landowners are under no obligation to exercise their transferable development rights and how Transferable Development Rights Credits (TDR credits) are created. The description of the qualifying sending and receiving areas are set out in paragraphs E and F herein. The use of transferable development rights, including calculation of the number of TDR credits that may be transferred is established in paragraph F. Procedures for approval of use of TDR credits are set out in paragraph G.

B. Findings

St. Lucie County finds that the planning approach outlined in the Towns, Villages and Countryside (TVC) Overlay Zone is consistent with the County's Comprehensive Plan in effect as of the adoption date of this ordinance, Element which promotes more efficient, predictable, and sustainable patterns of development; by encouraging new development within the Urban Service Boundary. The implementation of this TDR program, while allowing increases in density on some parcels within the USB over what is designated on the Future Land Use Map, will not increase the overall density in the TVC area. in mixed-use Towns and Villages that reduce automobile dependency and provide greater opportunities for transit use, walking, and biking. The Town and Village developments The Comprehensive Plan also intends to encourage the use of cluster housing and planned unit development techniques to conserve open space and environmentally sensitive areas through the County's Land Development Regulations, including minimum acreage requirements necessary to support a viable mixed use community. The TDR program supports the other sections of the TVC Overlay Zone in implementing this policy. protect and enhance the natural environment, maintain agricultural land, and improve the citizens' quality of life. In furtherance of the Element, this section preserves and enhances existing private property rights of small and

~~large landowners while providing incentive-based options to landowners for new development consistent with the TVC Comprehensive Plan Element.~~

C. Allocation of Transferable Development Rights Within the ~~North St. Lucie County Special Area Plan (SAP) TVC Overlay Zone.~~

1. Transferable development rights are afforded only to properties with residential densities consistent with ~~the Future Land Use Map Figure 3-3 of the TVC Element.~~ Except as noted below, every parcel within the TVC Overlay Zone which is also outside of the USB, ~~on the effective date of the TVC Element,~~ is allocated one (1) transferable development right for each gross acre contained therein, excepting one acre of the curtilage around any existing house that is designated to remain on the property. Except as noted below, every parcel within the TVC Overlay Zone which is inside the USB is allocated transferable development rights equal to the number of dwelling units allowed per acre as depicted on the ~~Future Land Use Map Transferable Development Value Map (figure 3-3 of the TVC Comprehensive Plan Element)~~ for each gross acre contained therein, excepting one acre of the curtilage around any existing house that is designated to remain on the property. ~~Except as noted below, parcels within the North St. Lucie SAP which are both inside the USB and designated by the County as Environmentally Significant are allocated transferable development rights equal to the number of dwelling units allowed per acre in the Future Land Use Element for each gross acre contained therein, excepting one acre of the curtilage around any existing house that is designated to remain on the property.~~

2. Allocations for ~~roadways the Future Street Network.~~ Parcels within the TVC Overlay Zone that provide right-of-way for ~~roadways the Future Street Network,~~ shall not have the gross transferable development rights reduced by the accommodation of the roadway. ~~For parcels located outside the USB less than 500 acres in size, the area donated for the right-of-way is afforded the multiplier offered in Table F-2.~~

D. Obligation to Convey Transferable Development Rights; TDR Credits

1. The conveyance of transferable development rights from a sending area to a receiving area is intended to occur solely on a voluntary basis between consenting landowners. Landowners are not compelled by this section to convey their transferable development rights; but if they are conveyed, the conveyance shall occur pursuant to the procedures and standards of paragraphs F and G. Transferable development rights may be severed from the sending area and conveyed by sale, donation or bequest.

2. Transferable Development Rights Credits (TDR credits) are created when a multiplier (Table F-2) is applied to the transferable development rights of a property. Each TDR credit secures one (1) additional residential dwelling unit when applied to an eligible receiving site.

3. Once transferred, TDR credits may be used to construct residential development within that receiving site without a time limitation; however, TDR credits that are not applied to that receiving area within 20 years of their initial transfer shall no longer be available for transfer to another receiving area. Planned Towns or Villages (PTV) that do not use the TDR Credits generated by the Open Space and Countryside requirement of the TVC Overlay Zone within 20 years of approval shall not be eligible to transfer the unused TDR Credits to another receiving site; however such credits may be used to construct residential development within the PTV without time limitation.

E. The TDR Sending Area.

1. The area from which transferable development rights may be transferred is designated as the sending area, and is identified as those properties within the TVC Overlay Zone North St. Lucie County SAP and which are identified as desirable for conservation based on the existing natural habitat, agricultural use, location, or historic status. ~~Sending Sites are either~~ designated by the County as Environmentally Significant ~~or shown on the Transferable Development Value Map (figure 3-3 of the TVC Comprehensive Plan Element)~~ are sending sites, excepting one acre of the curtilage around any existing house that is designated to remain after TDR transfer. The following areas may participate in the TDR Program as sending sites:

a. Areas permanently designated for the Open Space and Countryside (See Section H, Conditions of Conservation Easement or Deed Restriction) including land used for the following uses:

- i. Agricultural uses,
- ii. Restored or Preserved Native habitat; or Environmentally Significant Land;
- iii. Flow Way System;
- iv. Community Parks, trails, or recreation areas;
- v. Golf course (limited to 18 holes within a Planned Town or Village);
- vi. Civic Spaces within a Planned Town or Village (PTV) including neighborhood parks, greens, squares, plazas, and playgrounds provided they are publicly accessible in perpetuity;

b. The following areas may also participate as sending sites (See Section H, Conditions of Conservation Easement or Deed Restriction):

- i. Parcels designated for higher education;

- ii. Parcels designated for targeted industry;
- ~~iii. Additional Building Lots designated for workforce housing above the requirement for 8% of the proposed number dwellings in a PTV (See Section 3.01.03.EE.2.g);~~
- iv. Civic Building Lots including schools, police stations, houses of worship;
- v. Parcels containing sites of archaeological or historical significance (See Section I, Conditions of Deed Restriction);
- vi. For parcels less than 500 acres, land donated as roadway right-of-way for the ~~Regional Street Network~~. ~~Parcels greater than 500 acres may not count land used as right-of-way for the Future Street Network as Open Space and Countryside or use a multiplier on the underlying transferable development rights.~~

2. The properties within the TVC Overlay Zone ~~the North St. Lucie County SAP~~ include two distinct areas: (a) lands outside of the Urban Service Boundary, and (b) lands within the Urban Service Boundary.

- ~~a.~~ ~~Outside of the USB, TDR credits may be sent from any one property to another providing the receiving site is a minimum of 500 acres in size.~~
- ~~a. b.~~ Outside the USB, TDR credits may be sent from any one property, to any property within the USB providing the receiving site is within the TVC Overlay Zone. ~~or is designated on the North St. Lucie County Preferred TDR Receiving Site Map (Figure 3-12 of the TVC Comprehensive Plan Element).~~
- b. ~~e.~~ Inside the USB, within the TVC Overlay Zone, TDR credits may be sent from any one property to another.
- c. ~~d.~~ TDR Credits may not be sent from a property within the USB to a property outside of the USB, ~~except if (1) the sending property is both within the North St. Lucie County SAP and is designated by the County as Environmentally Significant or (2) the property is contiguous (parcels are adjoining for a minimum of ¼ mile) and partially located both inside the USB and outside USB but wholly located within the TVC Overlay Zone.~~

3. In addition, the following limitations apply for parcels of less than 500 acres located outside of the USB:

- a. A parcel of less than 500 acres located outside the Urban Service Boundary may not be developed at a higher density, including by the use of TDR Credits generated on-site or acquired from off-site locations, than that allowed by the density permitted by the Future Land Use Map. ~~Transferable Development Value Map (figure 3-3 of the TVC Element), unless a landowner of less than 500 acres enters into an agreement with one~~

~~or more adjoining landowners to develop 500 or more acres into a Town or Village pursuant to these land development regulations.~~

~~b. Properties of less than 500 acres located outside of the USB may be subdivided into individual home sites equal to or less than the number of lots permitted by the Future Land Use Map Transferable Development Value Map (figure 3-3 of the TVC Element); however, any unused transferable development rights are not eligible for participation in the TDR Program.~~

~~e. Transferable development rights on properties of less than 500 acres located outside of the USB may be transferred but only (i) in a minimum amount of 90% of the total transferable development rights on the property; and (ii) to an eligible receiving site within the North St. Lucie County SAP. Once a minimum of 90% of the transferable development rights is transferred or designated for future transfer pursuant to the process outlined in Section H, the sending property may then be subdivided into individual home sites up to the number of lots permitted by the remaining development rights. Such home sites are eligible to receive urban services only at the property owner's expense. Parcels of at least 1.5 acres and under 10 acres may transfer development rights provided only one transferable development right remains on the parcel and all others are transferred or designated for future transfer.~~

~~4. Parcels of 500 or more acres located outside of USB and parcels of 110 or more acres located inside the USB may use the TDR Program to increase density to create a Village or Town, pursuant to these land development regulations. Landowners may act as both transferor and transferee of the TDR Credits and may apply TDR credits generated on site to developing the Net Developable Area of the Town or Village. In addition, the following limitations apply:~~

~~a. Landowners who own 500 or more contiguous acres outside the USB in the TVC Overlay Zone may not subdivide the property into individual home sites according to the underlying base zone.~~

~~b. Subdividing parcels of 500 or more acres located outside the USB for the express purpose of avoiding the regulations of the TVC Overlay Zone is prohibited.~~

~~5. Parcels inside the USB that opt to develop in accordance with a planned zoning district other than a PTV (See Section 4.04.04.E(1)(b)) may not participate in the TDR Program as sending sites for either internal or off-site transferable development right transfers.~~

F. The Use of Transferable Development Rights Within the Receiving Area.

1. The area to which TDR credits may be transferred is the receiving area. Eligible receiving sites must be located within the TVC Overlay Zone North St. Lucie County SAP and include the following:

- a. ~~Sites located inside the Urban Service Boundary and be planned as a PTV, PRW, or PUD, that are (i) designated on the North St. Lucie County Preferred TDR Receiving Sites Map (Figure 3-12 of the TVC Element) or (ii) located within the TVC Overlay Zone; or~~
- b. ~~Sites located outside the Urban Service Boundary, of 500 or more acres in size, on which there is County approval to build a Town or a Village. In such case, however, TDR credits sent from inside the USB may only be from lands designated as Environmentally Significant by the County, unless the land is contiguous. In addition, the transferable development rights assigned to properties of 500 or more acres may be used to develop the site as a Town or Village pursuant to this Section.~~
- c. ~~The Net Developable Area of a Town or Village.~~

2. Consolidation of Property. A parcel of 500 or more acres outside the USB or 110 acres or more inside the USB in the TVC Overlay Zone may be developed as a Town or Village through the use of transferable development rights. If a landowner completes a Town or Village and owns remaining land not associated with the Town or Village, the transferable development rights from that remaining land may be sold to another landowner inside the USB or the land may be consolidated with other properties to form the minimum size required to create another Town or Village development using transferable development rights pursuant to this Section. Separately owned, noncontiguous parcels of less than the minimum size of a Town or Village in the TVC Overlay Zone may be consolidated to create a Town or Village.

3. Calculation of Transferable Development Rights Credits. The number of TDR credits that can be transferred from an eligible sending site to an eligible receiving site is calculated by (a) on the sending site, multiplying the acreage and the dwelling units per acre allowed on the Future Land Use Map Transferable Development Value Map (figure 3-3 of the TVC Element), then subtracting the number of existing dwellings designated to remain on the site and (b) multiplying the resulting sum by the applicable multiplier on Table F-2 to yield the total number of TDR credits. (See Table F-1 as an example).

Table F-1. Example A: ~~Outside the Urban Service Boundary—~~ Transferable Development Rights Credits Sent From a Parcel Outside the Urban Service Boundary of ~~Less than 500 Acres to~~ Another Parcel Inside the Urban Service Boundary

Parcel Size	20 acres
Transferable Development Rights (Base Zone) from TDV <u>Future Land Use Map</u>	1 dwelling unit per acre
Number of Existing Dwellings	1
Total Transferable Development Rights From Sending Site	20 acres x 1 du/ac = 20 dwelling units 20 dwellings – 1 dwelling = 19 dwelling units
Multiplier from Table F-2	<u>2</u> <u>1</u>
Calculation of TDR Credits for Use on Receiving Site	19 dwelling units x <u>2</u> <u>1</u> = 38 19 TDR Credits

Table F-2 indicates the multiplier that is applicable to the appropriate transfer condition, and used to multiply the allowable base zone density of the sending area. For parcels that have more than one transfer condition as described in Table F-2, the multipliers for the corresponding portions of the site shall be applied. The resulting sums shall be added together to compute the total TDR Credits for the sending site (see the example in Table F-3).

Table F-2. TVC Transferable Development Right Credit Multipliers

Transfer Condition	Multiplier
From Countryside in a Village located Outside the Urban Service Boundary to an Eligible Receiving Site located Outside the Urban Service Boundary.	1.25
From Countryside in a Town located Outside the Urban Service Boundary to an Eligible Receiving Site located Outside the Urban Service Boundary.	1.5
From Countryside in a Town or Village located Inside the Urban Service Boundary to an Eligible Receiving Site located Inside the Urban Service Boundary.	1.75
From Countryside of a Town located on Contiguous Property both Inside and Outside of the Urban Service Boundary to the Net Developable Area.	1.75

From Countryside located Outside the Urban Service Boundary to an Eligible Receiving Site Inside the Urban Service Boundary.	2 1
From a Parcel Less than 500 acres in size Outside the Urban Service Boundary to an Eligible Receiving Site Inside or Outside the Urban Service Boundary.	2
From Targeted Industry Site to an Eligible Receiving Site.	2.5 1
From Higher Education Site to an Eligible Receiving Site.	2.5 1
From Agricultural Research and Education Facilities to an Eligible Receiving Site.	2.5 1
From Created or Preserved Native Habitat in the Countryside to an Eligible Receiving Site.	2.5 1
From Environmentally Significant Land to an Eligible Receiving Site.	2.5 1
From Countryside to a Workforce Housing Unit	2.5

4. The number of dwelling units available in the Net Developable area of a PTV is established by (1) multiplying the gross acres in the net developable area by the density permitted by the Future Land Use Map Transferable Development Value Map (figure 3-3 of the TVC Element) then, (2) adding TDR Credits available from both internal and external sending sites. The total number of dwelling units available in the proposed Town or Village, is the sum of the number of TDR credits (as established in Section 3 above) and the number of dwelling units permitted in the Net Developable Area.

~~Example B. The owner of a 500-acre parcel located outside of the Urban Service Boundary proposes to build a new Village development. At least 75% of the site must be set aside as Open Space and Countryside. The net development density must result in at least 625 dwelling units, and at least 50 units (8%) must be Workforce Housing units. Transferable development rights moved from the Countryside for use as Workforce Housing receives a multiplier of 2.5. The remaining land set aside for Countryside receives a multiplier of 1.25. The TDR credits and total dwelling units for the Village are shown in Table F-3.~~

~~Table F-3. Example B: Transferable Development Rights Transferred within a Parcel of 500 acres, Outside of the Urban Service Boundary~~

Parcel Size	500 acres
Net Developable Area	125 acres
Minimum Number of Units Required	625 dwelling units
Open Space and Countryside Provided	375 acres
Minimum Workforce Units Required	50 dwelling units
Workforce Dwelling Units Proposed	53 dwelling units
Density permitted by the Transferable Development Value Map	1 dwelling unit per acre
Transferable Development Rights	375 acres x 1 dwelling unit per acre = 375 dwelling units
Multiplier for Workforce Dwelling Units	2.5
Multiplier for Open Space and Countryside	1.25
Calculation of TDR Credits for Workforce Units	53 dwelling units x 2.5 = 132.5 or 133 TDR credits
Calculation of TDR Credits for Countryside	375 dwelling units - 53 Workforce dwelling units = 322 dwelling units 322 dwelling units x 1.25 = 402.5 or 403 TDR credits
Dwelling units available in the Net Developable Area	125 acres at 1 dwelling unit per acre = 125 dwelling units
Total Dwelling Units Generated for Village	125 dwelling units + 133 TDR credits + 403 TDR credits = 661 dwelling units

Example C. The owner of a 1,000-acre parcel located outside of the Urban Service Boundary proposes to build a new Town development. At least 60% of the site must be set aside as Open Space and Countryside. The net development density must result in at least 2,000 dwelling units, and at least 160 units (8%) must be Workforce Housing units. Transferable development rights moved from the Countryside for use as Workforce Housing receives a multiplier

of 2.5. The remaining land set aside for Countryside receives a multiplier of 1.5. The TDR credits and total dwelling units for the Town are shown in Table F-4.

Table F-4. Example C: Transferable Development Rights Transferred within a Parcel of 1,000 acres Outside of the Urban Service Boundary

Parcel Size	1,000 acres
Net Developable Area	—400 acres
Minimum Number of Units Required	2,000 dwelling units
Minimum Open Space and Countryside Required	600 acres
Workforce Dwelling Units Proposed	160 dwelling units
Density of Underlying Base Zone	1 dwelling unit per acre
Transferable Development Rights	600 acres x 1 dwelling unit per acre = 600 dwelling units
Multiplier for Workforce Dwelling Units	2.5
Multiplier for Open Space and Countryside	1.5
Calculation of TDR Credits for Workforce Units	160 du x 2.5 = 400 credits
Calculation of TDR Credits for Countryside	600 du — 160 du = 440 du 440 du x 1.5 = 660 credits
Total TDR Credits	1060 credits
Dwelling units in base zone of Net Developable Area	400 ac x 1 du/ac = 400 du
Total Dwelling Units Generated for Town	1,060 transferable development cr redits + 400 du = 1,460 du This is less than the 2,000 units required.

~~Note for Example C: 540 additional TDR credits are needed to meet the minimum density required to build a town. Credits can be acquired or generated through various methods in the TDR Program.~~

Section G. Procedures for Use of Transferable Development Rights Credits.

The use of TDR credits must comply with the following procedures.

1. Application. The owner of the sending site (the “transferor”) and the owner of the receiving site (the “transferee”) shall submit a signed application on a form provided by the St. Lucie County ~~Planning~~ Growth Management Department. Along with the application form, the following shall be submitted:
 - a. A legal description of the sending site.
 - b. A plot plan or survey, showing total acreage of the sending site, and that property within the sending site that is subject to any easement or restrictions against development, and one acre of the curtilage around any existing house that is intended to remain.
 - c. For parcels proposing to build a Town or Village, in addition to the requirements for the PTV, a plan that clearly indicates the total acreage of the parcel, the amount of acreage in each category of the Future Land Use Map, ~~Transferable Development Value Map (figure 3-3 of the TVC Element)~~, the portion of the parcel from which development rights are to be transferred, the multiplier identified for each transferable development right, the appropriate conservation easement or deed restriction for the sending area; the total TDR credits and number of dwelling units.
 - ~~d. For those parcels less than 500 acres located outside of the USB that seek to transfer a minimum of 90% of the transferable development rights from the property, a plan that (1) notes the transferable development rights attributed to the entire parcel, (2) identifies the number of transferable development rights proposed to remain on the site, (3) identifies the proposed multiplier, (4) calculates the number of TDR credits available for transfer.~~
 - d.e. A title search of the sending site sufficient to determine all owners of the site and all lien holders. Title insurance shall be required for any sending site on which a Conservation Easement or Deed Restriction is recorded.
 - e.f. A copy of the proposed Deed of Transferable Development Rights Credits and a copy of the proposed Conservation Easement or Deed Restriction.
 - ~~f.g.~~ An Agreement of Conveyance for the development rights between the owner of the development rights to be transferred and the purchaser of the transferable

development rights. The agreement may be contingent upon approval of a final subdivision plan for the receiving property.

g.h. Proof of previously severed transferable development rights, if the transferee proposes to use transferable development rights which were previously severed from a tract in the sending area.

2. The Growth Management Director shall review the application and determine if it is complete. If the application is complete, the Director shall issue a Certificate of Filing to the applicants.

3. Review and Approval for Conveyance of Transferable Development Rights.

a. Upon receiving a complete application, as required above, the Growth Management Director shall determine the number of transferable development rights which can be conveyed from the sending tract. The Growth Management Director shall also determine, with the advice of the County Attorney and County Engineer, the sufficiency of (1) the Conservation Easement or Deed Restriction, and (2) the Deed of Transferable Development Rights. The Growth Management Director's determination shall be provided to the applicants in a written Preliminary Certification of Transferable Development Rights Credits. A final Certification of Transferable Development Rights Credits shall be approved by the County Commissioners and recorded with the Clerk of the Circuit Court along with the approved Conservation Easement.

b. Any appeals of the Preliminary Certification of Transferable Development Rights Credits shall be made in accordance with the provisions of Section 11.11.00 of this code.

c. For proposed developments that rely upon transferable development rights to increase permitted dwelling units per acre beyond that of the base permitted density, no building permit shall be issued until the County has been presented with a copy of the recorded Deed of Transferable Development Rights and a copy of the recorded Conservation Easement. The entity responsible for the administration, management, and maintenance of the land set aside for the Open Space and Countryside of each new Town or Village shall be identified as part of the subdivision approval.

d. St. Lucie County shall not approve the Deed of Transferable Development Rights Credits or issue a Final Certification of Transferable Development Rights Credits until the County has received evidence that the Conservation Easement or Deed Restriction has been duly signed by all relevant parties and recorded with the Clerk of the Circuit Court.

- e. A transferee acquiring transferable development rights may donate or sell all or part of the required Open Space and Countryside associated with a Town or Village to St. Lucie County or to either a duly qualified conservancy or land trust that has received a 501(c)(3) designation from the Internal Revenue Service. The conservancy or land trust must be approved by the County.

Section H. Conditions of the Conservation Easement or Deed Restriction.

1. The owner conveying transferable development rights shall perpetually restrict the use of the sending site by a Conservation Easement or Deed Restriction. The Conservation Easement or Deed Restriction shall be in a form approved by the St. Lucie County Attorney. The Conservation Easement shall be used to restrict future use of the Open Space and Countryside to the following:

- a. Agricultural uses;
- b. Restored or Preserved Native habitat; or Environmentally Significant Land;
- c. Flow Way System;
- d. Community Parks, trails, or recreation areas;
- e. Golf course (limited to 18 holes within a Town or Village);
- f. Civic Spaces within a PTV including neighborhood parks, greens, squares, plazas, and playgrounds provided they are publicly accessible in perpetuity.

The Deed Restriction shall be used to restrict the use of the parcel to the following:

- a. A limited number of dwelling units;
- b. Higher education;
- c. Targeted industry;
- ~~d. Building Lots designated for workforce housing;~~
- d e. Civic Building Lots including schools, police stations, houses of worship;
- e f. Parcels containing sites of archaeological or historical significance.

2. The Conservation Easement shall also reference and include a land and water management plan.

3. Any Conservation Easement shall designate, as a third party beneficiary of the restrictions imposed upon the sending property, St. Lucie County, a Conservancy approved by St. Lucie County, or a land trust that has received a designation of 501(c)(3) status from the Internal Revenue Service and approved by St. Lucie County. Such restrictions shall be enforceable by the County as a third party beneficiary.

4. If less than all of the transferable development rights are to be conveyed from the parcel, the remaining number of transferable development rights shall be recorded by Deed Restriction

acceptable to the County Attorney. All owners of the tracts from which transferable development rights are conveyed shall execute the Deed Restriction or Conservation Easement. All lien holders of the tract from which transferable development rights are conveyed shall execute a Subordination Agreement to the Conservation Easement. The Subordination Agreement shall be recorded with the Clerk of the Circuit Court. All owners of the sending site shall also provide title insurance.

Section I. Requirements of Open Space and Countryside Associated with Towns or Villages Created through the Transfer of Development Rights

1. The owner applying transferable development rights to the development of a Town or Village shall perpetually restrict the associated Open Space and Countryside by a Conservation Easement or Deed Restriction. The Conservation Easement or Deed Restriction shall be in a form approved by the St. Lucie County Attorney. The Conservation Easement shall be used to restrict future use of the Open Space and Countryside to the following:

- a. Agricultural uses;
- b. Restored or Preserved Native habitat; or Environmentally Significant Land;
- c. Flow Way System;
- d. Community Parks, trails, or recreation areas;
- e. Golf course (limited to 18 holes within a Town or Village);
- f. Civic Spaces within a PTV including neighborhood parks, greens, squares, plazas, and playgrounds provided they are publicly accessible in perpetuity.

The Deed Restriction shall be used to restrict future use of the parcel to the following:

- a. Higher education;
- b. Targeted industry;
- ~~c. Building Lots designated for workforce housing;~~
- c d. Civic Building Lots including schools, police stations, houses of worship;
- d e. Parcels containing sites of archaeological or historical significance .

2. The Conservation Easement shall also reference and include a land and water management plan for the Open Space and Countryside portion of the Town or Village.

Section J. Value of Transferable Development Rights.

The monetary value of Transferable Development Rights is determined between buyer and seller.

Section K. Public Acquisition of Transferable Development Rights.

The County Commission may purchase development rights and may accept ownership of transferable development rights through gift. Any such purchase or gift shall be accompanied by a Conservation Easement or Deed Restriction, as specified in Section H of this Ordinance. The County may re-sell, subject to the time limitation in Section D, or retire any transferable development rights credits it has acquired.

Section L. Definitions.

The following definitions shall apply to this Section 4.04.05

Agricultural Research & Education Facilities: the agricultural uses and the associated facilities including green houses, laboratories and field offices related to agricultural research activities such as, but not limited to USDA, the Institute of Food and Agriculture Sciences (IFAS), the St. Lucie Agricultural Research and Education Park and Harbor Branch Oceanographic Institute.

Certificate of Filing: A document issued by the St. Lucie County to an applicant for a development project indicating that a full and complete application has been submitted.

Conservation Easement: A legal document filed in the County's official property records, placing limits on the use of a property. A deed restriction within the TVC extinguishes the right to build homes on or subdivide residential lots from a sending property but allows other uses, such as agriculture, drainage, low intensity recreation, and those described in the TVC element as possible uses for the countryside and open space.

Deed Restriction: A legal document filed in the County's official property records, placing limits on the use of a property. A deed restriction within the TVC required by this Section reduces the right to build homes on or subdivide residential lots from a sending property or may restrict the property to specific uses such as higher education, workforce housing, and those uses described in the TVC element Overlay Zone as possible uses for the countryside and open space.

Density: The number of dwellings that can be placed on a unit of land. Density is expressed as the number of dwelling units per acre of land.

Development Rights: The maximum amount of residential development that would be permitted on a parcel of land under the applicable zoning and subdivision regulations. Development rights are expressed as the maximum number of dwelling units per acre.

Dwelling Unit: A dwelling unit as defined in the TVC Overlay Zoning District may consist of a single family detached house, a single family attached house, a condominium, or an apartment.

Encumber: The act of burdening a transferable development right with a financial liability, such as pledging a transferable development right as security or collateral for a loan.

Receiving site: A parcel of land located within the TVC Overlay Zone Special Area Plan, to which development rights may be transferred.

Redeem: The act of using transferable development rights to obtain density bonuses on receiving properties. Once redeemed, transferable development rights can never be used again.

Sending site: A parcel of land located within the TVC Overlay Zone Special Area Plan (SAP) from which development rights may be transferred.

Severed: The act of officially separating and retiring transferable development rights from sending properties. This occurs after a conservation easement or deed restriction is recorded.

Title Search: A report issued by a title insurance or abstract company. In the Transfer of Development Rights program, it ensures that landowners have a legal right to place a deed restriction on their properties.

Transferable Development Rights Certificate: A document issued by St. Lucie County which attests to the fact that transferable development rights are available for sale or use. It identifies the number of transferable development rights, the current owner, and the originating parcel of land from which the transferable development rights were severed. The certificate also includes sections that must be completed whenever the transferable development rights are sold, transferred, encumbered, or redeemed.

4.04.06 DEFINITIONS

When used in Section 4.04 and Sections 3.01.03.EE through GG of this Code, the following terms shall have the meanings ascribed to them. Terms defined in Chapter II of this Code shall those same meanings.

ACCESSORY DWELLING:

One ancillary building that may contain an independent dwelling unit, limited in size, sharing ownership and utility connections with a principal building on the same lot, typically located in the rear of the lot.

AFFORDABLE:

Monthly rents or mortgage payments, including taxes, insurance, and utilities do not exceed 30% of the monthly income of the family.

AFFORDABLE HOUSING:

Rental or for-sale housing that is affordable to people earning 50%-80% of Area Median Income.

AGRICULTURE:

Farming: the cultivation of soil, production of crops, or raising of livestock.

ARCADE:

A series of piers topped by arches that support a permanent roof over a sidewalk.

AVERAGE DENSITY:

The average number of dwelling units per acre within the Net Developable Area. This number is an average to allow denser development in the Core and Center transect zones with development becoming less dense through the General and Edge zones.

BALCONY:

An open portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers.

BUILDING FRONTAGE:

The percentage of the total width of a lot which is required to be building wall, measured where the front yard ends and the front of the building begins.

CENTER:

One of the four neighborhood zones that make up a cross-section or transect of a Town or Village. The Center transect zone is the second most intensely occupied zone in a neighborhood, with a wide range of uses in detached and attached buildings. See Section 4.04.02.B.

CIVIC BUILDING:

Civic buildings contain uses of special public importance. Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, day care centers, recreation facilities, and places of assembly. Civic buildings do not include retail buildings, residential buildings, or buildings with private offices.

CIVIC SPACE:

Civic spaces are open areas dedicated for public use. Typical civic spaces include neighborhood parks, greens, squares, plazas, and playgrounds.

CIVIC USE:

The use of land or buildings by not-for-profit organizations primarily for governmental, educational, artistic, cultural, social, or religious purposes. Civic uses may be outdoors (in civic spaces), in civic buildings, or in buildings with other uses.

CLOSE:

A small green area surrounded by a driveway that provides vehicular access to several buildings and performs the same function as a cul-de-sac.

COLONNADE:

Similar to an arcade except that it is supported by vertical columns without arches.

COMMUNITY DEVELOPMENT DISTRICT (CDD):

A unit of the government classified as an independent special district governed by a board composed of landowners within the district. A CDD is created pursuant to Florida Statutes and has the power to assess ad valorem taxes upon the lands in the district and special assessments in order to provide services required to develop the land, such as road building, water and sewer facilities, drainage, conservation and mitigation areas, parks, and other recreational facilities.

COMMUNITY STEWARDSHIP ORGANIZATION (CSO):

Not-for-profit organization dedicated to education and conservation efforts that benefit both development and the community.

CONVENIENCE CENTER:

A collection of small stores servicing a range of daily needs from dry cleaning to baked goods, ranging between 3,000 - 80,000 square feet in size, located along an important thoroughfare, between two neighborhoods, serving the daily needs of two to three neighborhoods.

CORE:

One of the four neighborhood zones that make up a cross-section or transect of a Town or Village. The Core transect zone is the most intensely occupied zone in a neighborhood, with mostly attached buildings that create a continuous street facade within walking distance of surrounding residential areas. See Section 4.04.02.B.

COUNTRYSIDE:

Land, including natural habitat, agriculture, community recreation areas and similar uses, required to be set aside as open and unobstructed to the sky in perpetuity, but not including rights-of-way dedicated for streets, roads, or alleys. For purposes of this Code, the Countryside is divided into two transect zones, the Fringe zone which adjoins neighborhoods or other public spaces and Rural zone which does not adjoin neighborhoods.

COUNTRYSIDE TRACT:

A parcel of land dedicated to Countryside uses. See Section 3.01.03.EE.2.o.

COUNTRYSIDE USES:

Land in the Countryside as defined in this Code may be used only for purposes described in Section 3.01.03.EE.2.o.

EDGE:

One of the four neighborhood zones that make up a cross-section or transect of a Town or Village. The Edge transect zone has larger lots for detached homes and provides a physical change between the remainder of the neighborhood and the adjoining countryside. See Section 4.04.02.B.

ENVIRONMENTALLY SIGNIFICANT LAND:

Land identified as Environmentally Significant and/or ranked as A, B or C on the County's Native Habitat Inventory Map, as those may change from time to time.

FLOW WAY SYSTEM:

The land and water areas that together will comprise a continuous water management system for the TVC area. This system will provide water storage and attenuation to manage stormwater before it discharges into the Indian River Lagoon. This regional system will be created incrementally as it expands, supplements, or modifies the existing canal network in order to restore more natural discharge patterns.

FRINGE:

One of the two countryside zones that make up a cross-section or transect of a Town or Village. The Fringe transect zone is the first layer of the Countryside that provides a harmonious transition between neighborhoods and the Rural transect zone. See Section 4.04.02.B.

GENERAL:

One of the four neighborhood zones that make up a cross-section or transect of a Town or Village. The General transect zone is usually the largest part of a neighborhood with a mix of detached homes and some multifamily buildings, typically separated from the street with front yards. See Section 4.04.02.B.

GREENWAY:

A narrow or wide corridor of open space managed for natural resource conservation and/or recreation.

HIGHER EDUCATION:

Education institutions operated by the state university system, state department of education, or private accredited institutions providing post-secondary, vocational, or other specialized forms of learning.

HIGHWAY SERVICE RETAIL:

Vehicular-oriented retail such as gas stations, motels, and fast food restaurants.

LANE:

A right-of-way for service access to the back of properties, similar to an alley but less urban in character.

LINER BUILDING:

A building or portion of a building constructed in front of a parking garage, cinema, supermarket etc., to conceal large expanses of blank wall area and to face the street space with a facade that has ample doors and windows opening onto the sidewalk.

LIVE/WORK BUILDING:

An attached building that can accommodate residential use, business use, or a combination of the two within individually occupied units. These uses may occur on any story of a live/work building.

LOCAL STORE:

Typically a single proprietor establishment, the average size is 500 - 2,000 square feet. Local stores are located in either the within or along the edge of a neighborhood and typically serve one neighborhood. Either residential or office uses are appropriate above the ground level retail. Local stores are not expected to expand in size over time.

MIXED-USE:

Combining two or more of the following uses: retail, commercial, and residential within the same building or on the same site.

MIXED-USE BUSINESS DISTRICT:

An area that due to its location has the development potential to specialize in terms of accommodating significant business functions. The area within the TVC Overlay Zone between Interstate 95 and the Florida Turnpike designated MXD on the Future Land Use Map of the St. Lucie County Comprehensive Plan is appropriate for such a district. A Mixed-Use Business District should include a variety of uses and is encouraged to provide a place for office complexes that would not be compatible in neighborhoods. ~~Land located within the Mixed-Use Business District may also develop pursuant to the density and intensity established by the Transferable Development Value Map (Figure 3-3 of the St. Lucie County Comprehensive Plan) and otherwise in accordance with the Goals, Objectives and Policies of the TVC Element. Mixed-Use Business Districts are depicted on the North St. Lucie County General Workplace Plan (Figure 3-16 and Objective 3.1.10 of the St. Lucie County Comprehensive Plan).~~

NEIGHBORHOOD:

The basic building block of all new development within the TVC, generally ranging in size from 80 to 150 acres (not including land set aside for the Countryside component), scaled upon a radius of approximately ¼ mile and containing a mix of uses that include residential, retail, office, civic and recreation spaces to support the daily needs of its residents within walking/bicycling/wheelchair distance.

NEIGHBORHOOD CENTER:

Larger than a Convenience Center, the Neighborhood Center averages 100,000 square feet in size and is anchored with a grocery store. The Neighborhood Center is located at the intersection of two important roads and serves the daily needs of three to four neighborhoods.

NET DEVELOPABLE AREA:

The land area remaining for neighborhood development once the acreage requirement for Countryside has been achieved (see Section 3.01.03.EE.2.b).

OPEN SPACE:

Land that is dedicated to Countryside including natural habitat, agriculture, and recreational parks, or used to fulfill other county objectives (see TVC Element Policy 3.1.5.4).

PLANTING STRIP:

Grassy strip of land that accommodates rows of street trees, usually located between the edge of a travel lane and the sidewalk. In urban areas, the planting strip often consists of trees planted in tree wells recessed into the sidewalk rather than planted on a grassy strip.

PORCH:

An elevated, roofed, and unwallled platform on the facade of a building. Porches are supported from below by vertical columns or piers, and have sufficient depth to allow outdoor seating without interfering with any entry functions of the porch.

PORTE COCHERE:

A roofed porch or portico-like structure extending from the side entrance of a building over an adjacent driveway to shelter those getting in or out of vehicles. A porte cochere differs from a carport in that it is not used to cover parked vehicles.

REGULATING PLAN:

A type of site plan or a supplement to a site plan for a proposed development in the TVC Overlay that must be submitted to St. Lucie County under certain conditions. A regulating plan identifies proposed transect zones, lot types, and street types. A regulating plan defines the character of the proposed development and, if approved, becomes an integral part of the development approval. See Section 3.01.03.EE.3.

RURAL:

One of the two countryside zones that make up a cross-section or transect of a Town or Village. The Rural transect zone is further from neighborhoods and contains the full range of permitted agricultural, recreational, and open space uses. See Section 4.04.02.B.

SETTLEMENT PRINCIPLES:

~~The guidelines for development established in Policy 3.1.4.2 of the St. Lucie County Comprehensive Plan.~~

SPECIALIZED DISTRICT:

A transect zone that accommodates development types or forms that are not fully integrated with adjoining neighborhoods. See Section 3.01.03.GG.

STOOP:

A staircase on the facade of a building, usually constructed of concrete or stone, that leads either to a small unwallled entrance platform or directly to the main entry door.

STORY:

That portion of a building or structure included between the upper surface of a floor and the lower surface of the ceiling or exposed roof next above. Each mezzanine that exceeds the percentage of floor area for a mezzanine defined in the Florida Building Code is counted as a story for the purposes of measuring height. Each story used exclusively for parking vehicles is also counted as a story. Space within a roofline that is entirely non-habitable shall not be considered to be a story.

TARGETED INDUSTRY:

Businesses identified by the St. Lucie County Growth Management Department in conjunction with the Economic Development Council as desirable to promote job growth in the County. Such businesses are set forth every two years as eligible for the Job Growth Investment Grant Program and include a wide range of commerce; approval by the Board of County Commissioners is required when proposed in the TVC area. See Section 3.01.03.EE.2.r.

TDR CREDITS:

Credits that are created when the unused transferable development rights of a property receive a multiplier. One credit may be eligible to secure one additional dwelling unit of density when applied to a qualified development.

TOWN:

~~Two or more neighborhoods in the Countryside.~~

TOWN CENTER:

Town Centers are an open-air collection of core retailers, typically a minimum of 200,000 square feet, serving approximately 25,000 persons with a primary trade area of 6 to 10 miles. Tenants include multiple anchors, shops, movie theaters, a grocery store, department store, bookseller, restaurants, boutiques, residential units and possibly a hotel. A Town Center distinguishes itself from conventional open-air centers by including a variety of residential types, office and civic uses. The Town Center could ultimately evolve into areas served by mass transit with higher densities. Appropriate locations are along major thoroughfares close to an interstate interchange or within downtown areas.

TRANSECT ZONE:

A distinct category of physical form ranging from the most urban to the most rural of human habitats. This code defines four neighborhood transect zones: Core, Center, General, and Edge; two Countryside transect zones: Fringe and Rural; and a Specialized District transect zone. See Sections 4.04.02.B and 3.01.03.GG

TRANSFERABLE DEVELOPMENT VALUE:

The density and intensity designated on a property by the Transferable Development Value Map.

~~TRANSITIONAL AREAS:~~

~~A defined area near St. Lucie Boulevard and Kings Highway as shown on the North St. Lucie County General Workplace Plan (Figure 3-16 and Objective 3.1.10 of the St. Lucie County Comprehensive Plan).~~

~~TVC ELEMENT:~~

~~The Towns, Villages and Countryside Element of the St. Lucie County Comprehensive Plan.~~

TVC OVERLAY ZONE:

See Section 4.04.02.

URBAN SERVICES:

Potable water supply and distribution; sanitary sewer collection, treatment, and disposal.

VILLAGE:

One neighborhood in the Countryside.

VILLAGE CENTER:

A Village Center is 80,000 - 140,000 square feet and has tenants similar to those in a Neighborhood Center and may include hotels or motels. Village Centers are located at an intersection of two important thoroughfares and serve four to five adjacent neighborhoods.

WAREHOUSE TYPE:

Often associated with discount or home improvement retail, typically located along heavily traveled roads or rail corridors.

WORKFORCE HOUSING:

Housing that is affordable to families earning from 80% to 120% of the Area Median Income. Area Median Income is based on the most recent figures for the Port St. Lucie-Fort Pierce Metropolitan Statistical Area as reported annually by the United States Department of Housing and Urban Development. Area Median Income data is available from the St. Lucie County Department of Growth Management.

4.04.07 PERFORMANCE MONITORING

St. Lucie County will monitor and evaluate the performance of the TVC Element of the Comprehensive Plan, including the performance of these implementing regulations, to include at least the following performance measures:

A. DEVELOPMENT PLANS IN TVC OVERLAY:

- 1. Acres of land rezoned to PTV, PCS, and PRW
- 2. Acres of land rezoned to other zoning districts
- 3. Net developable area of each approved Town and Village
- 4. Number of proposed residential units in each approved Town and Village
- 5. Number of proposed residential units that were approved as workforce housing

B. OPEN SPACE AND COUNTRYSIDE:

- 1. Acres of land designated as Countryside
- 2. Mapping of Countryside acreage to illustrate its size and contiguity
- 3. Acres of land credited as Open Space components through PTV zoning
- 4. Acres of land designated for the Flow Way System through PTV zoning
- 5. Mapping of Flow Way System acreage to illustrate its contiguity and its relationship to existing drainage canals

C. TRANSFERABLE DEVELOPMENT CREDITS:

- 1. Acres of land from which residential development rights have been transferred
- 2. Number of TDR credits that have been created
- 3. Number of TDR credits that have been applied to construct residential units

D. FUTURE STREET NETWORK:

- 1. Mapping of street network overlaid on conceptual TVC Street Network for 2030 (see Figure 4-12)

Section 3.00.01 "Zoning Districts Established" of the Land Development Code is amended as follows (underlined words are added; struck through words are deleted):

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

Section 3.01.03 "Zoning Districts" of the Land Development Code is amended to create new sections 3.01.03.EE, 3.01.03.FF, and 3.01.03.GG as follows. Language that is not underlined is identical to Ordinance 06-017 (which will take effect on the same date when the Towns, Villages and Countryside Comprehensive Plan amendments take effect). Language that is struck through is contained in Ordinance 06-017 but is not being adopted by Ordinance 07-055. Language that is underlined is not contained in Ordinance 06-017 but is being adopted on an interim basis by Ordinance 07-055.

3.01.03 ZONING DISTRICTS

EE. PTV (PLANNED TOWN OR VILLAGE)

1. PURPOSE

The Planned Town or Village (PTV) district provides a specialized zoning district to expedite county approval of a Town or Village on land ~~designated TVC on the Future Land Use Map of the St. Lucie County Comprehensive Plan~~ within the TVC Overlay Zone.

2. STANDARDS AND REQUIREMENTS

Standards and requirements for Planned Town or Villages shall be as follows:

a. DESIGN CONCEPTS FOR TOWNS AND VILLAGES

Towns and Villages use the principles of traditional neighborhood design to create a sustainable growth pattern characterized by a mix of uses, building types, and income levels on a pedestrian-friendly block and street network. Each Town and Village also preserves a significant amount of Countryside that includes viable agriculture, public open space, and environmental preservation and restoration. ~~Design concepts for Towns and Villages are described further in the TVC Element of the St. Lucie County Comprehensive Plan, which contains specific settlement principles which must be followed in the design of new neighborhoods.~~

b. OVERALL REQUIREMENTS FOR TOWNS AND VILLAGES

- (1) Each Town consists of two or more neighborhoods and adjoining Countryside and must meet the following requirements:

SIZE:	
Minimum parcel size for a Town outside USB:	625 acres
Minimum parcel size for a Town inside USB:	225 acres
Maximum parcel size:	n/a
OPEN SPACE & COUNTRYSIDE:	
Open Space & Countryside required outside USB:	60% (50% Countryside min.)
Open Space & Countryside required inside USB:	40% (40% Countryside min.)
DENSITY REQUIRED IN NET DEVELOPABLE AREA:	
Minimum average density required if inside USB:	6 DU/acre
Minimum average density required if outside USB:	5 DU/acre

- (2) Each Village consists of one neighborhood and adjoining Countryside and must meet the following requirements:

SIZE:	
Minimum parcel size for a Village outside USB:	500 acres
Minimum parcel size for a Village inside USB:	110 acres
Maximum parcel size:	624 acres
OPEN SPACE & COUNTRYSIDE:	
Open Space & Countryside required outside USB:	75% (65% Countryside min.)
Open Space & Countryside required inside USB:	40% (40% Countryside min.)
DENSITY REQUIRED IN NET DEVELOPABLE AREA:	
Minimum average density required: 5 DU/acre	

- (3) ~~Regional roadways are thoroughfares provided as links of the Future Street Network (Figure 3-15 of the TVC Element).~~ The right-of-way of a regional roadway located within a neighborhood of a Town or Village is counted as part of the Net Developable Area and is included in the minimum average density requirement. The right-of-way of a regional roadway located outside of a neighborhood of a Town or Village is considered part of the Net Developable Area, but is not included in the calculation of the minimum average density requirement. ~~Regional Roadways are not counted toward the required amount of Open Space or Countryside.~~
- (4) For details on computing the minimum Open Space and Countryside percentages, see Section 3.01.03.EE.2.o. Civic Building Lots, including those used for public schools, that are located within the net developable area of a Town or Village are not included in the calculation of the required minimum average density.

c. TRANSECT ZONES GENERALLY

(1) **Transect zones.**

All land within each PTV must be allocated to one of the six transect zones described below. Each transect zone controls allowable street types and lot types, which then control the placement and intensity of buildings and other uses of land. Each neighborhood may be comprised of the following Neighborhood transect zones:

- i. Core
- ii. Center
- iii. General
- iv. Edge

The Countryside surrounding neighborhoods must be allocated to the following Countryside transect zones:

- v. Fringe
- vi. Rural

The general standards for each transect zone are described in Section 3.01.03.EE.2.d.

(2) **Transect assignment concepts.**

Each PTV application must include a regulating plan that clearly identifies the proposed allocation of transect zones within the entire Town or Village and adjoining Countryside on the same parcel (see Section 3.01.03.EE.3). The allocation of transect zones is intended to ensure variety and mixture of use and lot types in neighborhoods and to delineate the Countryside that will be permanently protected after development of the Town or Village. The following general guidelines shall be followed when proposing transect zones:

- i. Generally, a neighborhood has more intensity (Core or Center) in the center less intensity (General or Edge) at the extremes.
- ii. When the neighborhood is adjacent to a busy street or highway, or adjacent to an established urban area, the transect zones with greater intensity (Core or Center) may adjoin that highway or urban area.
- iii. Similar uses should face across streets; changes in transect zones should generally occur along rear or side lot lines rather than along streets.
- iv. The character of the neighborhood is determined by the transect zones of which it is comprised; neighborhoods vary in character internally. Some neighborhoods may be more intense and have a higher percentage of Core and Center while others may have a higher percentage of General and Edge. However, each neighborhood must meet the percentage requirements set forth below.
- v. When a new neighborhood will adjoin an existing development, existing agriculture, or an existing or approved neighborhood, the new neighborhood should establish similar transect conditions (such as Core aligning with Core or Center, and Rural aligning with Rural) to ensure compatibility. Transect juxtapositions may be approved by St. Lucie County where natural conditions warrant them or where alignment of similar transect conditions would be inappropriate.

(3) Transect assignment percentages.

Each proposed regulating plan must allocate transect zones within the following percentage ranges. An applicant may propose minor variations on these percentages during the PTV rezoning process based upon site-specific constraints and compliance with the intent of the ~~TVC Element~~ and this Code. The Board of County Commissioners shall decide whether to accept, modify, or reject such variations during the approval process.

- i. CORE: for Villages, no minimum; for Towns, 1% of each neighborhood minimum; 10% maximum in any neighborhood.
- ii. CENTER: 5% of each neighborhood minimum; 30% maximum.
- iii. GENERAL: 30% of each neighborhood minimum; 60% maximum.
- iv. EDGE: 10% of each neighborhood minimum; 45% maximum.
- v. FRINGE: no minimum; maximum 30% of Countryside
- vi. RURAL: see Section 3.01.03.EE.2.b

d. STANDARDS FOR EACH TRANSECT ZONE

The general standards for each transect zone are described below.

CORE TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:

(1) "CORE" TRANSECT ZONE

PURPOSE: Development is most intense in the Core, the most urban of the transect zones. Buildings are normally attached and built along the front property line, creating a continuous street façade to increase walkability. Commercial and civic uses are anticipated in the Core; a mix of apartments and live/work buildings constitute the residential component. Core zones must be within walking distance of surrounding residential areas.

PERMITTED LOT TYPES in the Core transect zone (refer to Section 3.01.03.EE.2.e):

- Mixed-Use Building Lot
- Retail Building Lot
- Apartment Building Lot
- Live/Work Building Lot
- Civic Building Lot

BUILDING FORM AND PLACEMENT ON LOTS for the Center transect zone: refer to Section 3.01.03.EE.2.f.

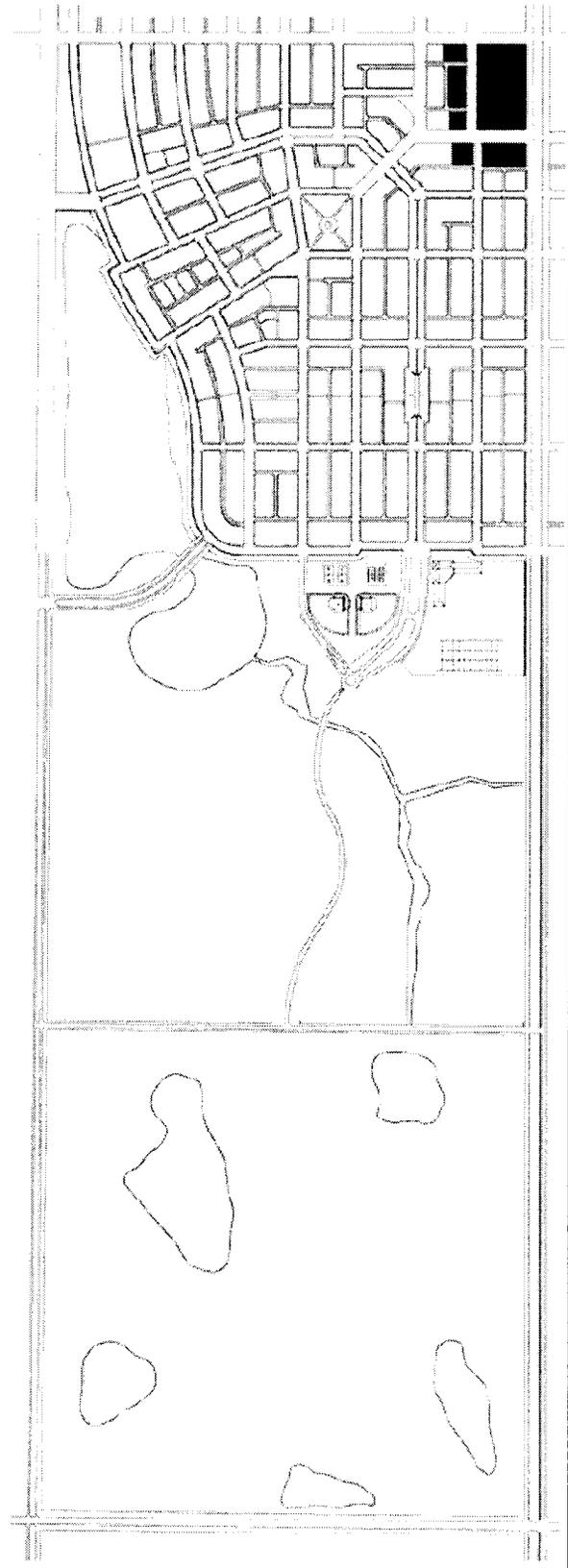
DEVELOPMENT STANDARDS for the Core transect zone: refer to Section 3.01.03.EE.2.g.

PERMITTED USES for the Core transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE.2.h.

ALLOWABLE STREET TYPES in the Core transect zone (refer to Section 3.01.03.EE.2.i):

- Main Street
- Boulevard
- Avenue
- Alley
- Trail

STREETSCAPE STANDARDS for the Core transect zone: refer to Section 3.01.03.EE.2.j.



(2) "CENTER" TRANSECT ZONE

PURPOSE: A wide range of uses is expected and encouraged in the Center, which should be compact and contain both attached and detached buildings. Multi-story buildings accommodate a mix of uses such as apartments or offices over shops. Lofts (flexible spaces that can be used for either living or working space) and buildings designed for changing uses over time are also appropriate for the Center. Center zones must be within walking distance of surrounding residential areas.

PERMITTED LOT TYPES in the Center transect zone (refer to Section 3.01.03.EE.2.e):

- Mixed-Use Building Lot
- Retail Building Lot
- Apartment Building Lot
- Live/Work Building Lot
- Apartment House Lot
- Rowhouse Lot
- Cottage House Lot
- Sideyard House Lot
- Civic Building Lot

BUILDING FORM AND PLACEMENT ON LOTS for the Center transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Center transect zone: refer to Section 3.01.03.EE.2.g.

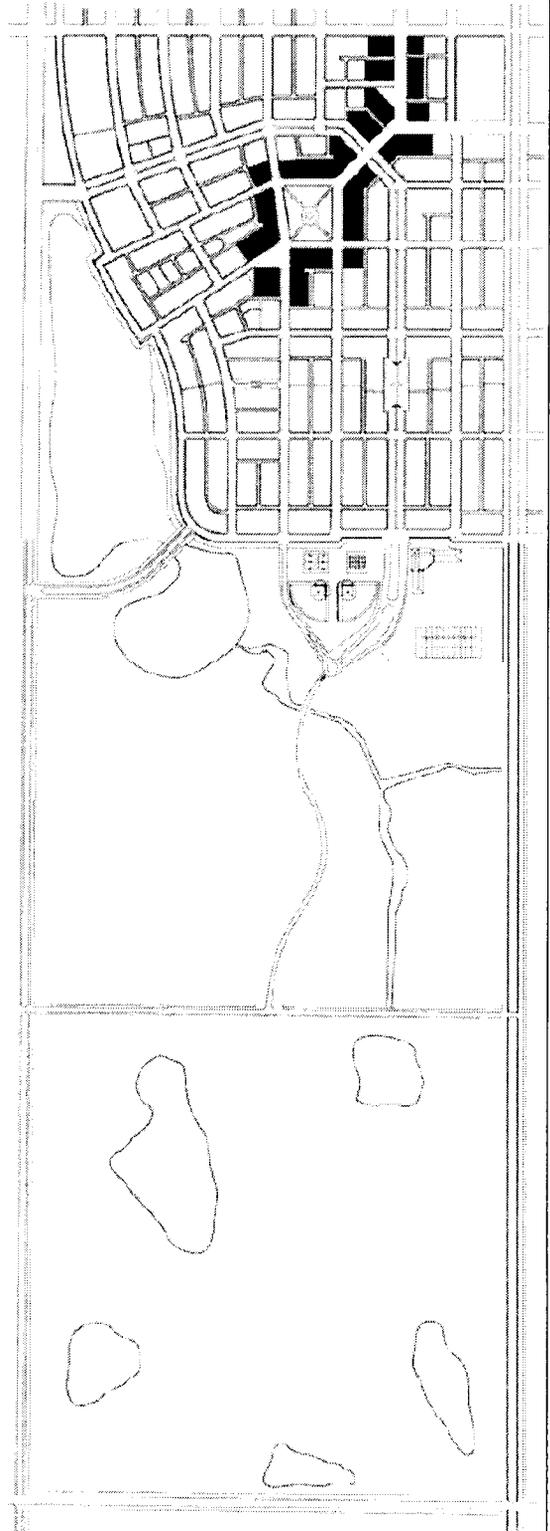
PERMITTED USES for the Center transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE.2.h.

ALLOWABLE STREET TYPES in the Center transect zone (refer to Section 3.01.03.EE.2.i):

- Main Street
- Boulevard
- Avenue
- East/West Street
- North/South Street
- Alley
- Lane
- Trail

STREETScape STANDARDS for the Center transect zone: refer to Section 3.01.03.EE.2.j.

CENTER TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



(3) "GENERAL" TRANSECT ZONE

PURPOSE: The General zone is the largest area of most neighborhoods. It is residential in character with a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the General zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards.

PERMITTED LOT TYPES in the General transect zone (refer to Section 3.01.03.EE.2.e):

- Apartment Building Lot
- Live/Work Building Lot
- Apartment House Lot
- Rowhouse Lot
- Cottage House Lot
- Sideyard House Lot
- House Lot
- Civic Building Lot

BUILDING FORM AND PLACEMENT ON LOTS for the General transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the General transect zone: refer to Section 3.01.03.EE.2.g.

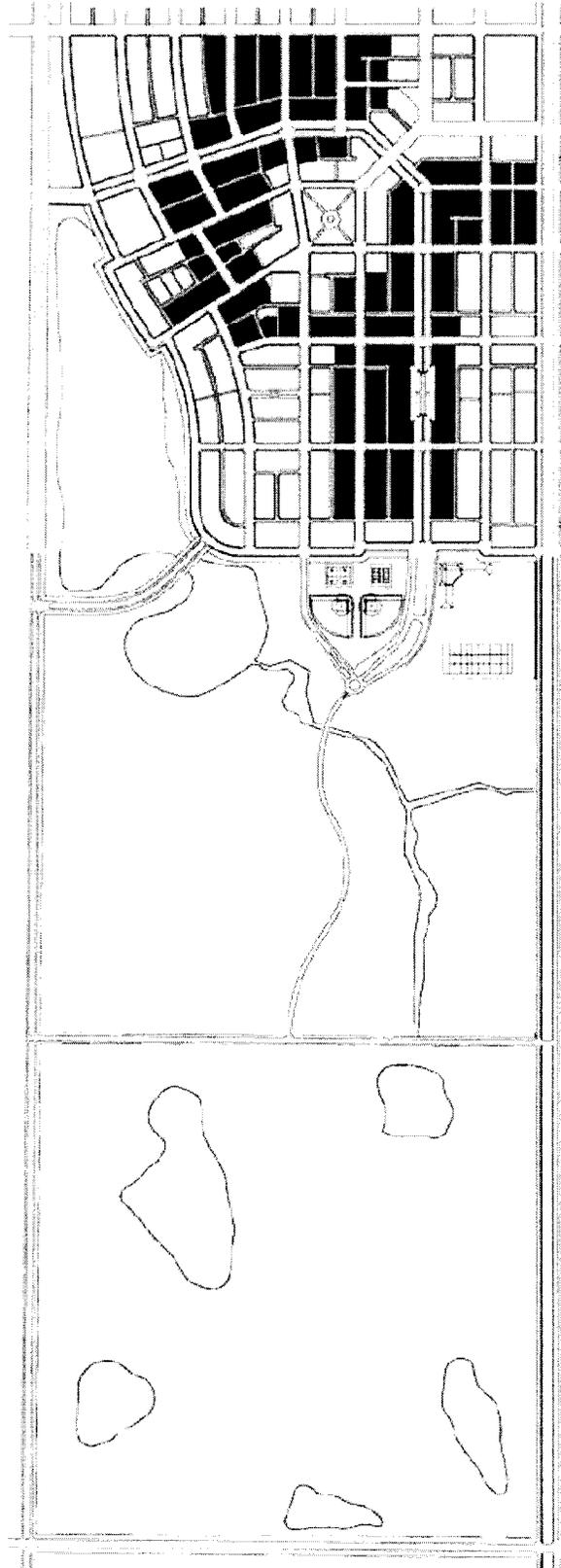
PERMITTED USES for the General transect zone: permitted uses are determined by lot type - refer to Section 3.01.03.EE.2.h.

ALLOWABLE STREET TYPES in the General transect zone (refer to Section 3.01.03.EE.2.i):

- Boulevard
- Avenue
- East/West Street
- North/South Street
- Lane
- Trail

STREETScape STANDARDS for the General transect zone: refer to Section 3.01.03.EE.2.j.

GENERAL TRANSECT ZONE HIGHLIGHTED ON MODEL REGULATING PLAN:



(4) "EDGE" TRANSECT ZONE

PURPOSE: The Edge zone is single-family residential in character with a lower density of homes than other parts of the neighborhood. Edge zones are bounded by the beginnings of rural, natural, or open-space features such as pasture, groves, forest, lake, meadow, or golf course. These features provide a physical change that defines the neighborhood.

PERMITTED LOT TYPES in the Edge transect zone (refer to Section 3.01.03.EE.2.e):

- House Lot
- Estate Lot
- Civic Building Lot

BUILDING FORM AND PLACEMENT ON LOTS for the Edge transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Edge transect zone: refer to Section 3.01.03.EE.2.g.

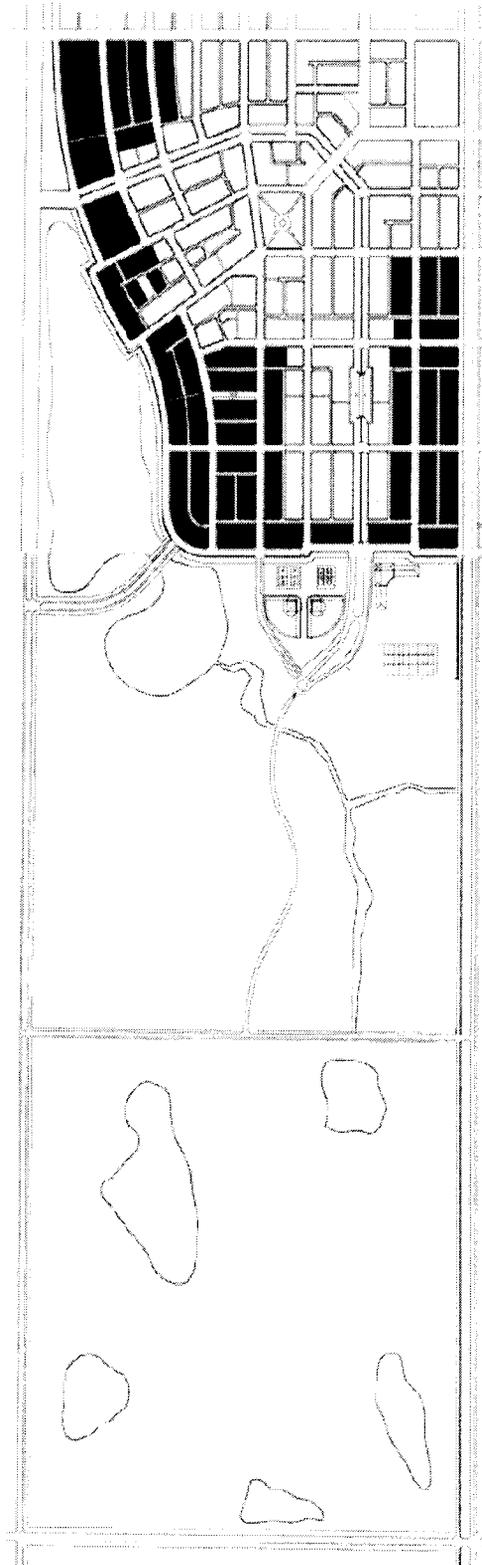
PERMITTED USES for the Edge transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE.2.h.

ALLOWABLE STREET TYPES in the Edge transect zone (refer to Section 3.01.03.EE.2.i):

- East/West Street
- North/South Street
- Edge Drive
- Parkway
- Lane
- Trail

STREETSCAPE STANDARDS for the Edge transect zone: refer to Section 3.01.03.EE.2.j.

EDGE TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



(5) "FRINGE" TRANSECT ZONE

PURPOSE: The Fringe zone is the first layer of the Countryside that provides a harmonious transition between neighborhoods and the Rural transect zone. The resulting landscape is typically more manicured and includes uses that are compatible with adjoining neighborhoods such as open spaces, recreational uses, and limited agricultural uses.

PERMITTED LOT TYPES in the Fringe transect zone (refer to Section 3.01.03.EE.2.e):

- Estate Lot (limited, see footnote to Table 3-2)
- Civic Building Lot
- Countryside Tract

BUILDING FORM AND PLACEMENT ON LOTS for the Fringe transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Fringe transect zone: refer to Section 3.01.03.EE.2.g.

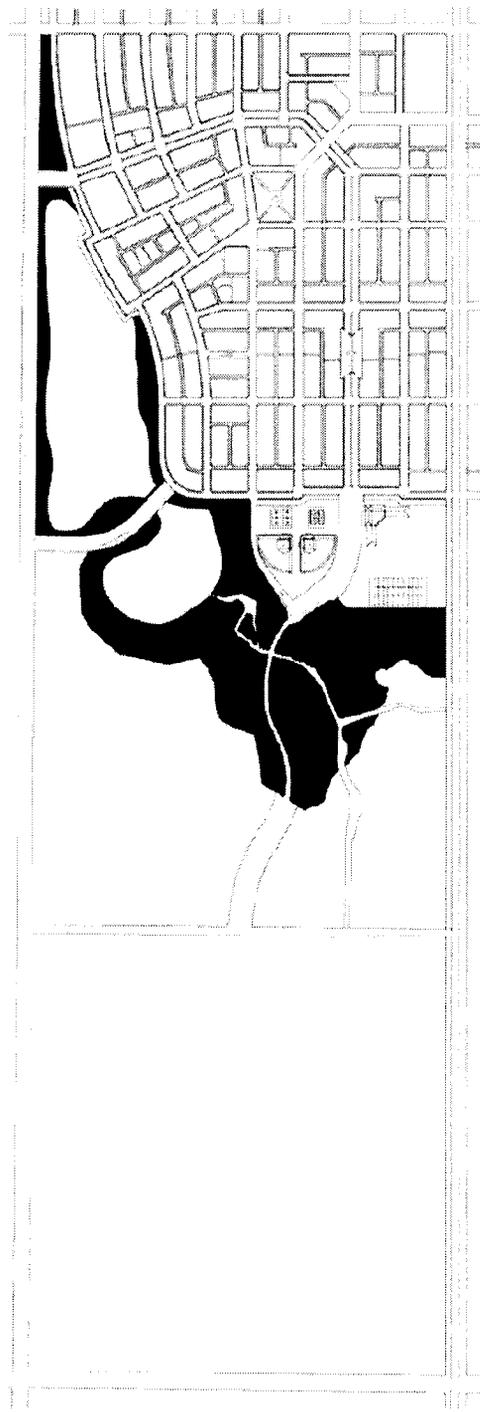
PERMITTED USES for the Fringe transect zone: refer to Section 3.01.03.EE.2.o.

ALLOWABLE STREET TYPES in the Fringe transect zone (refer to Section 3.01.03.EE.2.i):

- Boulevard
- Parkway
- Trail

STREETScape STANDARDS for the Fringe transect zone: refer to Section 3.01.03.EE.2.j.

FRINGE TRANSECT ZONE HIGHLIGHTED ON MODEL REGULATING PLAN:



(6) "RURAL" TRANSECT ZONE

PURPOSE: The Rural zone is the second layer of the Countryside that does not adjoin neighborhoods. Land uses in the Rural zone encompass the full range of permitted agricultural, recreational, and open space uses.

PERMITTED LOT TYPES in the Rural transect zone (refer to Section 3.01.03.EE.2.e):

- Countryside Tract

BUILDING FORM AND PLACEMENT ON LOTS for the Rural transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Rural transect zone: refer to Section 3.01.03.EE.2.g.

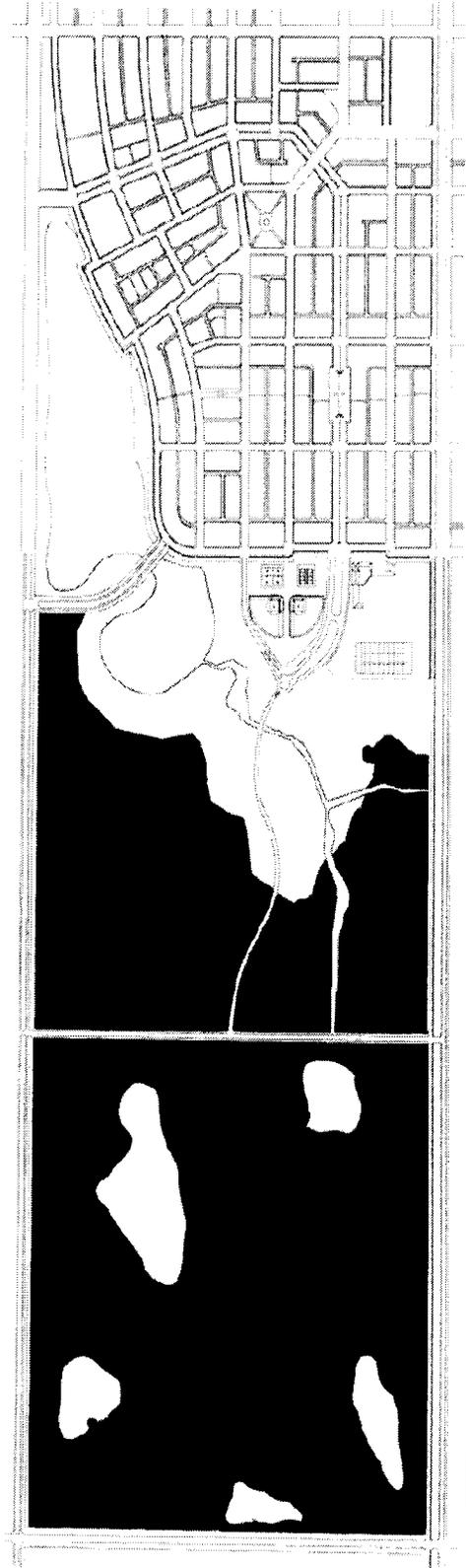
PERMITTED USES for the Rural transect zone: refer to Section 3.01.03.EE.2.o.

ALLOWABLE STREET TYPES in the Rural transect zone (refer to Section 3.01.03.EE.2.i):

- Boulevard
- Parkway
- Trail

STREETSCAPE STANDARDS for the Rural transect zone: refer to Section 3.01.03.EE.2.j.

RURAL TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



e. LOT TYPES

- (1) Each neighborhood must contain a mixture of lot types to provide a variety of uses and diverse housing options within the neighborhood. Differing lot types may be placed back-to-back on a single block to provide harmonious transitions between lot types. Lot types should be selected to provide buildings of like scale and massing on opposite sides of streets. Each neighborhood must contain at least one Mixed-Use or Retail Building Lot. Each neighborhood must contain at least three Civic Building Lots; one civic building must be constructed within two years after development commences.
- (2) The following lot types may be assigned within the corresponding transect zones as shown in the following matrix. An applicant may propose additional lot types during the PTV rezoning process provided the lot types comply with the intent of the TVC Element Overlay Zone; the Board of County Commissioners shall decide whether to accept, modify, or reject such additional lot types during the approval process.

Lot Types	Transect zones					
	Country-side		Neighborhoods			
	Rural	Fringe	Edge	General	Center	Core
Mixed-Use Building Lot					X	X
Retail Building Lot					X	X
Apartment Building Lot				X	X	X
Live/Work Building Lot				X	X	X
Apartment House Lot				X	X	
Rowhouse Lot				X	X	
Cottage House Lot				X	X	
Sidyard House Lot				X	X	
House Lot			X	X		
Estate Lot*		X*	X			
Civic Building Lot		X	X	X	X	X
Countryside Tract	X	X				

** Estate Lots in Fringe transect zones are limited to a maximum of 5% of the land area for Open Space and Countryside components; the allowance for these lots must be acquired by TDR Credits transferred from an off-site eligible sending site (see Section 4.04.05).*

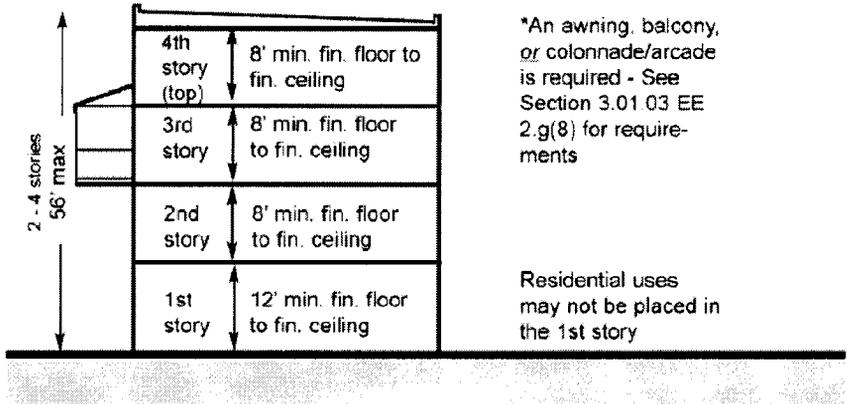
f. BUILDING FORM AND PLACEMENT ON LOTS

The primary entrance of every building must directly face a street, a square, a park, a plaza, or a green. The proper building placement is illustrated below for each lot type, along with additional regulations plus illustrations of some of the lot size and dimensional requirements from Table 3-1

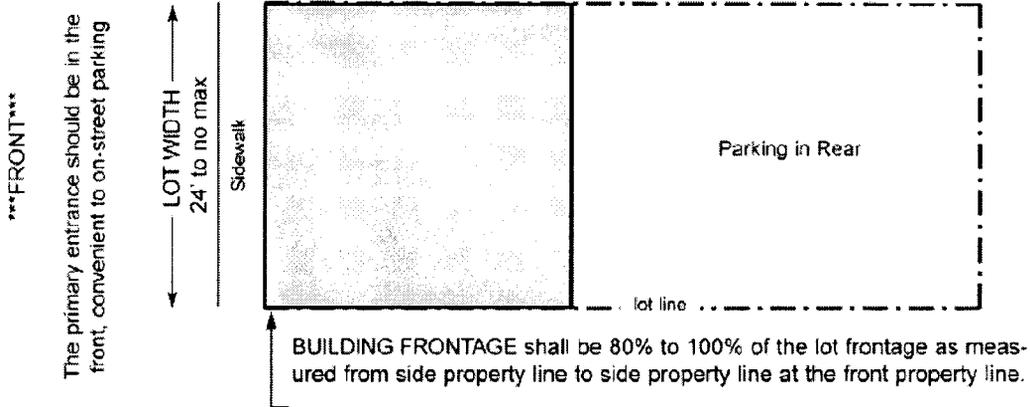
(1) Mixed-Use Building Lot (MU)

These diagrams illustrate some of the lot size and dimensional requirements from Tables 3-1 and 3-3.

HEIGHT:



BUILDING PLACEMENT:



PRECEDENTS & CHARACTER EXAMPLES:

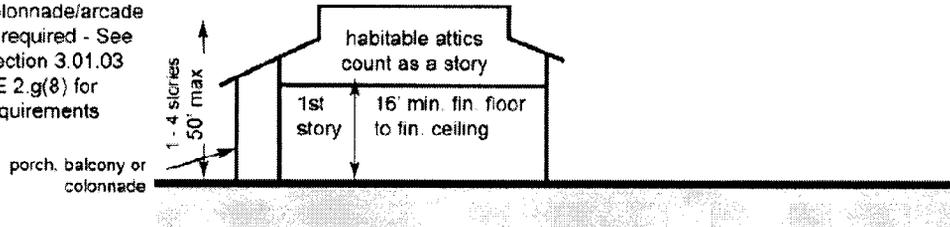


(2) Retail Building Lot (RB)

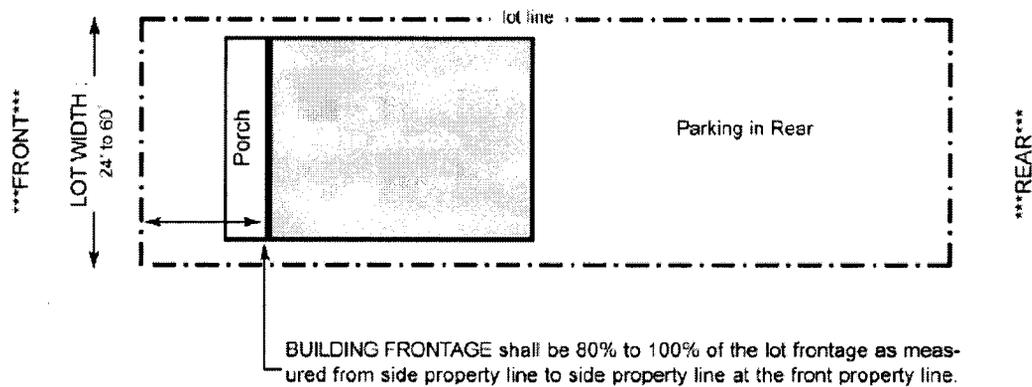
These diagrams illustrate some of the lot size and dimensional requirements from Tables 3-1 and 3-3.

HEIGHT:

*An awning, porch, balcony, or colonnade/arcade is required - See Section 3.01.03 EE 2.g(8) for requirements



BUILDING PLACEMENT:

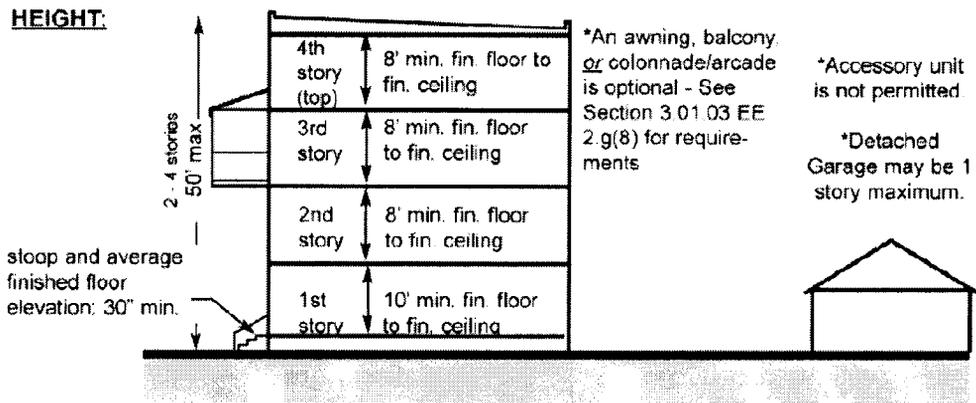


PRECEDENTS & CHARACTER EXAMPLES:

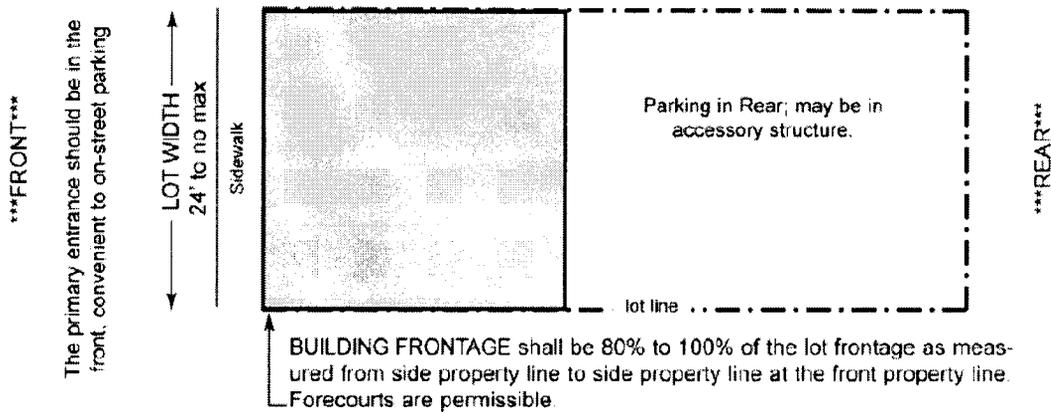


(3) Apartment Building Lot (AB)

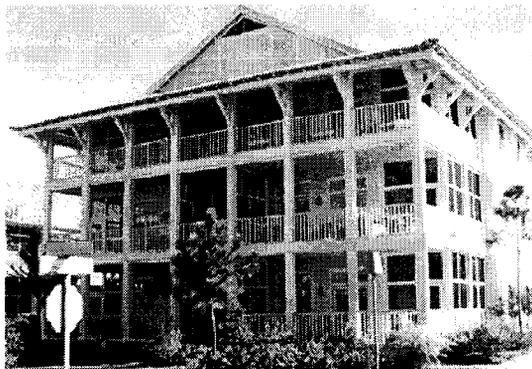
These diagrams illustrate some of the lot size and dimensional requirements from Tables 3-1 and 3-3.



BUILDING PLACEMENT:

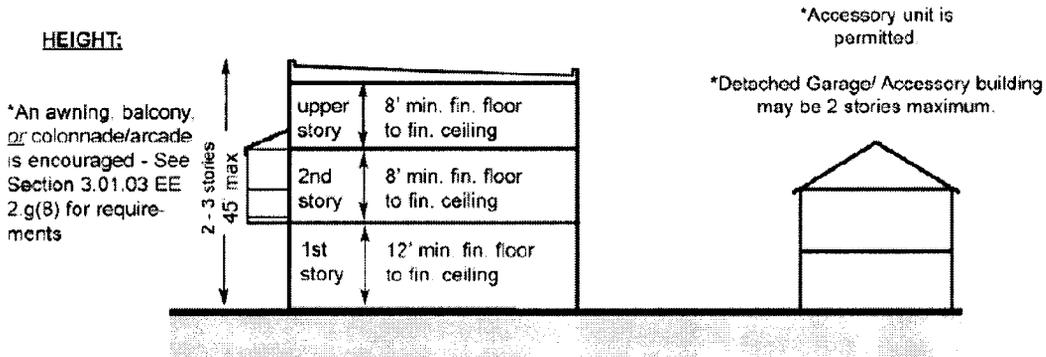


PRECEDENTS & CHARACTER EXAMPLES:

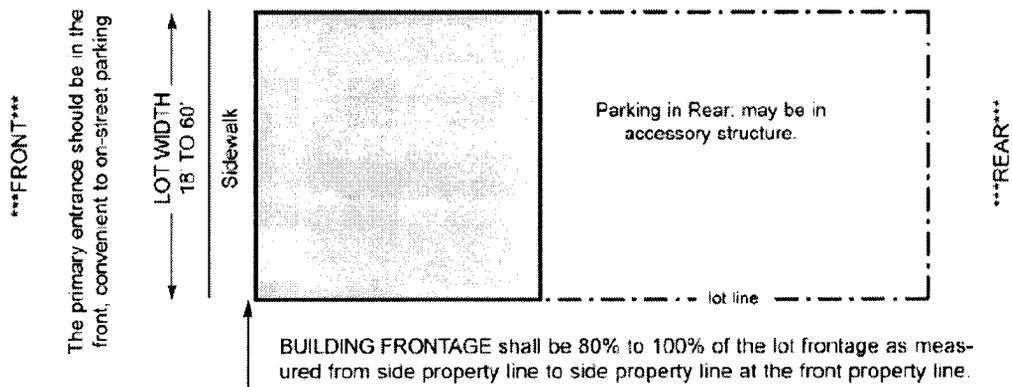


(4) Live/Work Building Lot (LW)

These diagrams illustrate some of the lot size and dimensional requirements from Tables 3-1 and 3-3.



BUILDING PLACEMENT:



*Each Live/Work Building Lot is permitted (1) main structure and (1) accessory building in the rear of the lot

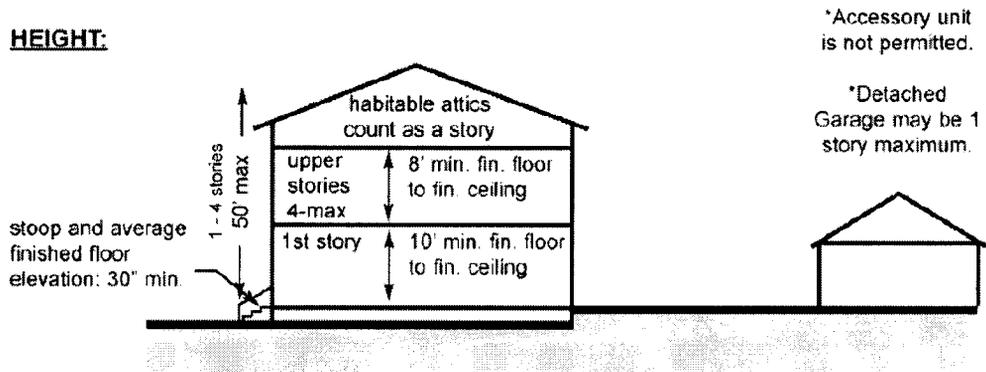
PRECEDENTS & CHARACTER EXAMPLES:



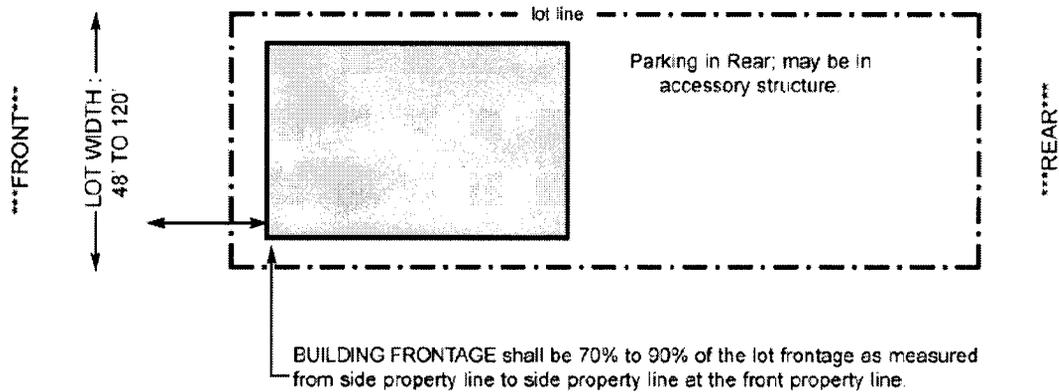
(5) Apartment House Lot (AH)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

HEIGHT:



BUILDING PLACEMENT:



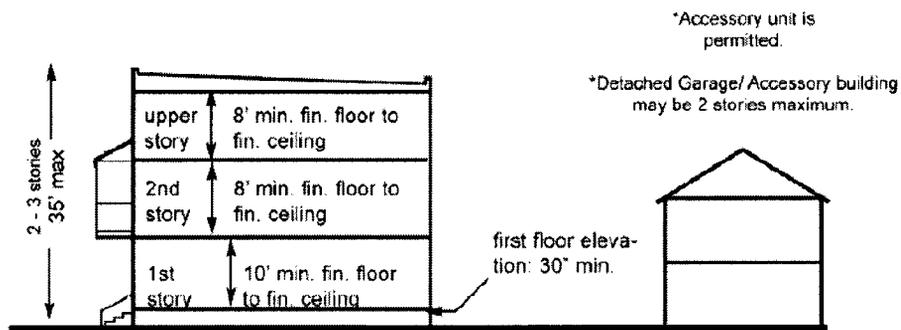
PRECEDENTS & CHARACTER EXAMPLES:



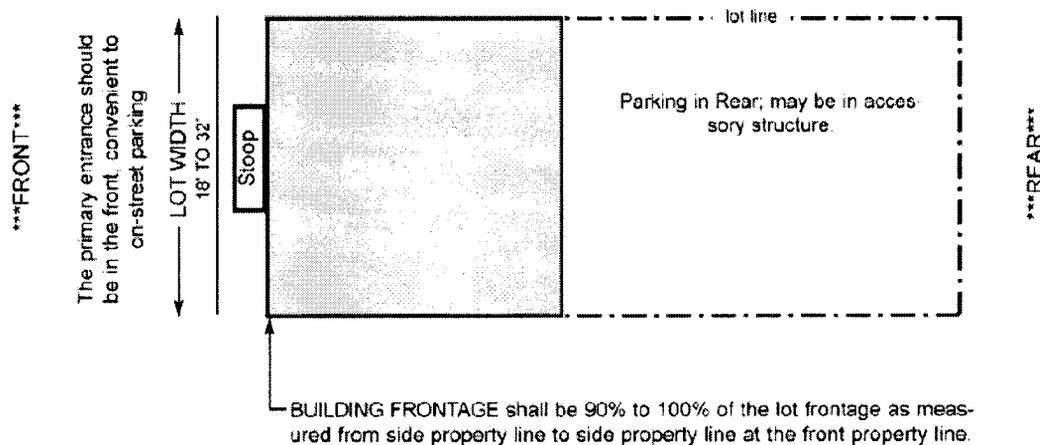
(6) Rowhouse Lot (RH)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

HEIGHT:

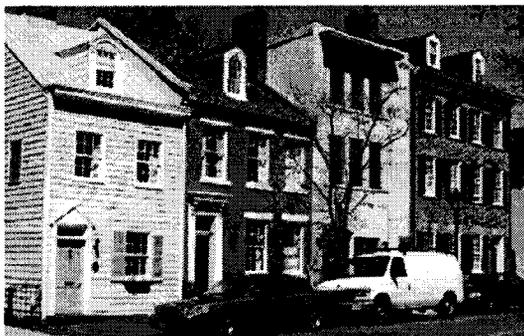


BUILDING PLACEMENT:



*Each Rowhouse lot is permitted (1) main structure and (1) accessory building in the rear of the lot.

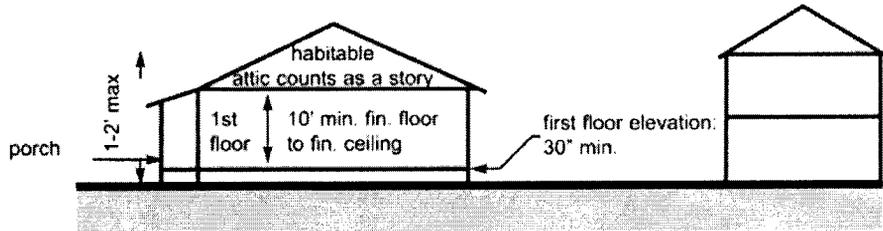
PRECEDENTS & CHARACTER EXAMPLES:



(7) Cottage House Lot (CH)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1

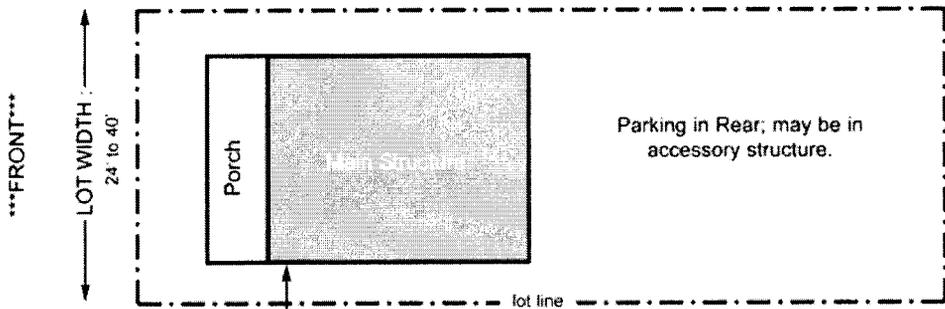
HEIGHT:



*Accessory unit is permitted.

*Detached Garage/ Accessory building may be 2 floors maximum.

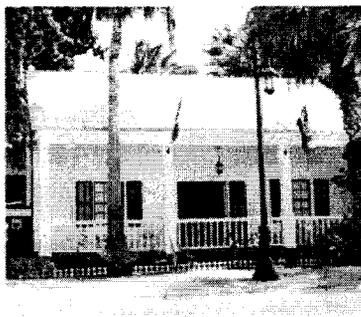
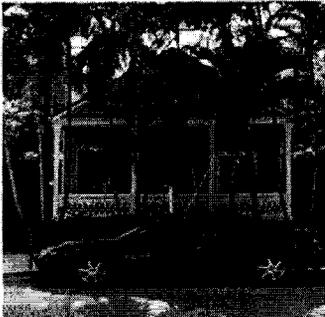
BUILDING PLACEMENT:



BUILDING FRONTAGE shall be 70% to 90% of the lot frontage as measured from side property line to side property line at the front property line.

*Each cottage house lot shall be permitted (1) main structure and (1) accessory building.

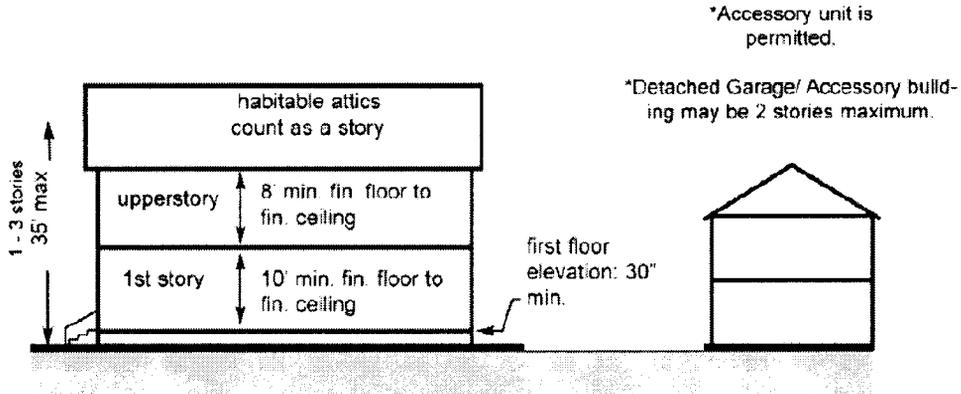
PRECEDENTS AND CHARACTER EXAMPLES:



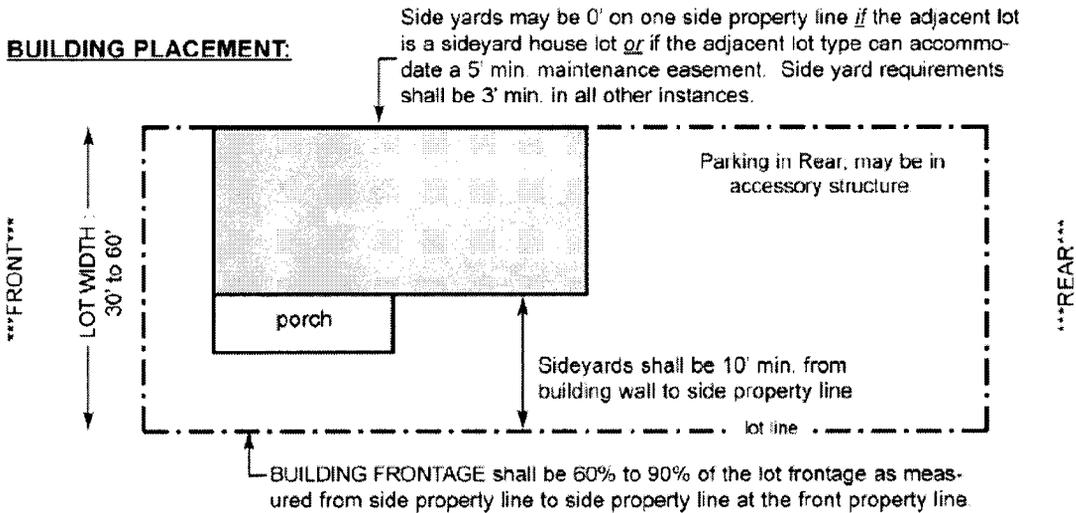
(8) Sideyard House Lot (SH)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

HEIGHT:



BUILDING PLACEMENT:



*Each sideyard house lot shall be permitted (1) main structure and (1) accessory building in the rear of the lot.

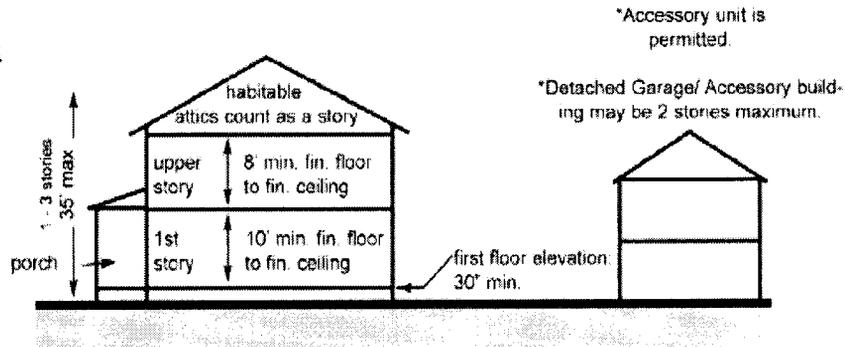
PRECEDENTS & CHARACTER EXAMPLES:



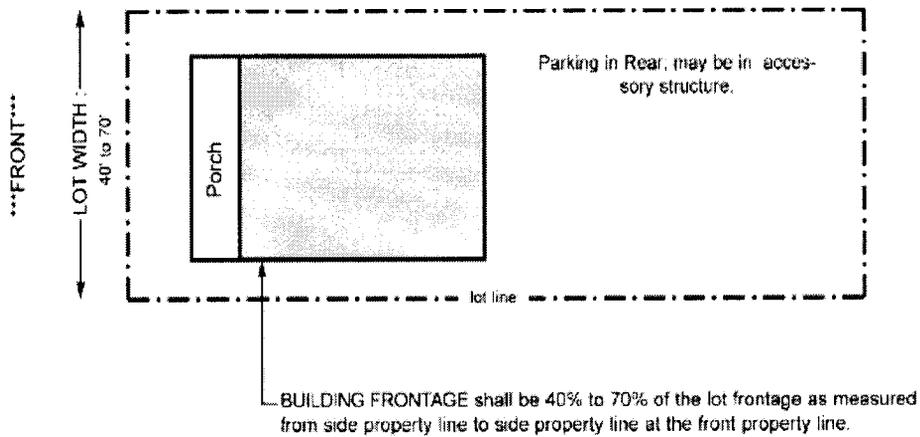
(9) House Lot (HO)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

HEIGHT:



BUILDING PLACEMENT:



*Each house lot shall be permitted (1) main structure and (1) accessory building

PRECEDENTS & CHARACTER EXAMPLES:

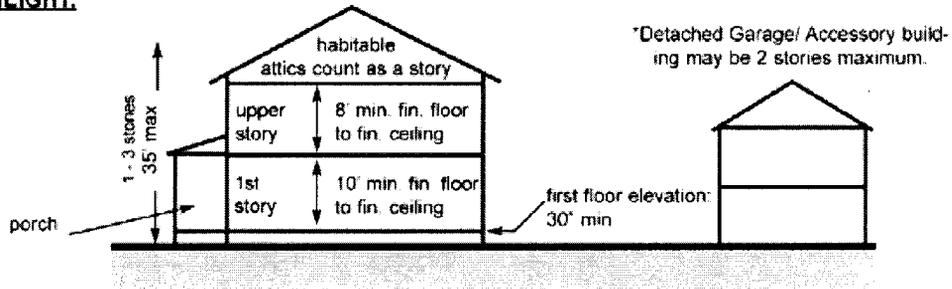


(10) Estate Lot (ES) (limited, see footnote to Table 3-2)

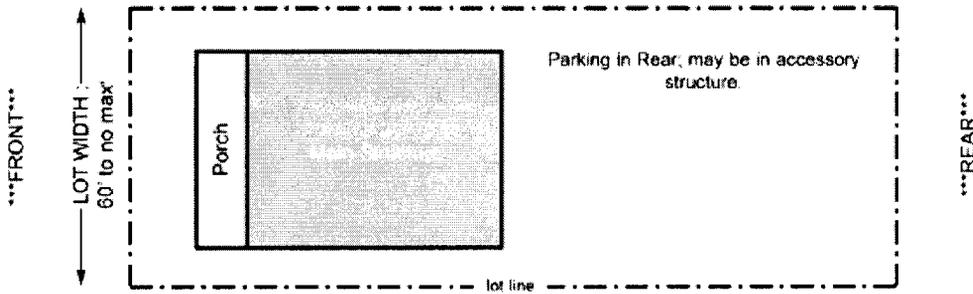
These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

*Accessory unit is permitted.

HEIGHT:



BUILDING PLACEMENT:



*Each Estate Lot shall be permitted (1) main structure and (1) accessory building

PRECEDENTS & CHARACTER EXAMPLES:

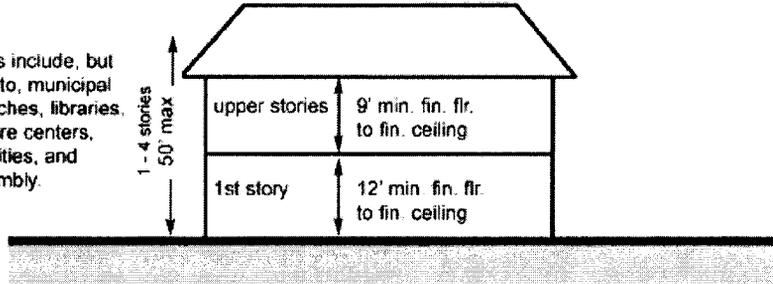


(11) Civic Building Lot (CB)

These diagrams illustrate some of the lot size and dimensional requirements from Tables 3-1 and 3-3.

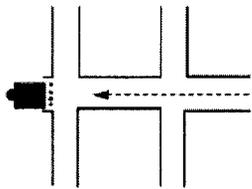
HEIGHT:

*Civic Buildings include, but are not limited to, municipal buildings, churches, libraries, schools, daycare centers, recreation facilities, and places of assembly.

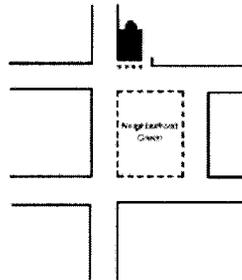


BUILDING PLACEMENT:

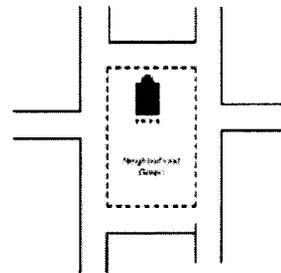
Building Placement Requirements for Civic Buildings vary by site. Civic lots shall be a minimum of 50' wide. In general, Civic Buildings should be sited in locations of particular geometric importance, such as anchoring a major public space, or terminating a street vista:



The Civic Building terminates the view of this street.



The Civic Building anchors the green at a prominent corner.



The Civic Building anchors the space from within the green.

PRECEDENTS & CHARACTER EXAMPLES:



g. DEVELOPMENT STANDARDS FOR LOTS

- (1) Table 3-1 provides dimensional requirements that apply to all lots of each designated type. These requirements replace those found in Section 7.04.01.
- (2) If additional lot types are proposed by an applicant, comparable dimensional requirements must also be proposed. An applicant may also propose changes to the dimensional requirements in Table 3-1 for a particular neighborhood. All changes must comply with the intent of the TVC Element Overlay Zone. The Board of County Commissioners shall decide whether to accept, modify, or reject such additional or modified dimensional requirements during the approval process.
- (3) Each Live/Work, Rowhouse, Cottage, Sideyard, House, and Estate Lot is permitted one main structure and one accessory dwelling. Accessory dwellings are not counted for density purposes, for instance for meeting the minimum density requirements of Section 3.01.03.EE.2.b. Accessory dwellings, where permitted:
 - i. may not exceed the size limitations in Table 3-1;
 - ii. must maintain at least a 3' side yard except on Rowhouse Lots; and
 - iii. must be separated at least 10' from the main structure.
- (4) Building frontage is the percentage of the total width of a lot which is required to be building wall, measured where the front yard ends and the front of the building begins. For this purpose only, the width of a porte cochere may be counted as building wall even though it has no front or rear wall.
- (5) Front porches and balconies may extend up to 10' into front yards provided that walls, screened areas, or railings in the front yard extend no higher than 42 inches above the floor of the porch or balcony. Front porches and balconies may not extend into the right-of-way. Stoops may extend into front yards provided that walls, screened areas, or railings in the front yard extend no higher than 42 inches above the floor of the stoop. Stoops may extend into the right-of-way to the extent specifically provided by the Board of County Commissioners during the approval process.
- (6) Each building must have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows must provide necessary light and air shafts within their own lot without relying on the side yard of an adjacent lot.
- (7) Each building must have an entrance facing a street or public open space.
- (8) Each building on a Mixed-Use Building Lot is required to have an awning, balcony, colonnade, or arcade facing the street. The same requirement applies to Retail Building Lots except that a porch may be substituted. Buildings on Live/Work Building Lots are encouraged but not required to have one of these features. Any of these features may extend into the front yard. Extensions of awnings, balconies, colonnades, or arcades over public sidewalks require approval of the County Attorney who may require the property owner to enter into a right-of-way agreement establishing the property owner's sole responsibility for repairing any damage that may result from public maintenance or improvements. When providing a required awning, balcony, colonnade, arcade, or porch, the following design requirements apply:

- i. Awnings over first-floor doors or windows must have a depth of at least 6 feet. Backlit, high-gloss, or plasticized fabrics are prohibited.
 - ii. Balconies must have a depth of at least 5 feet and a clear height below of at least 10 feet from the sidewalk. Balconies may have roofs but must be open and not air-conditioned.
 - iii. Colonnades and arcades must have a clear width from column to building face of at least 8 feet and a clear height of at least 10 feet above the sidewalk.
 - iv. Porches must be at least 8 feet deep and 16 feet wide. Porches typically have roofs but must be open and not air-conditioned.
- (9) Minimum and maximum depths of front yards are shown Table 3-1. For Mixed-Use Building Lots and Retail Building Lots, a portion of the building frontage may be set back up to an additional 20 feet beyond the maximum front yard depth if this space is constructed as a courtyard or entryway that is open to the sidewalk. This portion may be up to 40% of the actual building frontage and may not be used for parking.
- (10) On all Mixed-Use Building Lots and Retail Building Lots, building walls that face streets are required to have between 15% and 75% of their area in transparent windows. In addition, retail stores must comply with the following:
- i. The ground floor must have transparent storefront windows covering no less than 75% of the wall area in order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces.
 - ii. Storefronts must remain unshuttered at night to provide views of display spaces, and are encouraged to remain lit from within until 10:00 PM to provide security to pedestrians.
 - iii. Doors allowing public access to streets must be provided at intervals of at least 75 feet to maximize street activity, to provide pedestrians with frequent opportunities to enter and exit buildings, and to minimize any expanses of inactive wall.
- To be considered transparent, window and door glass, whether integrally tinted or with applied film, must transmit at least 50% of visible daylight. These requirements do not apply to walls that face alleys or lanes.

**TABLE 3-1
LOT SIZE AND DIMENSIONAL REQUIREMENTS**

Lot Type	Lot Size (min / max in sf)	Lot Width (min / max)	Building Frontage (min / max)	Lot Coverage by Bldgs. (max)	Yard			Height ³ (min/max in stories; max in feet)	First Story Elevation (min)	Accessory Dwelling (max bldg footprint in sf)
					Front ¹ (min / max)	Rear ² (min)	Side (min)			
Mixed-Use Building Lot	2,400 / no max	24 / no max	80% / 100%	80%	0 / 5	15	0	2 / 4; 56'	n/a	not permitted
Retail Building Lot	2,400 / 7,200	24 / 60	80% / 100%	80%	0 / 5	15	0	1 / 4; 50'	n/a	not permitted
Apartment Building Lot	2,400 / no max	24 / no max	80% / 100%	80%	0 / 10	15	0	2 / 4; 50'	30" ⁶	not permitted
Live/Work Building Lot	1,800 / 7,200	16 / 60	80% / 100%	80%	0 / 10	15	0	2 / 3; 45'	n/a	625
Apartment House Lot	4,800 / 18,000	48 / 120	70% / 90%	80%	5 / 10	15	0	1 / 4; 50'	30" ⁶	not permitted
Rowhouse Lot	1,800 / 3,840	16 / 32	90% / 100%	80%	0 / 10	15	0	2 / 3; 35'	30"	625
Cottage House Lot	2,400 / 4,800	24 / 40	70% / 90%	60%	5 / 25	10	2	1 / 2; 35'	30"	800
Sideward House Lot	3,000 / 6,000	30 / 60	60% / 90%	50%	5 / 10	10	0 / 10 ⁵	1 / 3; 35'	30"	800
House Lot	4,000 / 8,400	40 / 70	60% / 80%	50%	20 / 30	10	5	1 / 3; 35'	30"	800
Estate Lot	7,200 / no max	60 / no max	n/a	30%	20 / 50	20	10	1 / 3; 35'	30"	1000
Civic Building Lot	5,000 / no max	50 / no max	n/a	80%	n/a	15	0	1 / 4; 50'	n/a	1250
Countryside Tract	43,560 / no max	200 / no max	n/a	15%	50 / n/a	50	50	1 / 2; 35'	n/a	not permitted

¹ Corner lots must meet front yard requirements on both streets.

² Minimum rear yards in this column apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5-foot minimum rear yard, except when the rear yard adjoins an alley (see Section 3.01.03.EE.2); no separation is required from an alley. Fences are regulated by Section 8.00.04.

³ See definition of "story" for further details on height measurements. The building spacing formula in Section 7.04.03 does not apply in PTV districts.

⁴ See additional requirements in Section 3.01.03.EE.2.g(3).

⁵ See Section 3.01.03.EE.2.f(8) for further details.

⁶ Non-elevator apartments three stories in height or less may be built at grade and shall provide a minimum front yard of 5 feet.

h. PERMITTED USES

Table 3-2 identifies the permitted, conditional and accessory uses for each lot type. Where the upper row of Table 3-2 indicates an entire zoning district, an “S” in the column below indicates that a particular lot type is also allowed to have the same permitted, conditional, and accessory uses that are allowable to any parcel located in that zoning district, in addition to all uses specifically indicated for that lot type in other columns of Table 3-2. References to an existing zoning district pertain only to uses in that zoning district, not to any sub-reference to form or size. Form and size are regulated by the TVC Overlay Zone standards.

TABLE 3-2
PERMITTED LAND USES

Lot Type	Single-family detached dwellings	Two-family dwellings	Multiple-family dwellings (3 or more units)	Community Residential Homes	Family Day Care Homes	Family Residential Homes [beyond 1000']	Family Residential Homes [within 1,000']	Bed and Breakfast Residences	Residential Accessory Uses (subject to the requirements of Section 8.00.00)	Civic Uses (see Section 4.04.06)	Countryside Uses (see Section 3.01.03.EE.2.0)	Commercial, Office (CO)	Commercial, General (CG)	Industrial Light (IL)	Institutional (I)	Religious Facilities (RF)
Mixed-Use Building Lot *	-	P*	P*	P*	P*	P*	P*	P*	P	P	S	S	-	-	S	S
Retail Building Lot	-	-	P	P	P	P	P	P	P	P	S	S	-	-	S	S
Apartment Building Lot	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Live/Work Building Lot	-	P	P	P	P	P	P	P	P	P	S	S	-	-	S	S
Apartment House Lot	-	-	P	P	P	P	C	C	P	-	-	-	-	-	-	-
Rowhouse Lot	-	P	P	P	P	P	C	C	P	-	-	-	-	-	-	-
Cottage House Lot	P	-	-	-	P	P	C	-	P	-	-	-	-	-	-	-
Sidyard House Lot	P	-	-	-	P	P	C	-	P	-	-	-	-	-	-	-
House Lot	P	-	-	-	P	P	C	-	P	-	-	-	-	-	-	-
Estate Lot**	P	-	-	C	P	P	C	C	P	-	-	-	-	-	-	-
Civic Building Lot	-	-	-	P	P	P	P	-	P	P	-	-	-	-	S	S
Countryside Tract	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-

NOTES: P = permitted use
C = conditional use
- = uses are not permitted
S = same uses as allowable for any parcel in listed zoning district (in addition to all uses specifically indicated in other columns)

* Residential uses in Mixed-Use Building Lots may not be placed in the first story.
** Estate Lots in Fringe transect zones are limited to a maximum of 5% of the land area for Open Space and Countryside components; the allowance for these lots must be acquired by TDR Credits transferred from an off-site eligible sending site (see Section 4.04.06).

i. ALLOWABLE STREET TYPES BY TRANSECT ZONE

The following street types are be permitted by right in the transect zones shown. These streets must comply with the streetscape standards in Section 3.01.03.EE.2.j and the street cross-sections in Section 3.01.03.EE.2.i. An applicant may propose additional street types or modified cross-sections and streetscape standards during the PTV rezoning process provided the street types and modified standards comply with the intent of the TVC Element Overlay Zone; the Board of County Commissioners shall decide whether to accept, modify, or reject such proposals during the approval process.

Street Types	Transect Zones					
	Country-side		Neighborhoods			
	Rural	Fringe	Edge	General	Center	Core
Main Street					X	X
Boulevard	X	X	X	X	X	X
Avenue				X	X	X
East/West Street			X	X	X	
North/South Street			X	X	X	
Edge Drive			X			
Parkway	X	X	X			
Rural Road	X	X				
Alley				X	X	X
Lane	X	X	X	X	X	
Trail	X	X	X	X	X	X

j. STREETScape STANDARDS BY TRANSECT ZONE

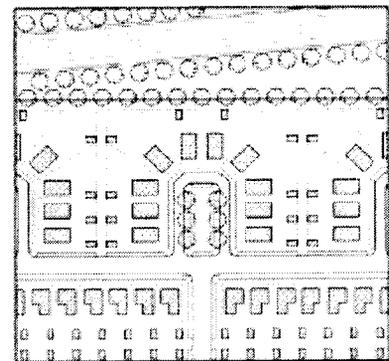
The following standards apply to all street types as they pass through the indicated transect zone:

Streetscape Standards	Transect Zones					
	Countryside		Neighborhoods			
	Rural	Fringe	Edge	General	Center	Core
Street edge:						
Type	open swale	open swale	open swale or raised curb	raised curb	raised curb	raised curb
Corner radius ¹	15' to 30'	15' to 30'	10' to 25'	10' to 20'	10' to 15'	10' to 15'
Corner radius ²	n/a	n/a	5' max.	5' max.	5' max.	5' max.
Planting strip:						
Type	swale	swale	continuous planting strip	continuous planting strip	planting strip or tree well	planting strip or tree well
Width	8' min.	8' min.	8' min.	6' to 12'	4' to 8'	3' to 8'
Tree spacing	clustered or regular	clustered or regular	regular	regular	regular or opportunistic	regular or opportunistic
Tree diversity	multiple species allowed	multiple species allowed	alternating species allowed	single species per block	single species per block	single species per block
Walk:						
Type	trail (optional)	trail (optional)	sidewalk (optional)	sidewalks required	sidewalks required	sidewalks required
Width	5' min.	5' min.	5' min.	6' min.	8' min.; 12' min w/ tree wells	8' min.; 12' min w/ tree wells
Rear alley/lane:						
Alley	n/a	n/a	n/a	desirable; (also see 3.01.03.EE.2.k(2))	alley or lane is required	alley is required
Lane	optional	optional	desirable			
¹ These standards apply to: — swales (measured to edge of pavement); — raised curbs if both on-street parallel parking and curb bulbs (curb extensions) are provided (measured to vertical face of curb); and — raised curbs if on-street parallel parking is not provided (measured to vertical face of curb); ² This standard applies to — raised curbs if on-street parallel parking is provided without curb extensions (measured to vertical face of curb).						

k. STREET NETWORK DESIGN

- (1) New development must accommodate the Future an interconnected Sstreet Nnetwork Plan (see Section 4.04.04.B).
- (2) Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways.
 - i. Neighborhood streets must be designed to encourage pedestrian and bicycle travel by providing short routes to connect residential uses with nearby commercial services, schools, parks, and other neighborhood facilities within the same or adjoining Towns or Villages. Sidewalks and rows of street trees must be provided on both sides of all neighborhood streets.
 - ii. Neighborhood streets should be organized according to a hierarchy based on function, size, and design speed. Rights-of-way are expected to differ in dimension and must meet the appropriate standards for the transect zones in which they are located (see Section 3.01.03.EE.2.i). There must be a minimum of two street types within each neighborhood.
 - iii. Neighborhood streets do not have to form an orthogonal grid and are not required to intersect at ninety-degree angles. These streets may be curved or bent but must connect to other streets. Jogs or centerline offsets shall be at least 100 feet for local streets; this requirement does not apply to alleys.
 - iv. Neighborhoods must accommodate one or more public transit nodes for service to points beyond the neighborhood.
 - v. All streets must be publicly dedicated. Private streets and closed or gated streets are prohibited, notwithstanding the provisions of Sections 7.05.03.E and 7.10.15.
 - vi. The use of raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to more conventional traffic calming measures such as speed bumps.
 - vii. A continuous network of rear and side alleys and/or lanes is desirable to serve as the primary means of vehicular ingress to individual lots. Such networks are mandatory in Core and Center transect zones and for Mixed use, Retail, Live/Work, Apartment, and Rowhouse, and Cottage Lots regardless of transect zones. Alley and rear lane entrances should align so as to provide ease of ingress for service vehicles. Internal deflections or variations in the alley/rear lane network are encouraged to prevent excessive or monotonous views of the rear of structures resulting from long stretches of alleys and rear lanes.
 - viii. Cul-de-sacs are not permitted except where physical conditions such as freeways provide no practical alternatives for connection for through traffic. Canals may or may not be physical barriers; appropriate crossings will be considered at the time of PTV approval. Each cul-de-sac must be detailed as a close, with landscaping in the center (see Figure 3-9).
 - ix. Street stubs must be provided to adjacent undeveloped land to ensure an integrated street network is achieved over time, except where the adjacent land is being designated as Countryside through the PTV approval. Stub-out streets to connect to future development will not be considered cul-de- sacs if they are less than 300 feet long.

FIGURE 3-9
EXAMPLE OF CLOSE DETAILING

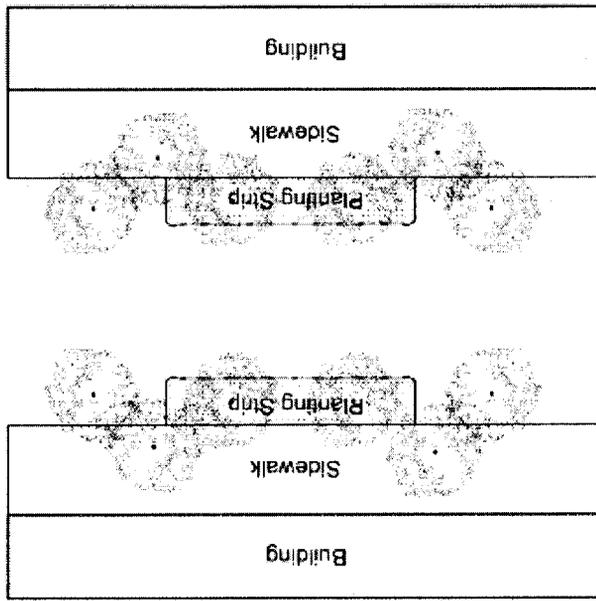
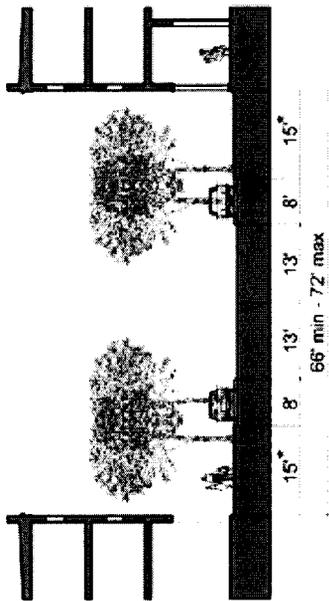


- x. Full access intersections along Indrio Road must be separated by at least 660 feet. Full access intersections along other roads on the regional street network must be separated by at least 330 feet (see Section 4.04.04.B).
- (3) The average perimeter of all blocks within a neighborhood may not exceed 1,500 feet. The maximum perimeter of any block may not exceed 2,400 feet. The portion of any block between intersecting streets may not exceed 500 feet without a publicly dedicated pedestrian sidewalk or trail providing access to another street. Smaller block sizes are encouraged to promote walkability. An applicant may propose minor modifications to these block size standards during the PTV rezoning process; the Board of County Commissioners shall decide whether to accept, modify, or reject such modifications during the approval process.
 - (4) The Edge Drive street type is intended to demarcate the Edge transect zone from the Countryside. Edge Drives are primarily "single-loaded," having private lots on one side while providing visual and often physical access to the Countryside on the other. A double-loaded Edge Drive is limited to 30% of the linear edge; where Edge Drives are double-loaded, a physical line of demarcation (e.g. a split rail fence) must be provided separating private lots from public trails and the Countryside. An applicant may propose to exceed the 30% limitation during the PTV rezoning process where there is no significant view of the Countryside that would be lost or where it is deemed to be in the balanced public/private interest while remaining consistent with the TVC Element Overlay Zone. The Board of County Commissioners shall decide whether to accept, modify, or reject a proposed increase in double-loaded Edge Drive during the approval process.
 - (5) In addition to its network of streets, each PTV shall also include a network of trails or greenways connecting urban, recreational, academic, and rural locations. Trails shall be provided along the Flow Way System and along remaining canals to provide connections and access to the Countryside. Trails in the Fringe transect zone should be located in the center of the Fringe zone or adjacent to the Rural zone to provide separation from private lots in the Edge zone. Existing hedgerows, environmentally significant or sensitive lands, tree clusters, flow ways, knolls, and viewsheds from scenic roads or parkways shall be considered for connecting linkages between Towns and Villages. Greenway lands shall be interconnected wherever possible to provide a continuous network of such lands within and adjoining each PTV and remaining separated from streets wherever possible.
 - (6) The street design requirements of Section 7.05 apply except where they conflict with standards for the TVC Overlay Zone or this zoning district. Further exceptions to the requirements of Section 7.05 may be authorized by the Board of County Commissioners through approval of a regulating plan during the PTV rezoning process.

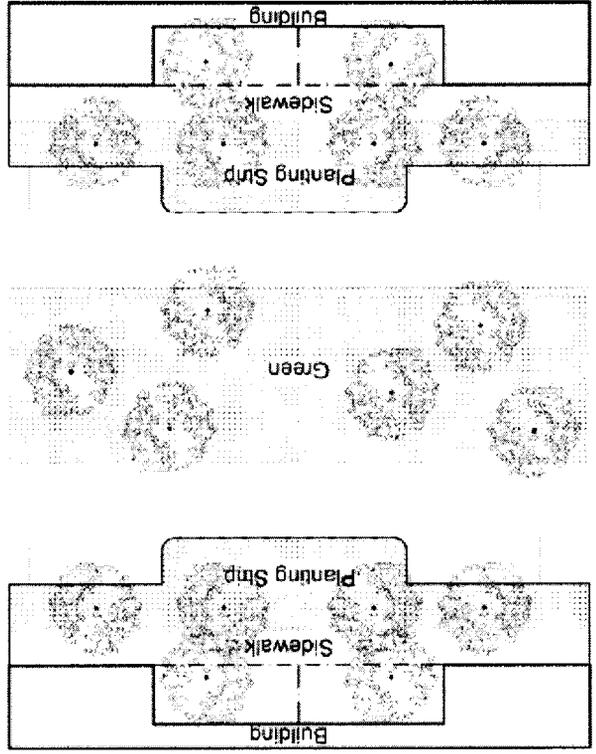
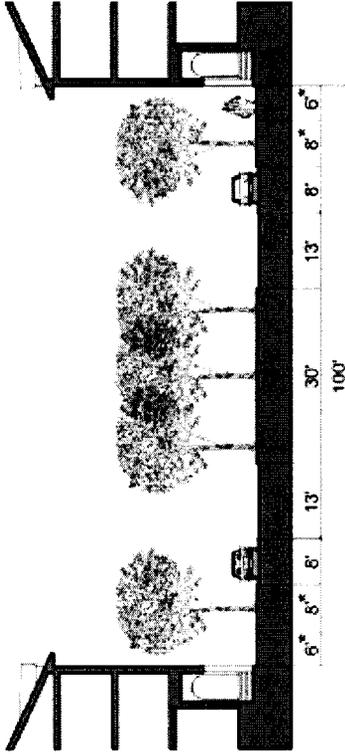
I. STREET CROSS-SECTIONS

Street types in all PTV districts must be assigned in accordance with Section 3.01.03.EE.2.i. The specific design of each street must follow the cross-sections illustrated below for each street type, as adjusted for the transect zone they pass through in accordance with Section 3.01.03.EE.2.j. The lane widths shown include the width of gutter pans. In the event of direct conflicts, these standards shall supersede other standards in this Code or in public works manuals.

(1) Main Street (MS)

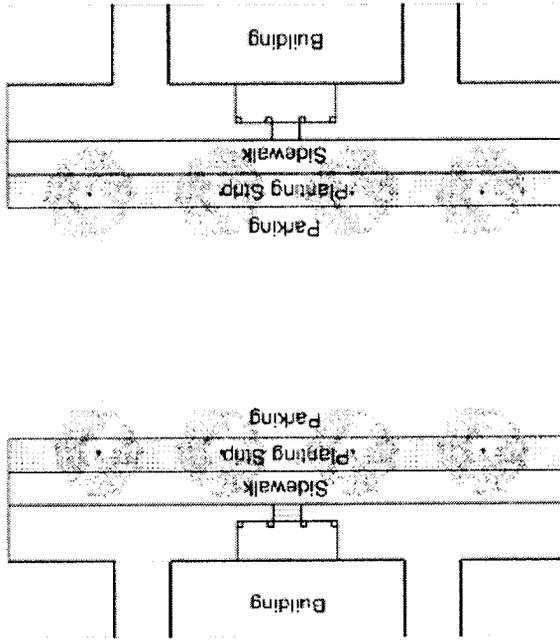
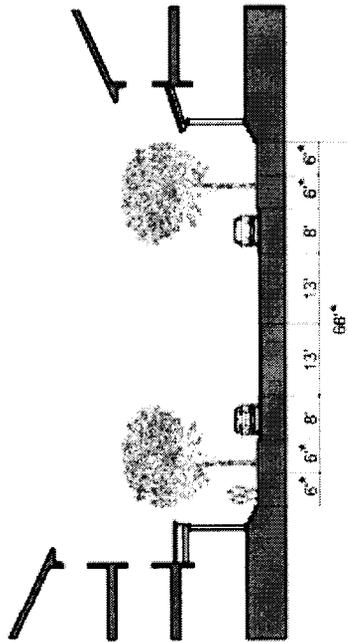


(2) Boulevard (BL)

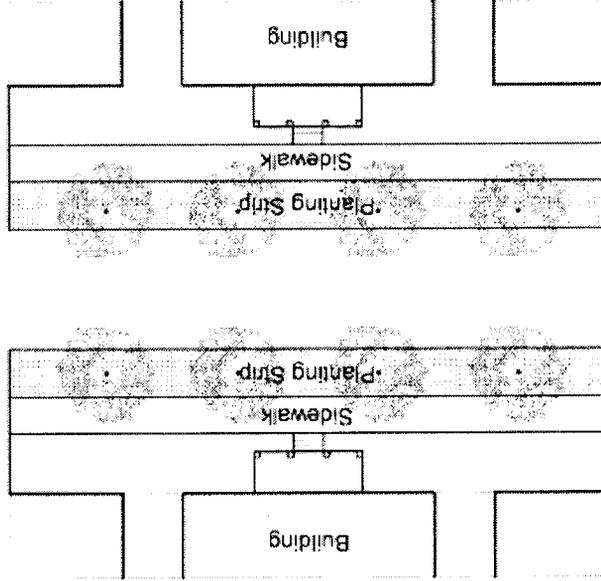
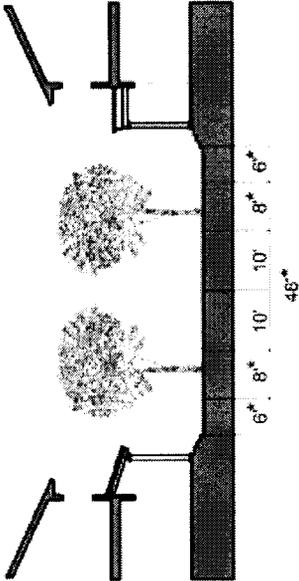


* Sidewalk and planting strip widths vary by transect zone, modifying the total street width, see Section 3.01.03.EE.2.j

(3) Avenue (AV)

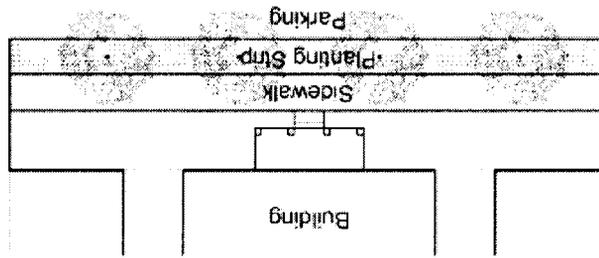
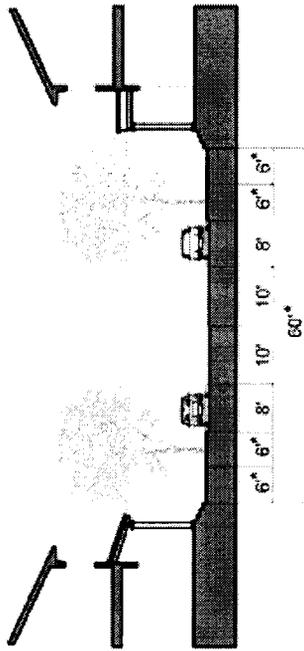


(4) East/West Street (EW)

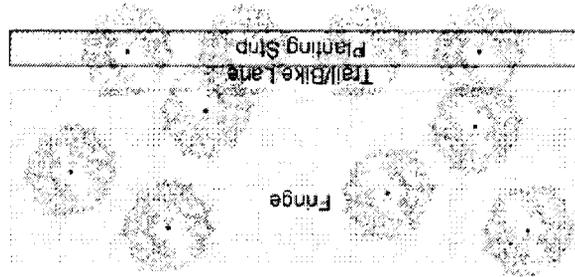
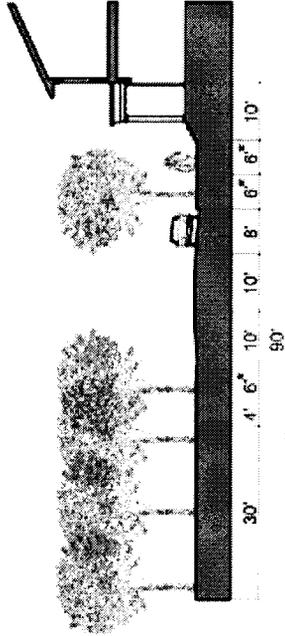


* Sidewalk and planting strip widths vary by transect zone, modifying the total street width; see Section 3.01.03.EE.2.j

(5) North/South Street (NS)

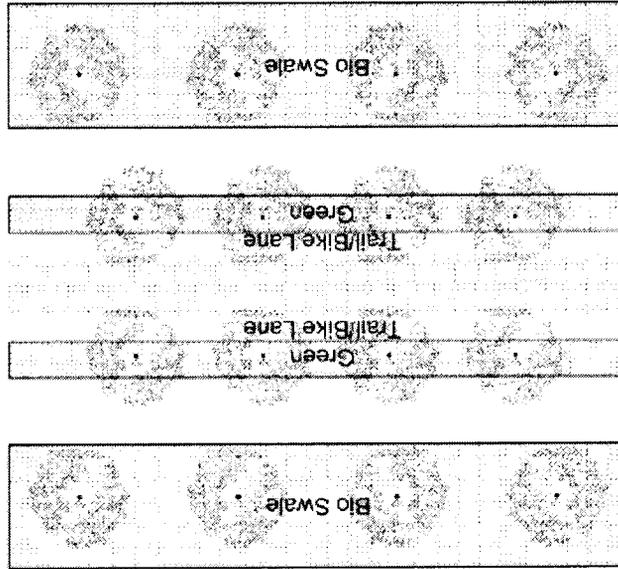
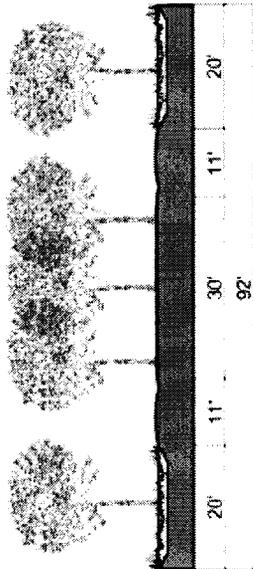


(6) Edge Drive (ED)

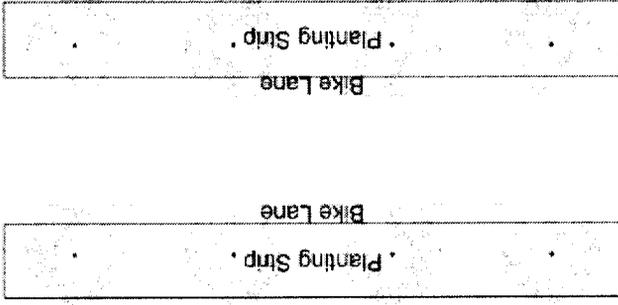
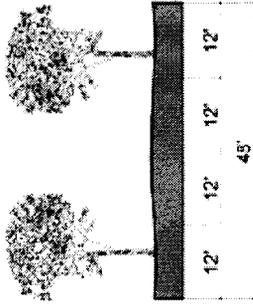


* Sidewalk and planting strip widths vary by transect zone, modifying the total street width; see Section 3.01.03.EE.2.i

(7) Parkway (PK)

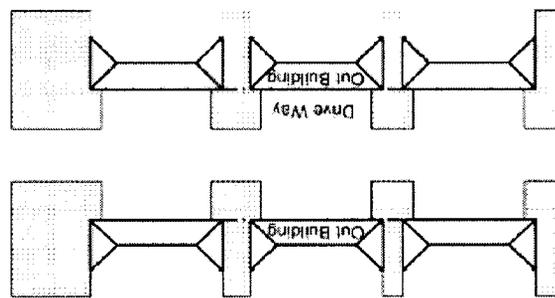
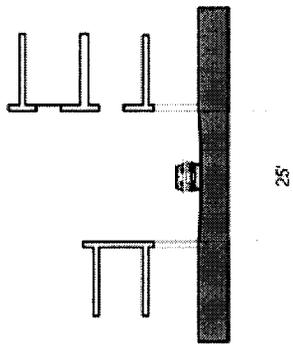


(8) Rural Road (RR)

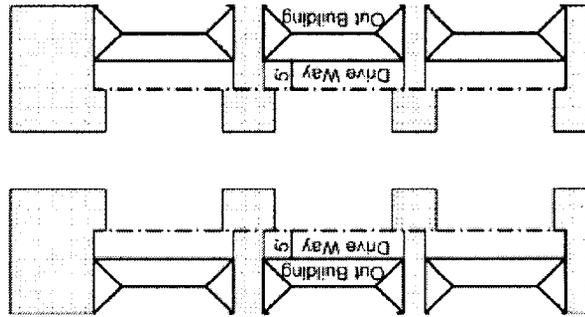
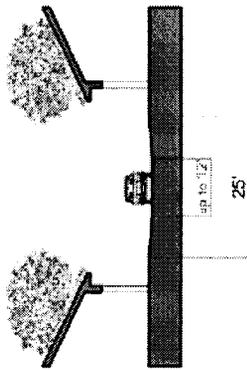


The central median should include a non-motorized vehicular option, either paved or unpaved

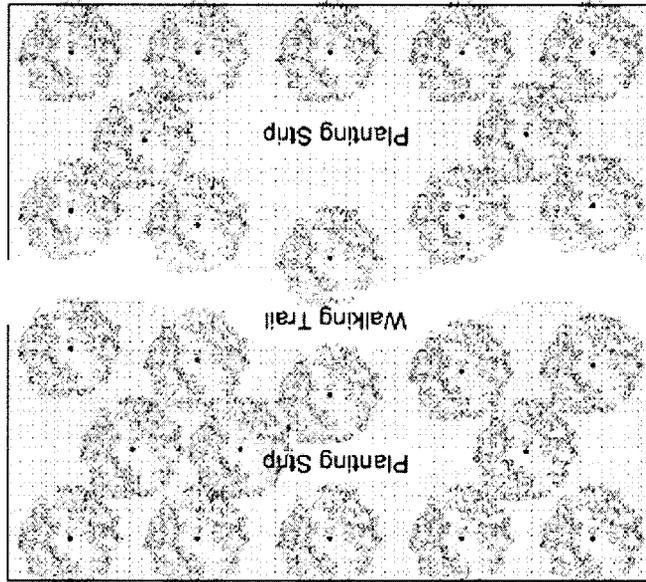
(9) Alley (AL)



(10) Lane (LN)



(11) Trail (TR)



m. OFF-STREET PARKING REGULATIONS

Certain modifications are needed to the off-street parking regulations found in Section 7.06.00 of this Code. Planned Towns or Villages provide extensive on-street parking, a mix of compatible land uses, sidewalks and trails, and rear alleys or lanes. Based on these factors, the following modifications will apply:

- (1) The following minimum dimensions for parking access aisles and standard parking stalls apply in lieu of the specific requirements in Section 7.06.00:

Angle of parking (degrees)	Aisle Width (feet)		Parking Stalls (feet)	
	Two Way	One Way	Width	Length
90°	22	20	9	18
75°	22	18	9	18
60°	20	16	9	18
45°	20	14	9	18
30°	20	14	9	18
0° (parallel)	18	14	8	20

- (2) Wherever possible, parking lots shall be located behind buildings so that buildings can screen parking areas from sidewalks and streets. In no case may parking be located in front of a building. Small parking lots in side yards may be permitted provided the buildings they serve can meet the lot width and building frontage requirements of Table 3-1 and provided these lots are set back a minimum of 20 feet from lot lines adjoining rights-of-way, excluding alleys or lanes.
- (3) The following multipliers shall be applied to the required number of off-street parking spaces shown in Section 7.06.02. The result of this multiplication will be the required number of off-street parking spaces in each transect zone.

Land Use Type	Neighborhood Transect Zones			
	Edge	General	Center	Core
Residential	100%	75%	60%	50%
Hotel/Motel	n/a	n/a	70%	60%
Religious Facilities	75%	60%	50%	40%
Places of Public Assembly	n/a	n/a	50%	40%
School or College	n/a	n/a	50%	40%
Medical/Dental Office	n/a	n/a	50%	40%
Eating or Drinking Establishments	n/a	n/a	50%	40%
General Office	n/a	n/a	50%	40%
Business or Personal Services	n/a	n/a	50%	40%
Retail Stores	n/a	n/a	50%	40%
Museums or Galleries	75%	60%	50%	40%
Libraries	75%	60%	50%	40%

- (4) Access to Off-Street Parking
 - i. In the Core and Center transect zones, alleys or lanes shall be the primary source of access to off-street parking. In the General and Edge transect zones, alleys or lanes are the desirable source of access to off-street parking. Parking along alleys or lanes may be head-in, diagonal, or parallel.
 - ii. Alleys or lanes may be incorporated into parking lots as if they were standard parking access aisles. Access to all properties adjacent to the alley must be maintained.
 - iii. Access between rear parking lots across property lines is strongly encouraged.
 - iv. Residential buildings on individual lots must meet the garage standards in Section 4.04.04.F.
- (5) Parking structures are permitted only in the Core and Center transect zones and must be no taller than four stories and must be separated from adjacent streets by liner buildings at least two stories in height and no less than 20 feet in depth. Liner buildings may be detached from or attached to parking structures.
- (6) Landscaping for off-street parking and loading areas shall, as a minimum, meet the requirements of 7.09.00.

n. CIVIC SPACES AND CIVIC BUILDINGS

- (1) **Civic Spaces.** Civic spaces must be designed and configured to be clearly recognizable as public open space. Civic spaces should be located so that building walls having at least 15% of their area in transparent windows will face the space to make the space safer for the public. Each neighborhood must have at least four separate civic spaces, which may include neighborhood parks, greens, squares, plazas, and playgrounds.
 - i. Each civic space should be consistent with the character of the transect zone in which it is located. For example, a plaza located in the Core or Center transect zone would be detailed with hardscaping and a formal planting pattern of a single species (see Figure 3-10), while a neighborhood park in the Edge transect zone may be green with paths through an informal planting pattern of multiple species (see Figure 3-11).
 - ii. Each civic space must have at least 25% of its perimeter and at least two sides directly adjoining a street.
 - iii. Except for civic spaces located along the periphery of a neighborhood, the combined size of all civic spaces located within a neighborhood must be at least 2.5% but no more than 7.5% of the total acreage assigned to the Core, Center, General, and Edge transect zones.
 - iv. Each civic space must provide shaded seating and a water fountain.
 - v. Civic spaces placed in Fringe and Rural transect zones are not affected by nor counted toward these civic space requirements.

FIGURE 3-10 – PLAZA

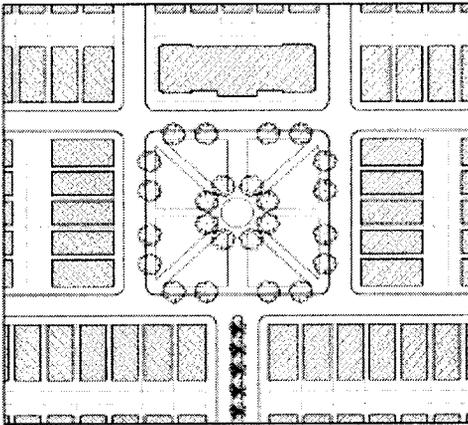
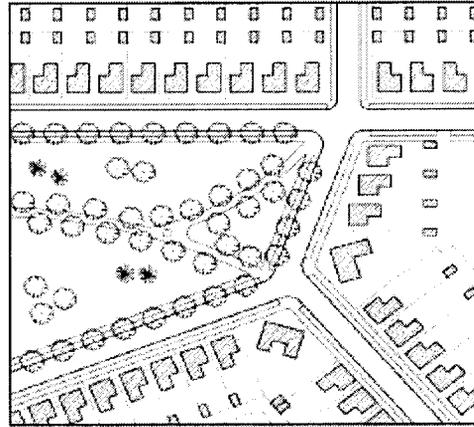


FIGURE 3-11 – NEIGHBORHOOD PARK



- (2) **Civic Buildings.** Civic buildings contain uses of special public importance and must be designed to physically express that prominence. Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, day care centers, recreation facilities, and places of assembly. Civic buildings do not include retail buildings, residential buildings, or buildings with private offices.
- i. Each neighborhood must contain at least three Civic Building Lots. Civic Building Lots are usually sited to adjoin civic spaces or to provide visual landmarks by being placed at the axial termination of streets (see Section 3.01.03.EE.2.f (9)). At least one civic building must be constructed within two years after development commences.
 - ii. In order to provide greater flexibility in building types and to allow more distinctive architectural expression, Civic Building Lots do not include building frontage or front yard standards.
 - iii. Oversized Civic Building Lots such as those sometimes required for public schools or for churches with regional congregations should be located at the periphery of neighborhoods so as not to impede the walkability of the remainder of the neighborhood.

o. OPEN SPACE AND COUNTRYSIDE STANDARDS

(1) **Purpose and intent.**

- i. Land in the Countryside is an integral component of each Town and Village for the following purposes:
 - 1) Preserving and enhancing rural character between neighborhoods;
 - 2) Preserving and restoring native habitats;
 - 3) Providing opportunities for sustained agriculture;
 - 4) Mitigating the biological and ecological impacts of new development; and
 - 5) Accommodating the Flow Way System which includes water storage to serve the neighborhoods (see Section 3.01.03.EE.2.p).
- ii. To maximize both the aesthetics of the rural landscape and the biological and ecological systems intended by the Countryside requirements, Towns and Villages

must link to the greatest extent possible the areas set aside for these purposes both within the site as well as to any existing neighboring Countryside areas, existing or planned passive parks, existing uses of an agricultural character, or environmental preserves.

- iii. For purposes of this Code, two transect zones are used to designate the appropriate locations for most Countryside components: the Fringe zone which adjoins neighborhoods or other public spaces, and Rural zone which does not adjoin neighborhoods.

(2) Open Space and Countryside requirements.

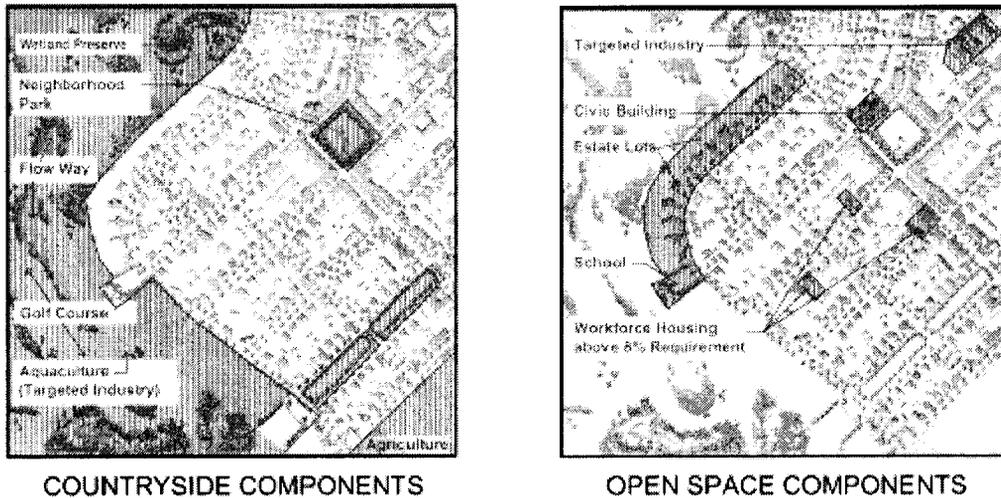
- i. To ensure that the rural landscape is preserved, large areas of Towns and Villages must be reserved for Open Space and Countryside. Specific percentage standards for Open Space and Countryside are established for each new Town or Village in Section 3.01.03.EE.2.b.
- ii. The required Countryside percentage may be fulfilled by land that is restricted to a combination of the following components:
 - 1) Agricultural uses and facilities, including farmer's markets and agriculture-based targeted industry;
 - 2) Restored or preserved native habitat and environmentally significant or sensitive land (see Section 3.01.03.EE.2.o(4));
 - 3) The Flow Way System including adjoining water management facilities and wastewater re-use facilities (see Section 3.01.03.EE.2.p);
 - 4) Community recreation areas such as community or regional parks, recreational fields, picnic areas, primitive campgrounds, greenways, and trails, provided they:
 - a) Link with trails to neighborhoods and adjacent Countryside areas;
 - b) Provide opportunities for shaded seating; and
 - c) Provide facilities such as public restrooms and water fountains;
 - 5) Civic spaces including neighborhood parks, greens, squares, plazas, and playgrounds, provided they are publicly accessible in perpetuity (see Section 3.01.03.EE.2.n); and
 - 6) Golf course (limited to 18 holes per Town or Village), provided that it does not interfere with the creation of a continuous flow way and integrated trail system, remains open to the public, accommodates re-use wastewater, and uses *Best Management Practices for Florida Golf Courses* published by the Institute of Food and Agricultural Sciences at the University of Florida in 1999.
- iii. Where Section 3.01.03.EE.2.b. provides that up to 10% of a new Town or Village may be designated Open Space in lieu of Countryside, this allowance may be fulfilled by land that is restricted to a combination of the following Open Space components; however, all Fringe or Rural areas that are not designated in the regulating plan as reserved for an Open Space or Countryside component shall be limited in the future to Countryside uses:
 - 1) Civic uses, as defined in Section 4.04.06, including the playfields associated with a school (see subsection iii.7);
 - 2) Targeted industry (as defined in Section 4.04.06 and discussed in Section 3.01.03.EE.2.r) (see subsection iii.7);
 - 3) Higher education (as defined in Section 4.04.06) (see subsection iii.7);

- 4) Parking garages or portions thereof, provided they meet the following requirements:
 - a) Parking spaces in the garage are unassigned and are available to the general public or to nearby customers, employees, or residents at up to market-rate parking fees.
 - b) The parking garage contains at least four levels of parking spaces.
 - c) Any parking spaces dedicated solely for the use of individual patrons, businesses, or residential complexes must be subtracted, along with their pro-rata share of ramps and aisles.
 - 5) Estate Lots, which may occupy up to 5% of the land area for Open Space and Countryside, but must be included in the 10% allocation of the site permitted for Open Space components. Additionally, the allowance for these lots must be acquired by TDR Credits transferred from an off-site eligible sending site (see Section 4.04.05); and
 - 6) The total area of lots for workforce housing that is being provided above the 8% that is required in a Town or Village (see Section 3.01.03.EE.2.q), but not counting any accessory dwellings as described in Section 3.01.03.EE.2.g(3).
 - 7) Parking areas (including access drives and aisles) that serve civic uses, targeted industry, and higher education can be counted as Open Space components; reduced asphalt and pervious surfaces are encouraged.
- iv. Some of the required Countryside percentage may be fulfilled by non-contiguous acreage within the TVC area provided that this acreage is included in the proposed PTV zoning district and is similarly restricted to Countryside uses.
- v. Except for approved Estate Lots, the transferable development rights assigned to Fringe and Rural transect zones and to other land designated as Open Space components is formally transferred to neighborhoods in a Town or Village upon approval of a PTV application. ~~Depending on the components identified for the land dedicated to the required percentage of Countryside, a multiplier may be applied to the transferable development rights pursuant to the TDR program (see Section 4.04.05).~~ At the time of final site plan approval for the PTV, evidence of this transfer must be recorded in the public records of St. Lucie County through a conservation easement acceptable to the County Attorney and meeting the requirements of

(3) Location of Open Space and Countryside components in the transect.

Open Space and Countryside components shall be located and arranged within the transect as described in this subsection. Figure 3-12 illustrates this description by applying vertical hatching to typical locations of Open Space and Countryside components.

FIGURE 3-12



- i. Within the PTV zoning district, the Flow Way System is to be designated as a Rural or Fringe transect zone. Where the Flow Way System runs through a neighborhood, its edges should reflect the character of adjacent transect zones as described in Section 3.01.03.EE.2.p.
- ii. The continuation of viable agricultural uses in the Countryside and on neighboring properties is a primary design goal for the Countryside. Such uses constitute unique and irreplaceable resources and are major contributors to the economy. The assignment of transect zones must accomplish this goal in a manner consistent with Florida's Right to Farm Act. Once transect zones are assigned, the following limitations apply to agricultural uses and facilities within the PTV:
 - 1) Agricultural uses and facilities in the Fringe transect zone are limited to passive agriculture that is compatible with nearby residential uses such as, but not limited to, horse and cattle pasture and native range.
 - 2) Active agricultural uses must be located only in the Rural transect zone; such uses include crops that require extensive cultivation or spray applications of pesticide and fertilizer and concentrated livestock facilities.
 - 3) Agricultural or utility uses or facilities that may generate noise or odor must be located only in the Rural transect zone.
- iii. Other Countryside components shall also be located in the Fringe and Rural transect zones, except for community recreation areas which may be located in any transect zone.
- iv. Open Space components may be located within any of the four neighborhood transect zones, except that Estate Lots may be located in the Fringe transect zone when limited in accordance with the footnote to Table 3-2.

(4) Countryside uses (Fringe and Rural transect zones)

Land in the Fringe and Rural transect zones may be used only for the following purposes, and structures are allowed only to serve these permitted uses:

- i. Agricultural uses and facilities including farmer's markets and agriculture-based targeted industry, except as follows:
 - 1) Agricultural uses and facilities in the Fringe transect zone are limited to passive agriculture that is compatible with nearby residential uses such as, but not limited to, horse and cattle pasture and native range.
 - 2) Active agricultural uses must be located only in the Rural transect zone; such uses include crops that require extensive cultivation or spray applications of pesticide and fertilizer and concentrated livestock facilities.
 - 3) Agricultural or utility uses or facilities that may generate noise or odor must be located only in the Rural transect zone.
- ii. Restored or preserved native habitat and environmentally significant or sensitive land (see Section 3.01.03.EE.2.o(4));
- iii. The Flow Way System including adjoining water management facilities and wastewater re-use facilities (see Section 3.01.03.EE.2.p);
- iv. Community recreation areas such as community or regional parks, recreational fields, picnic areas, primitive campgrounds, greenways, and trails, provided they:
 - 1) Link with trails to neighborhoods and adjacent Countryside areas;
 - 2) Provide opportunities for shaded seating; and
 - 3) Provide facilities such as public restrooms and water fountains.
- v. Civic uses on Civic Building Lots;
- vi. Golf course (limited to 18 holes per Town or Village), provided that it was designated on an approved PTV regulating plan, does not interfere with the creation of a continuous flow way and integrated trail system, remains open to the public, accommodates re-use wastewater, and uses *Best Management Practices for Florida Golf Courses* published by the Institute of Food and Agricultural Sciences at the University of Florida in 1999; and
- vii. Allowable residential uses on Estate Lots. Estate Lots in the Fringe transect zone are limited to a maximum of 5% of the land area dedicated to Open Space and Countryside; the allowance for these lots must be acquired by TDR Credits transferred from an off-site eligible sending site (see footnote to Table 3-2).

~~(5) — Restoration and preservation.~~

~~The restoration and preservation of native habitats and environmentally significant land is strongly encouraged in the Fringe and Rural transect zones. Restored habitats may qualify for increased TDR credits as described in Section 4.04.05 if they meet the following minimum standards:~~

- ~~i. Restored habitats are at least 25 acres in size;~~
- ~~ii. Restored habitats are connected to the greatest extent possible to existing preserved native habitat or preserved environmentally significant land or to the Flow Way System;~~
- ~~iii. Restored habitats must include multiple upland and wetland habitat types consistent with habitat types that can be supported by the existing soil types and the proposed hydrology for the site;~~
- ~~iv. Restored habitats include only native species in the canopy, understory, and groundcover in proportions similar to those found in representative naturally occurring plant communities in St. Lucie County; and~~

- v. ~~Shallow marsh systems are encouraged. Deep water habitat and the required littoral zone and upland buffer habitat (Section 3.01.03.EE.2.p(4)(ii) and (iii)) are not eligible for restoration credit, but shallow marsh acreage beyond the requirements may be eligible for full restoration credit.~~
- vi. ~~Proposals that request an increased multiplier for transferable development rights based on creating or restoring natural habitats from former agricultural lands must be accompanied by a restoration and management plan. The Board of County Commissioners will decide whether to accept or modify such plans during the PTV approval process. The restoration and management plan must include the following:~~
 - 1) ~~identifies the area to be restored;~~
 - 2) ~~identifies the strategy that will be employed to restore the land;~~
 - 3) ~~provides an acceptable time table for completion of the restoration;~~
 - 4) ~~identifies measures that will be used to evaluate the success of the restoration, including the density and distribution of species; and~~
 - 5) ~~includes a funding strategy for monitoring and maintaining the habitat, including the ongoing maintenance and removal of exotic vegetation.~~

(6) Use of reclaimed water.

- i. Each new Town or Village must propose a reclaimed water management plan which:
 - 1) Meets the design standards of FDEP and SFWMD and is capable of meeting water quality standards for ultimate discharge into the Indian River Lagoon;
 - 2) Accommodates within its PTV boundaries the volume of reclaimed water produced from its wastewater discharges;
 - 3) Identifies the lands designated to receive reclaimed water;
 - 4) Encourages subsurface drip irrigation systems;
 - 5) Prioritizes the irrigation of agricultural lands and golf courses as the preferred method of re-use; and
 - 6) Provides secondarily, and as necessary to accommodate the required disposal volumes, applications on other land uses allowed by FDEP.
- ii. The reclaimed water management plan shall be reviewed and approved by the utility providing the re-use water. Documentation of such approval must be available prior to public hearings on the PTV request.
- iii. These requirements were established to offset the biological impacts of new development, to ensure the re-use of nutrients in reclaimed water, to enhance the ecological functions of the Countryside, and to enhance the county's strategy of disposing of reclaimed water near its origin.

(7) Countryside management.

Land in the Countryside, regardless of use or ownership, is a critically important landscape component of St. Lucie County and must be properly managed and maintained to further the purposes of the TVC Element. A detailed countryside management plan must be submitted with each PTV application identifying the entities that will be responsible for the funding, construction, ownership, and management of each component of land designated as Countryside, specifically including the Flow

Way System. The Board of County Commissioners will decide whether to accept or modify this plan during the PTV approval process.

p. REGIONAL FLOW WAY SYSTEM

(1) Purpose and intent.

- i. A regional Flow Way System will improve water quality through a comprehensive interconnected storm water management system that also serves as a linear park. The Flow Way System is intended to provide for a high level of retention and treatment of stormwater, reduction in water lost to tide through storage and re-use of retained water, supplemental water supply for irrigation, habitat for fish and wildlife, wildlife corridors, opportunities for habitat mitigation, and the recreational and aesthetic values provided by natural riverine systems.
- ii. The regional Flow Way System will be created incrementally and become a continuous water management system that enhances the conveyance functions of the existing drainage canals and incorporates the storm water detention, conveyance, and discharge systems for new development so as to reduce total runoff volume and improve water quality prior to discharge into the Indian River Lagoon.
- iii. Where not inconsistent with SFWMD permitting criteria, natural habitat restoration is preferred to open water systems for treating stormwater and may be eligible for higher multipliers offered for restoration and preservation.

(2) Location and connectivity.

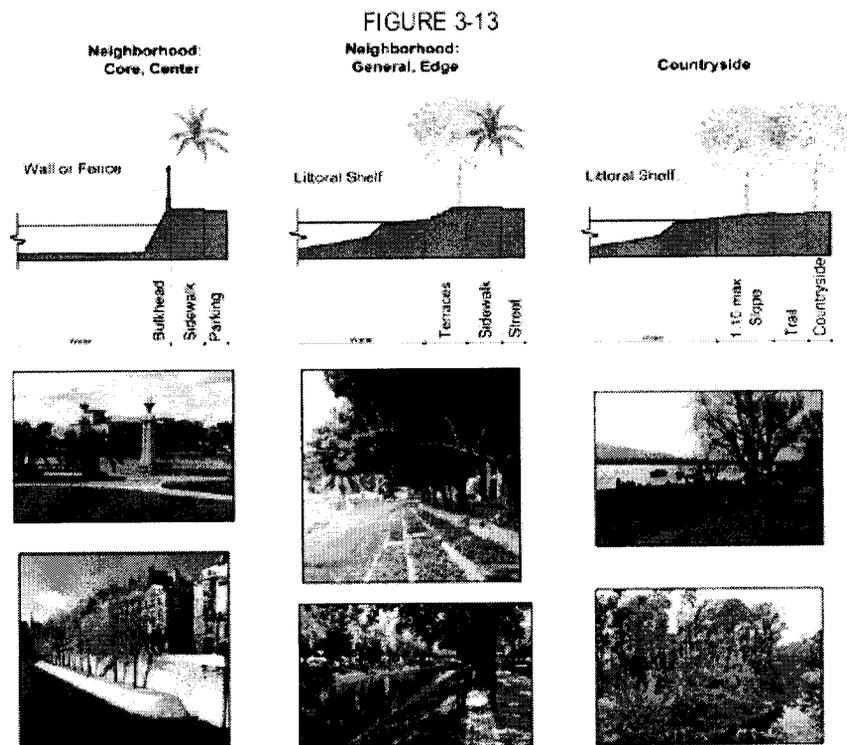
- i. The Flow Way System shall be integrated within each development site as well as with adjacent flow way systems and existing human and native habitats in order to create a fully integrated regional system.
- ii. The Flow Way System shall be located within the Fringe or Rural transect zones where it can provide sufficient water storage to serve the neighborhoods while maximizing the viability of the adjacent land for agricultural uses and native habitat restoration. The system may pass through or between neighborhood transect zones provided the following criteria are met:
 - 1) The location and width of that portion of the system does not negatively impact the desired walkable, compact structure required for each Town or Village;
 - 2) An adequate number of crossings is provided in order to maintain the required connectivity of the street network and the navigability of the waterway; and
 - 3) That portion of the system is detailed to reflect the appropriate urban or rural character of the neighborhood transect zones (see Figure 3-13).

(3) Accessibility and edges.

- i. In order to reinforce the desired linear park quality intended for the Flow Way System, the water's edge must be easily and safely accessible. A pedestrian and bicycle trail system shall be provided and maintained along at least one side of

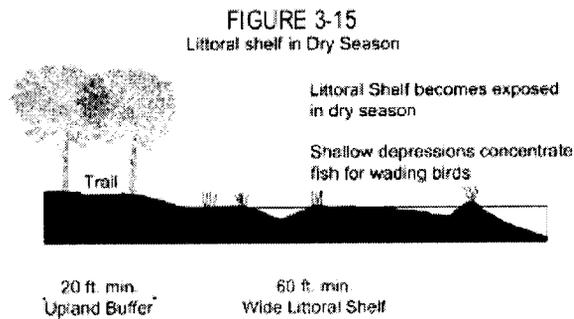
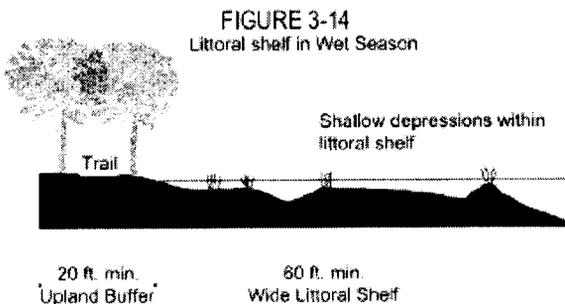
the system. In neighborhoods, the trail may take the form of paved sidewalks that runs adjacent to the system. In the Countryside, trails of a suitable material for walking, cycling, or equestrian uses should be provided within the upland buffer adjacent to the system.

- ii. The edge of the Flow Way System should be varied and should reflect the character of the adjacent transect zone. The following edge conditions may be used (as illustrated in Figure 3-13) or other designs may be submitted for approval consistent with the following intent:
 - 1) **Neighborhood: Core, Center.** Near the center of Towns and Villages, the system may be bulkheaded with adjacent sidewalks, railings, and formal landscaping. Bulkheaded sections should provide periodic access via stairs and landings to the waters' edge.
 - 2) **Neighborhood: General, Edge.** The area from the waters' edge landward should be fairly level to gently sloping for a minimum of 15 feet, with any required elevation changes to an adjacent sidewalk accommodated by terraces or landscaped slopes. Landscaping may be either formal or informal, with care given to species selection on sloped areas for long-term maintenance.
 - 3) **Countryside.** In order to create a natural relationship between land and water within the Countryside, the slope of the land from the water's edge landward shall be no steeper than 1 foot of vertical change in elevation for every 10 feet of horizontal distance for the first 20 feet landward from the waters' edge. A wide walking path can meander along the edge of the water within native habitat. This edge condition may also be appropriate along a park.



(4) **Fish and wildlife.**

- i. The Flow Way System is intended to provide fish and wildlife habitat in addition to its other functions. In order to promote use by wildlife, wading birds, and in particular endangered species such as the wood stork, the system must be designed and managed to provide wading bird feeding areas and healthy fish populations.
- ii. A vegetated and functional littoral zone shall be established as part of the Flow Way System. Prior to construction of the surface water management system for any phase of a project, the developer shall prepare a design and management plan for the littoral zone that will be established as part of these systems. The littoral zone established shall consist entirely of native vegetation and shall be maintained as part of the water management system.
 - 1) As a minimum, 20 square feet of vegetated littoral zone per linear foot of shoreline shall be established as part of the water management system.
 - 2) This area of vegetated littoral zone habitat shall be located such that no less than 50 percent of the total shoreline of the Flow Way System is buffered by littoral zone habitat.
 - 3) Littoral zone habitat shall be a minimum width of 20 feet and a minimum of 25% of the shoreline shall be designed as a wide littoral zone habitat a minimum of 60 feet in width (see Figures 3-14 and 3-15). For example, 100 feet of shoreline requires 2,000 square feet of littoral zone along at least 50 feet of the Flow Way edge; 25 feet of the 50 feet of shoreline with littoral zone must be 60 feet wide.
 - 4) Average water depth over the littoral shelf should range between 2 to 18 inches at the control elevation. The littoral shelf should be contoured to create areas with shallow depressions that should dry down or retain 2 to 6 inches of water when the water level is 1 foot below the control elevation (see Figure 3-15), except for points of inflow which may be deeper.
 - 5) These littoral areas are considered part of the Flow Way System and are not eligible for the higher multiplier offered for restored native habitat by the TDR program.



- iii. A buffer zone of native upland edge vegetation shall be provided and maintained around the Flow Way System. The habitat may consist of preserved or planted vegetation, but shall include canopy, understory, and ground cover of native species only. The edge habitat shall begin at the upland limit of the Flow Way System. As a minimum, 20 square feet of edge habitat shall be provided for each linear foot of shoreline. This upland edge habitat shall be located such that no less than 50 percent of the total shoreline is buffered by a minimum width of 20

feet of upland habitat. This edge habitat is considered part of the Flow Way System and is not eligible for the higher multiplier offered for restored native habitat by the TDR program (see Figures 3-14 and 3-15).

(5) **Navigability.**

- i. The Flow Way System shall be designed primarily for water quality and restoration purposes. When consistent with these primary purposes, navigability by non-motorized boats is also a design goal. Where SFWMD requirements prevent navigation due to required separations or features such as existing canals or spillways, easy portage opportunities shall be provided at such obstructions.
- ii. Except where navigability would be inconsistent with the water quality and restoration goals for the Flow Way System, bridge crossings must provide at least four feet of clearance between the system's control elevation and the bottom of the bridge crossing. Large culverts may be used to provide navigability if this clearance standard can be met.

(6) **Planning and maintenance.**

- i. **Planning.** The Flow Way System must be designed to the following standards and incrementally constructed as development proceeds:
 - 1) All elements of the stormwater management system must be designed to prevent negative impacts to adjacent areas and to receiving water bodies. The developer must establish a permanent water quality monitoring system to demonstrate that adjacent properties and receiving bodies of water are not being negatively impacted by water not meeting standards. The proposed monitoring system requires approval by St. Lucie County in consultation with SFWMD prior to construction of the surface water management system.
 - 2) Water attenuation and discharge criteria must use the 10-year, 3-day storm event with a peak discharge rate of 2.6 inches per 24 hours, or the criteria required by SFWMD, whichever is more restrictive. Each portion of the Flow Way System must meet all permitting criteria required by SFWMD.
 - 3) Best Management Practices must be used to ensure water quality.
 - 4) Before final approval is granted to excavate, a Phase I environmental assessment, and if warranted a Phase II environmental assessment, shall be submitted to St. Lucie County. If levels of contaminants in the soil such as pesticides, herbicides, and metals are found to exceed state standards, the area shall be remediated or the site redesigned to accommodate storm water management in another location.
 - 5) Once St. Lucie County creates an institutional structure to facilitate the implementation of the Flow Way System, further approvals must be in accordance with that structure.
- ii. **Maintenance.** The long-term operation, management, and maintenance of the overall system should be conducted by a single entity responsible to meet the performance criteria set forth for the regional system. These responsibilities shall include the following:
 - 1) Provide connectivity between Towns, Villages, and other developments;
 - 2) Manage the health of the aquatic system;
 - 3) Manage the fish and wildlife values;

- 4) Provide navigability between Towns and Village; and
- 5) Provide and implement mitigation as needed.

q. WORKFORCE HOUSING

To encourage a broad range of family sizes and incomes, each Town and Village must provide a minimum of 8% of the proposed number of dwellings as workforce housing, as defined generally in Section 4.04.06 and as further defined by St. Lucie County through ordinances or during the process of approving an individual Planned Town or Village.

- (1) When workforce housing will be provided above the required 8%, the total area of its lots may be counted towards the fulfillment of the required amount of Countryside, but may not be located in either the Rural or Fringe transect zones.
 - i. Accessory dwellings in neighborhoods may provide additional workforce housing, but such dwellings may not be counted towards the fulfillment of either the 8% workforce housing requirement or the required amount of Countryside.
 - ii. Accessory dwellings and any workforce housing above the required 8% that is not counted toward the fulfillment of the required amount of Countryside will not be required to comply with the remaining provisions of Section 3.01.03.EE.2.q.
- (2) Workforce housing must be made available on approximately the same schedule as the balance of housing in each Town or Village; workforce housing may not be deferred until the final phases.
 - i. A specific schedule for the types, location, and phasing of construction of workforce housing must be proposed with each PTV application.
 - ii. The Board of County Commissioners shall decide whether to accept or modify this schedule during the approval process.
- (3) Workforce housing units must be roughly proportional to the tenure types (fee simple, condominium, rental) of the market rate homes in each Town or Village.
- (4) The bedroom mix of workforce housing units must be roughly proportional to the bedroom mix of the market rate homes in each Town or Village.
- (5) Workforce housing units are expected to vary from the market rate offerings in each Town or Village due to smaller sizes and fewer interior amenities. However, these variations must not adversely affect the energy efficiency of the workforce units. Workforce units must be complementary in exterior design and materials and must be dispersed throughout each Town or Village.
- (6) Workforce housing must be sold or rented only to qualified households as defined by St. Lucie County.
 - i. Half of the required workforce housing must be affordable to families earning 80% to 100% of the Area Median Income. The other half must be affordable to families earning 100% to 120% of the Area Median Income.
 - ii. Workforce housing may be offered for sale or rent through agencies operating affordable housing programs that are specifically approved by the St. Lucie County for this purpose.
- (7) Affordability must be maintained for a period of at least 25 years. St. Lucie County will establish standards for maintenance of affordability during this 25-year period.
 - i. These standards may include documents being recorded in the public records of St. Lucie County describing the affordability requirements for each workforce housing unit.

- ii. These standards may include a program that would restrict the resale of individual workforce housing units or the subsequent rental of a purchased unit only to other qualified households as defined by St. Lucie County.
- iii. These standards may include a program for setting resale prices for individual workforce housing units to maintain affordability and resetting the 25-year affordability period upon resale, and may provide for appreciation in the value of the unit to accrue to the seller in increasing percentages based on the length of time that the unit is occupied by a qualifying household.

r. TARGETED INDUSTRIES

St. Lucie County identifies targeted industries that will enhance industry clusters vital to the county's economic future and that will expand job opportunities for county residents. These targeted industries are defined by St. Lucie County through its economic development program and may be adjusted during the process of approving an individual Planned Town or Village. In addition to other incentives provided by St. Lucie County:

- (1) Manufacturing Facilities identified by St. Lucie County as desirable targeted industries may be located within areas indicated ~~on the Transferable Development Value Map (Figure 3-3 of the TVC Element)~~ as suitable for Industrial on the Future Land Use Map, uses, excepting "aquaculture" which may be located within the Countryside of a PTV.
- (2) Distribution Centers identified by St. Lucie County as desirable targeted industries are suitable within areas indicated ~~on the Transferable Development Value Map (Figure 3-3 for the TVC Element)~~ as suitable for Industrial on the Future Land Use Map uses or within areas west of I-95 along Indrio Road with an MXD designation on the Future Land Use Map that are identified on the North St. Lucie County General Workplace Plan (Figure 3-16 of the TVC Element) as appropriate for Highway Service / Warehouse.
- (3) Targeted industries categorized as Finance & Insurance Carriers; Information Industries; Professional, Science & Technical Services; or Administrative & Support Services may be located within Core or Center transect zones of a PTV.
- (4) Land that is developed for the sole use of targeted industries within a PTV may be counted as an Open Space component but may not be located in either the Rural or Fringe transect zones unless the use is agricultural in nature including aquaculture. See Section 3.01.03.EE.2.o(2)iii.
- ~~(5) Development rights that are transferred from a targeted industry site are eligible for the highest multiplier offered by the TDR program (see Section 4.04.05).~~

s. LANDSCAPING AND NATURAL FEATURES

- (1) In addition to complying with the Resource Protection Standards in Chapter VI, native trees and vegetation and other natural features must be preserved to the extent practicable.
- (2) The landscaping and screening requirements in Section 7.09 apply except as follows:
 - i. The landscaping adjacent to streets otherwise required by Section 7.09.04.A will not be required between buildings and streets. However, this requirement still applies between off-street parking areas (and other vehicular use areas) and streets.

- ii. The landscaped buffer areas required by Section 7.09.04.E to segregate single family or two family residential uses will not be required in the PTV zoning district.

t. SIGNS

Permanent and temporary signs within any Planned Town or Village shall comply with the following provisions of Chapter IX of this Code:

- (1) For Rural and Fringe transect zones, the same regulations that apply to the Agricultural-5 (AG-5) zoning district, except that no off-premises signs are permitted.
- (2) For Edge and General transect zones, the same regulations that apply to the Residential Estate-2 (RE-2) zoning district.
- (3) For Center and Core transect zones, the same regulations that apply to the Commercial Neighborhood (CN) zoning district, except that ground signs may not exceed a height of ten feet.

3. APPROVAL PROCESS

- a. The approval process for the Planned Town or Village district shall be as provided in Chapter XI for Planned Developments, except that the approval of final site plans shall be administrative and shall not require the public hearing described in Section 11.02.05.B.4 or the public notices described in Section 11.00.03. This zoning district provides certain opportunities for applicants to request minor modifications to its standards. During the final public hearing for the preliminary approval of each PTV zoning district, the Board of County Commissioners must explicitly respond to each of these requests. Except to the extent that such requests are formally accepted or accepted with modifications, the written standards of this zoning district shall apply.
- b. Submittal requirements for preliminary approval shall be as provided for Planned Developments except as follows:
 - (1) **General Information:** the same information required for all Planned Developments.
 - (2) **Existing Conditions:** the same information required for all Planned Developments
 - (3) **Proposed Development Activity and Design:** the same information required for all Planned Developments except that the following items may be deleted:
 - i. location of buildings;
 - ii. location of parking/loading areas;
 - iii. location of pedestrian circulation;
 - iv. location of landscaping;
 - v. location of signs and lighting; and
 - vi. location of lots and yard requirements.
 - (4) **Preliminary Regulating Plan:** In lieu of these deleted items, the applicant must submit a proposed preliminary regulating plan that complies with the following standards. This preliminary regulating plan may contain some or all of the other information required by this Code for a proposed development activity if that other information does not obscure the following required information for regulating plans:
 - i. The entire area within the proposed PTV and all adjoining roads, canals, and other rights-of-way or easements must be shown on the regulating

- plan. ii. The precise assignment of a transect zone to all land including proposed streets within the PTV (see Section 3.01.03.EE.2.c). All land shall be assigned one of the six transect zones and no land may be assigned two or more transect zones.
 - iii. The precise location of proposed streets throughout the PTV, indicating the specific type of each street. Streets types must comply with the transect zone through which they pass (see Section 3.01.03.EE.2.i) and must provide right-of-way in accordance with the standards in Section 3.01.03.EE.2.l.
 - iv. Proposed lot lines do not need to be shown on the regulating plan, but all land to be subdivided into lots must indicate the proposed lot types, which must comply with the transect zones where the lots are to be located (see 3.01.03.EE.2.e) and be able to meet the development standards for each lot type (see 3.01.03.EE.2.g)
 - v. The approximate location of the surface water management system, including its outfall and all connections with existing drainage features and the new regional Flow Way System.
 - vi. The location of civic spaces including those required by Section 3.01.03.EE.2.n, and if qualifying as Open Space components, the location of civic uses, targeted industry, higher education, estate lots in the Fringe transect zone, and workforce housing above the required 8%.
 - vii. The graphic format of the regulating plan should be similar to the model regulating plan in Section 3.01.03.EE.3.c and be produced at the same scale and sheet size as similar documents required for all Planned Developments.
 - viii. The proposed regulating plan must be accompanied by tabular data demonstrating compliance with all requirements of the PTV zoning district.
 - ix. The proposed regulating plan must be also be provided electronically in a standard CAD format.
- (5) **Other Supporting Documents:** The application should also contain other supporting documents that are required or that demonstrate compliance with the standards set forth in this Code ~~and in the TVC Element~~. Examples include:
- i. A restoration and management plan (Section 3.01.03.EE.2.o.5).
 - ii. A reclaimed water management plan (Section 3.01.03.EE.2.o.6).
 - iii. A countryside management plan (Section 3.01.03.EE.2.o.7).
 - iv. A proposed schedule for the types, location, and phasing of construction of workforce housing (Section 3.01.03.EE.2.q).
- c. Submittal requirements for final approval of a planned Town or Village shall be as provided in Chapter XI for final site plan approval of all other Planned Developments except as follows:
- (1) A final version of the preliminary regulating plan that was approved with the PTV zoning must be submitted which includes all of the information on the preliminary regulating plan plus the final location and dimension of all lots and streets in accordance with the PTV standards.
 - (2) Final data tabulations that demonstrate compliance with all requirements of the PTV zoning district.
 - (3) Other supporting documents and diagrams as needed to demonstrate compliance with the standards set forth in this Code ~~and in the TVC Element~~.
 - (4) Minor modifications to an approved preliminary regulating plan may be approved at the time of final approval, or later as an amendment to the final approval,

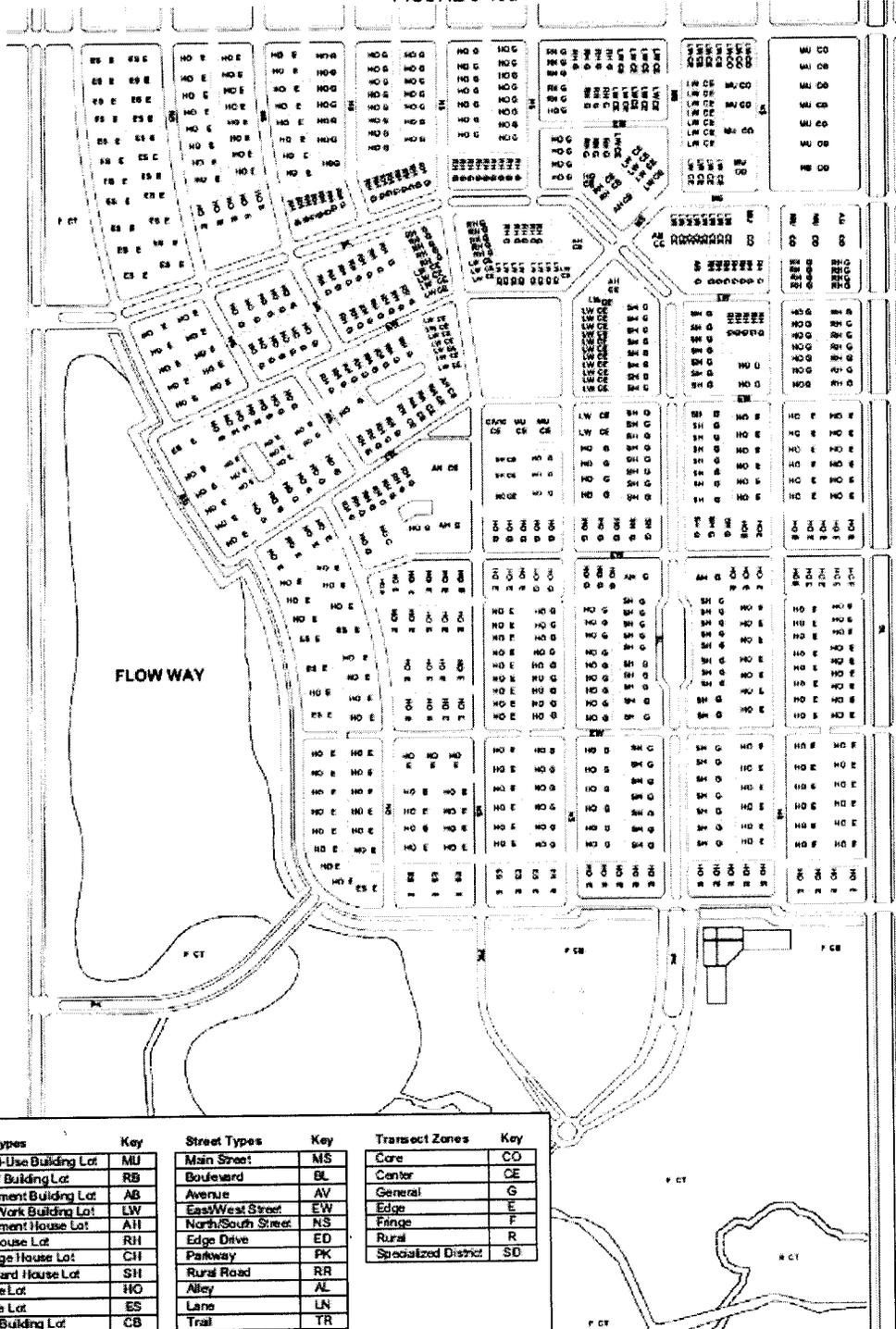
provided they comply with all requirements of this Code, and any conditions imposed at the preliminary approval stage, ~~and with the goals, objectives, and policies of the TVC Element.~~ No modifications may reduce the diversity of lot types or street types that had been shown on an approved preliminary regulating plan.

- d. A model regulating plan is shown in Figure 3-16 to demonstrate the graphic format and level of detail required when seeking preliminary approval for a Town or Village. This model regulating plan is reduced in size for inclusion in this code but a full-scale copy of this plan may be obtained from the Growth Management Director.

4. PHASING OF TOWNS AND VILLAGES

Preliminary approval of PTV zoning must be obtained for the entire Town or Village, including its Countryside component, even if subsequent development may occur in phases. If final approval is sought in phases, the first phase must include the entire Countryside component including recorded easements indicating that residential density has been transferred into Neighborhoods. Each phase must indicate how the remaining phases are planned to be integrated with the earlier phases. Tabular data must be provided for existing phases and for all future phases to ensure that all requirements of the PTV district will be met.

FIGURE 3-16a

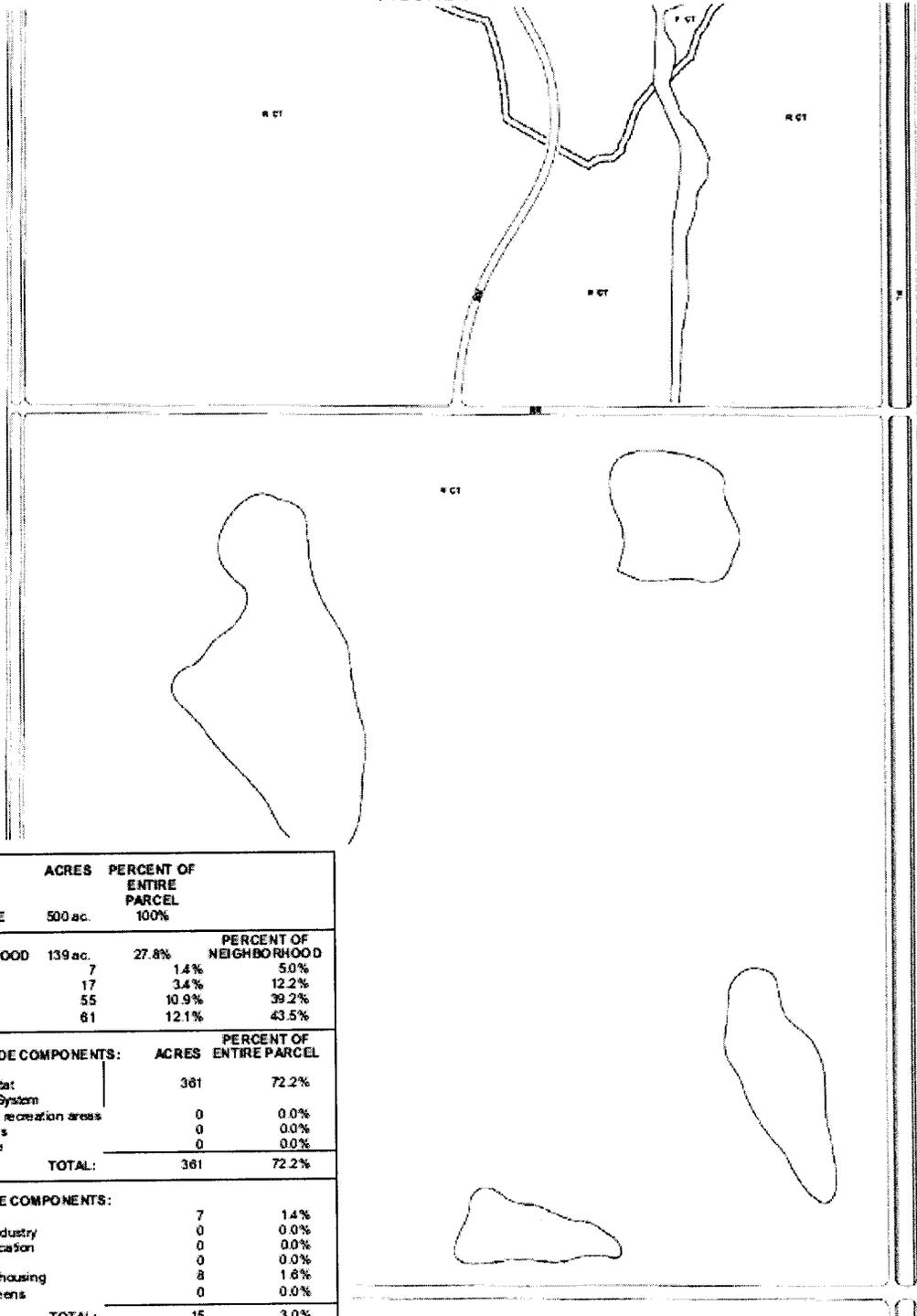


Lot Types	Key	Street Types	Key	Transect Zones	Key
Mixed-Use Building Lot	MU	Main Street	MS	Core	CO
Retail Building Lot	RB	Boulevard	BL	Center	OE
Apartment Building Lot	AB	Avenue	AV	General	G
Live/Work Building Lot	LW	East/West Street	EW	Edge	E
Apartment House Lot	AH	North/South Street	NS	Fringe	F
Rowhouse Lot	RH	Edge Drive	ED	Rural	R
Cottage House Lot	CH	Parkway	PK	Specialized District	SD
Sidyard House Lot	SH	Rural Road	RR		
House Lot	HO	Alley	AL		
Estate Lot	ES	Lane	LN		
Chic Building Lot	CB	Trail	TR		
Highway Service Lot	HS				
Warehouse Retail Lot	WR				
Countryside Tract	CT				

St. Lucie County Land Development Code

Additions to code as adopted on 5/30/06

FIGURE 3-16b



PARCEL SIZE	ACRES	PERCENT OF ENTIRE PARCEL	PERCENT OF NEIGHBORHOOD
500 ac.		100%	
NEIGHBORHOOD	139 ac.	27.8%	
Core	7	1.4%	5.0%
Center	17	3.4%	12.2%
General	55	10.9%	39.2%
Edge	61	12.1%	43.5%
COUNTRYSIDE COMPONENTS:			PERCENT OF ENTIRE PARCEL
Agriculture			
Native habitat	361		72.2%
Flow Way System			
Community recreation areas	0		0.0%
Civic spaces	0		0.0%
Golf Course	0		0.0%
TOTAL:	361		72.2%
OPEN SPACE COMPONENTS:			
Civic uses	7		1.4%
Targeted industry	0		0.0%
Higher education	0		0.0%
Estate lots	0		0.0%
Workforce housing	8		1.6%
Parks & greens	0		0.0%
TOTAL:	15		3.0%
DENSITY IN NET DEVELOPABLE AREA:			
Dwelling units:	787 units		
Neighborhood area:	139 ac.		
DENSITY:	5.7 units per ac.		

FF. PCS (PLANNED COUNTRY SUBDIVISION)

1. PURPOSE

The Planned Country Subdivision (PCS) district provides a specialized zoning district to accommodate landowners who choose to subdivide their land into individual home sites using the transferable potential development value assigned to that land by the Future Land Use Map. The PCS district may only be used on land outside the Urban Service Boundary land but within the TVC ~~designation on the Future Land Use Map of the St. Lucie County Comprehensive Plan Overlay Zone~~.

2. STANDARDS AND REQUIREMENTS

Standards and requirements for Planned Country Subdivisions shall be as follows:

a. PERMITTED USES

Unless otherwise specified by the Board of County Commissioners during the approval process, the same permitted and accessory uses allowed in the Agricultural Residential-1 (AR-AG-1) zoning district shall apply to the PCS zoning district. An applicant for PCS zoning may request additional uses or propose restrictions beyond those in the AR-AG -1 zoning district by providing a complete identification of all intended land uses with the PCS application. These uses should be selected from the lists of permitted, conditional, and accessory uses in this code and must be consistent with the TVC ~~Element of the St. Lucie County Comprehensive Plan Overlay Zone~~. If the PCS approval includes any change to the permitted and accessory uses that are allowed in the AR-AG -1 zoning district, that change will be made by the Board of County Commissioners during the approval process.

b. SIZE

A Planned Country Subdivision must be a minimum of 5 contiguous acres under common ownership or control ~~and may not be used for parcels that exceed 500 acres (see Policy 3.1.2.7 of the TVC Element)~~.

c. DENSITY

The maximum residential density for a parcel being rezoned to the PCS district is determined by the ~~Transferable Development Value Map (Figure 3-3) and Policy 3.1.2.5 of the TVC Element~~ development potential indicated on the Future Land Use Map. The TDR program in Section 4.04.05 of this Code may not be used to transfer density to or from land zoned PCS; ~~the only exception is when the PCS zoning district is used in accordance with Section 4.04.04.D.3.~~

d. DIMENSIONAL REQUIREMENTS

Unless otherwise specified by the Board of County Commissioners during the approval process, the following dimensional regulations shall apply to residential lots in the PCS zoning district:

- (1) Minimum lot size, width, road frontage, yard, height, and lot coverage shall be the same as applies to the Residential Estate-2 (RE-2) zoning district, see Table 7-10 and Section 7.04.01.
- (2) Minimum building/structure elevations as established by Section 7.04.01.C may not be altered.
- (3) The building spacing formula in Section 7.04.03 does not apply in PCS districts.
- (4) The base building line setback requirements of Section 7.04.04 must be observed by all development in PCS districts.
- (5) Residential buildings on individual lots must meet the garage standards in Section 4.04.04.F.

e. REGIONAL FLOW WAY SYSTEM

New development must provide water management in the form of an interconnected system consistent with and connected, if possible, to the Flow Way System as described in Section 3.01.03.EE.2.p).

f. COMPATIBILITY

Applications for PCS zoning must not be incompatible with existing and planned adjoining uses of land. The PCS district should generally conform to the Edge, Fringe and Rural transect zones as defined by this code and as their associated standards and requirements are applicable to the PCS district. Compatibility will be determined by the Board of County Commissioners during the preliminary approval stage.

g. STREET NETWORK

Applications for PCS zoning that propose 25 or more lots must provide at least two points of vehicular access not be restricted by gates and must provide an interconnected street network as described in Section 3.01.03.EE.2.ki-l. The proposed development plan must also accommodate the Future Street Network Plan (see Section 4.04.04.B).

h. URBAN SERVICES

In accordance with ~~Policy 3.1.2.6 of the TVC~~ the RE designation in the Future Land Use Element, properties rezoned to the PCS zoning district are not eligible for urban services. The only exception is when the ~~PCS zoning district is used~~ Urban Service Boundary is moved in accordance with ~~Section 4.04.04.D.3~~ Policy 1.1.5.1 of the Comprehensive Plan.

i. NATURAL FEATURES

In addition to complying with the Resource Protection Standards in Chapter VI, native trees and vegetation and other natural features must be preserved to the extent practicable.

j. OPEN SPACE STANDARDS

In addition to the general open space guidelines in Section 7.04.02.B, applications for PCS zoning must comply with the open space standards for Planned Unit Developments in Residential Future Land Use Categories as found in Section 7.01.03.1.1.a.

k. PHASING

Applications for PCS zoning must propose only a single phase of development.

l. LIGHTING

All lighting facilities shall be arranged in such a manner so as to prevent direct glare or hazardous interference of any kind to adjoining streets or properties.

m. SIGNS

Permanent and temporary signs within any Planned Country Subdivision shall comply with the provisions of Chapter IX of this Code as they apply to the Residential Estate-2 (RE-2) zoning district.

3. APPROVAL PROCESS

The approval process and submittal requirements for the Planned Country Subdivision district shall be as provided in Chapter XI for Planned Developments, except that the approval of final site plans shall be administrative and shall not require the public hearing described in Section 11.02.05.B.4 or the public notices described in Section 11.00.03.

GG. PRW (PLANNED RETAIL/WORKPLACE)

1. PURPOSE

The Planned Retail/Workplace (PRW) district provides a specialized zoning district to accommodate landowners who choose to place retail or workplace land uses outside a Town or Village in a manner consistent with the ~~goals, objectives, and policies of the TVC Element~~ development standards provided in the TVC Overlay Zone.

- a. ~~The PRW district may only be used on land designated TVC on the Future Land Use Map of the St. Lucie County Comprehensive Plan within the TVC Overlay Zone on parcels with Mixed-Use Development (MXD) or Commercial (COM) Future Land Use designations.~~
- b. ~~PRW proposals must meet the retail standards under Objective 3.1.8 and/or the workplace standards under Objective 3.1.10 of the St. Lucie County Comprehensive Plan, in addition to the TVC Overlay Zone requirements in Section 4.04 of this Code.~~
- c. The PRW district can be used only for one of the following primary purposes:
 - (1) **LOCAL RETAIL:** Local stores, convenience centers, neighborhood centers, village centers, town centers (or portions thereof). (See Section 4.04.06, Definitions.) that comply with the North St. Lucie County General Retail Development Plan (Figure 3-13 and Objective 3.1.8 of the St. Lucie County Comprehensive Plan).
 - (2) **INTERSTATE RETAIL:** Highway service/warehouse uses along Indrio Road immediately west and east of Interstate 95 that comply with the North St. Lucie County General Retail Development Plan (Figure 3-13 and Objective 3.1.8 of the St. Lucie County Comprehensive Plan).
 - (3) **MIXED-USE BUSINESS DISTRICT:** Mixed-use business districts between Interstate 95 and the Florida Turnpike that comply with the North St. Lucie County General Workplace Plan (Figure 3-16 and Objective 3.1.10 of the St. Lucie County Comprehensive Plan) with MXD Future Land Use designations at the southern end of the TVC Overlay Zone.
 - (4) **TRANSITIONAL RETAIL:** Retail, workplace, and residential uses in the Transitional Areas near St. Lucie Boulevard and Kings Highway that comply with the North St. Lucie County General Workplace Plan (Figure 3-16 and Objective 3.1.10 of the St. Lucie County Comprehensive Plan).
 - i. ~~PRW zoning is required for new retail and mixed-use developments and for most new workplace developments.~~
 - ii. ~~PRW zoning is not required for land indicated on the Transferable Development Value Map (Figure 3-3) as suitable for industrial uses. Land so indicated may also qualify for light or heavy industrial zoning districts provided the zoned lands comply with St. Lucie County standards for the Future Land Use category of Industrial.~~
- d. PRW proposals are encouraged to include mixed-use buildings. The maximum number of residential units is established by the ~~transferable development value of the land pursuant to the Transferable Development Value Map (Figure 3-3 of the St. Lucie County Comprehensive Plan),~~ development potential indicated on the Future Land Use Map, by plus any TDR credits obtained through the provisions of Section

4.04.05, or by the approval of the Board of County Commissioners for the provision of workforce or affordable housing.

- ~~e. For purposes of interpreting compliance of a PRW application with the designations of land on Figures 3-13 and 3-16 (see Figure 3-17 below), the Board of County Commissioners may approve retail or workplace development as far as 1/4 mile beyond the precise designations provided such uses are integrated with and accessible through the designated land and are not incompatible with surrounding uses.~~

2. STANDARDS AND REQUIREMENTS

Standards and requirements for the Planned Retail/Workplace district shall be as follows:

a. TRANSECT ZONES

- (1) All land within each PRW must be allocated to one of the four transect zones described below. Each transect zone controls land use, lot types, and the placement and intensity of buildings and other uses of land:
 - i. Core
 - ii. Center
 - iii. Fringe
 - iv. Specialized District (allowable only for Interstate Retail and Mixed-Use Business District as defined in 3.01.03.GG.1.c).

- (2) The general standards for the Core, Center, and Fringe transect zones are described in Section 3.01.03.EE.2.d. The general standards for the Specialized District transect zone are described immediately below.

(3) "SPECIALIZED DISTRICT" TRANSECT ZONE

PURPOSE: Specialized Districts are used for development types or forms that are not fully integrated with Towns, Villages, or the Countryside. Examples include large industrial uses, institutional campuses, medical facilities, and vehicle-oriented warehouse or large-format retail establishments.

ALLOWED WHERE: The Specialized District transect zone may be used only for Interstate Retail west of I-95 or for Mixed-Use Business Districts as defined in 3.01.03.GG.1.c.

PERMITTED LOT TYPES in the Specialized District transect zone (see listed sections for details):

- Mixed-Use Building Lot (3.01.03.EE.2.e)
- Retail Building Lot (3.01.03.EE.2.e)
- Apartment Building Lot (3.01.03.EE.2.e)
- Live/Work Building Lot (3.01.03.EE.2.e)
- Civic Building Lot (3.01.03.EE.2.e)
- Highway Service Lot (3.01.03.GG.2.c)
- Warehouse Retail Lot (3.01.03.GG.2.c)

BUILDING FORM AND PLACEMENT ON LOTS for the Specialized District transect zone: refer to Section 3.01.03.GG.2.c.3.

DEVELOPMENT STANDARDS for the Specialized District transect zone: refer to Section 3.01.03.GG.2.d.

PERMITTED USES for the Specialized District transect zone: refer to Section 3.01.03.GG.2.e.

ALLOWABLE STREET TYPES in the Specialized District transect zone (refer to Section 3.01.03.GG.2.g):

- Main Street
- Boulevard
- Avenue
- East/West Street
- North/South Street
- Alley

STREETSCAPE STANDARDS for the Specialized District transect zone: refer to Section 3.01.03.GG.2.h.

b. TRANSECT ASSIGNMENT CONCEPTS

Each proposed regulating plan must clearly indicate the allocation of transect zones within the entire PRW district to define the character of various portions of the district. The following general guidelines shall be followed when proposing transect zones:

- (1) A PRW district should generally have less intensity where it adjoins existing or planned development with less intensity. Where adjacent to a busy street or highway, or adjacent to an established urban area, the transect zones with greater intensity may adjoin that highway or urban area.
- (2) Similar uses should face across streets; changes in transect zones should generally occur along rear or side lot lines rather than along streets.
- (3) When a PRW will adjoin an existing or approved neighborhood, the PRW should establish similar transect conditions (such as Center aligning with Center, and Fringe aligning with Fringe). Transect juxtapositions may be approved by St. Lucie County where natural conditions warrant them or where alignment of similar transect conditions would be inappropriate due to existing or proposed uses on adjacent properties.
- (4) The Specialized District transect zone may only be used in the following situations:
 - i. Only for Interstate Retail west of I-95 and for Mixed-Use Business Districts as defined in 3.01.03.GG.1.c; and
 - ii. Only where it is not possible or desirable to integrate the desired development type or form with adjoining uses; and
 - iii. Only for that portion of a proposed development where the other transect zones allowable in the PRW district are unsuitable; and
 - ~~iv. Only where the details proposed within the Specialized District will not interfere with any of the goals, objectives, and policies of the TVC Element.~~

c. LOT TYPES

- (1) The following lot types may be assigned within the corresponding transect zones as shown in the following matrix. An applicant may propose additional lot types during the PRW rezoning process provided the lot types comply with the intent of the TVC Element Overlay Zone; the Board of County Commissioners shall decide whether to accept, modify, or reject such additional lot types during the approval process.

Lot Types	Transect Zones			
	Fringe	Center	Core	Specialized District
Mixed-Use Building Lot		X	X	X
Retail Building Lot		X	X	X
Apartment Building Lot		X	X	X
Live/Work Building Lot		X	X	X
Apartment House Lot		X		
Rowhouse Lot		X		
Civic Building Lot	X	X	X	X
Highway Service Lot				X
Warehouse Retail Lot				X
Countryside Tract	X			

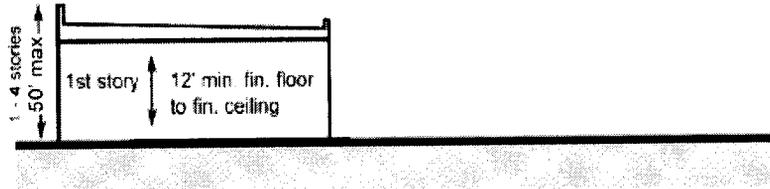
- (2) Differing lot types may be placed back-to-back on a single block to provide harmonious transitions between lot types. Lot types should be selected to provide buildings of like scale and massing on opposite sides of streets. The primary entrance of every building must directly face a street, a square, a park, a plaza, or a green.
- (3) Proper building placement and other regulations are illustrated immediately below for Highway Service Lots and Warehouse Retail Lots. Similar requirements for the other lot types are described in Section 3.01.03.EE.2.d.

(4) Highway Service Lot (HS)

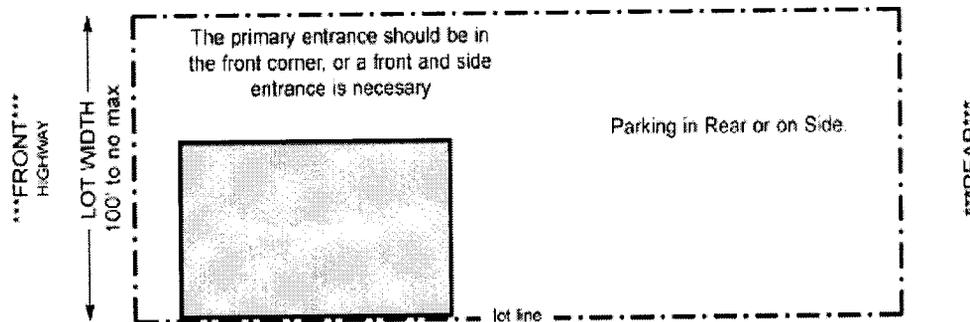
These diagrams illustrate some of the lot size and dimensional requirements from Table 3-3.

HEIGHT:

*An awning, balcony,
or colonnade/arcade
is required - See
Section 3.01.03
EE 2.g(8) for
requirements



BUILDING PLACEMENT:

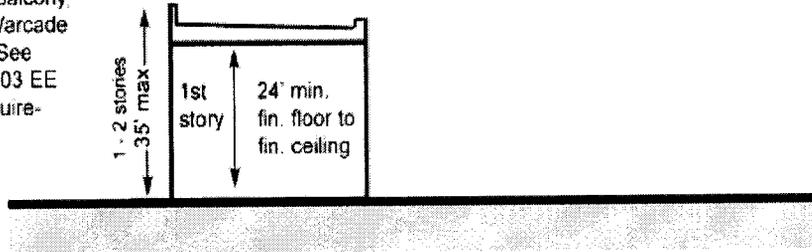


(5) Warehouse Retail Lot (WR)

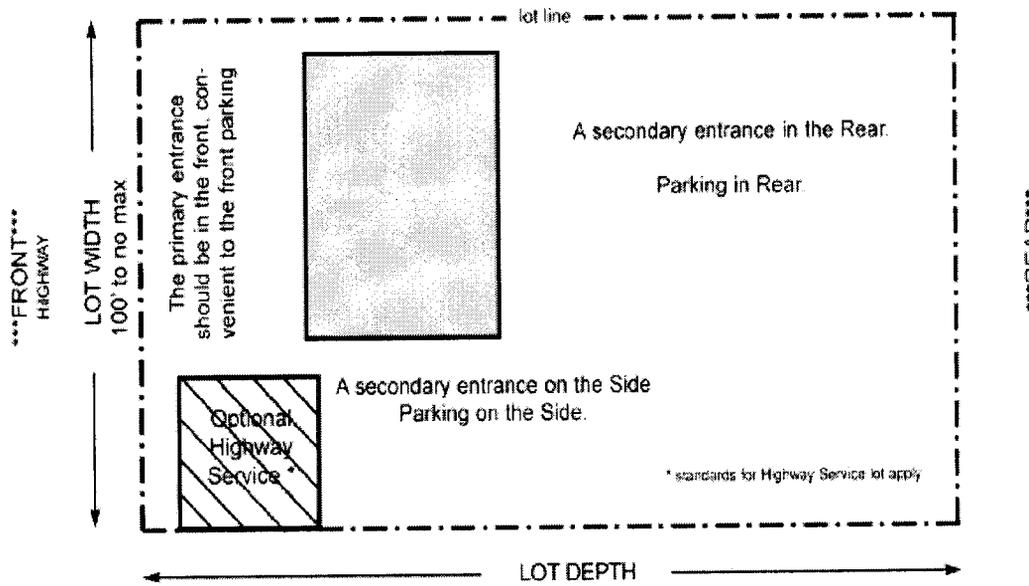
These diagrams illustrate some of the lot size and dimensional requirements from Table 3-3.

HEIGHT:

*An awning, balcony, or colonnade/arcade is required - See Section 3.01.03 EE 2.g(8) for requirements



BUILDING PLACEMENT:



d. DEVELOPMENT STANDARDS FOR LOTS

- (1) Table 3-3 provides dimensional requirements that apply to all lots of each designated type. These requirements replace those found in Section 7.04.01.
- (2) If additional lot types are proposed by a PRW applicant, comparable dimensional requirements must also be proposed. An applicant may also propose changes to the dimensional requirements in Table 3-3 for a particular lot type. The Board of County Commissioners shall decide whether to accept, modify, or reject such additional or modified dimensional requirements during the approval process.
- (3) Building frontage is the percentage of the total width of a lot which is required to be building wall, measured where the front yard ends and the front of the building begins. For this purpose only, the width of a porte cochere may be counted as building wall even though it has no front or rear wall.
- (4) Each building shall have separate walls to support all loads independently of any walls located on an adjacent lot.
- (5) Each building on a Mixed-Use Building Lot, a Retail Building Lot, a Live/Work Building Lot, or a Civic Building Lot must have an entrance facing a street or public open space.
- (6) Each building on a Mixed-Use Building Lot or a Retail Building Lot is required to have an awning/marquee, balcony, or colonnade/arcade in accordance with the design requirements of Section 3.01.03.EE.2.g.(8).
- (7) Minimum and maximum depths of front yards are shown Table 3-3. For Mixed-Use Building Lots and Retail Building Lots, a portion of the building frontage may be set back up to an additional 20 feet beyond the maximum front yard depth if this space is constructed as a courtyard or entryway that is open to the sidewalk. This portion may be up to 40% of the actual building frontage and may not be used for parking.

e. PERMITTED USES

Table 3-4 identifies the permitted, conditional and accessory uses for each lot type. Where the upper row of Table 3-4 indicates an entire zoning district, an "S" in the column below indicates that a particular lot type is also allowed to have the same permitted, conditional, and accessory uses that are allowable to any parcel located in that zoning district, in addition to all uses specifically indicated for that lot type in other columns of Table 3-4. References to an existing zoning district pertain only to uses in that zoning district, not to any sub-reference to form or size. Form and size are regulated by the TVC Overlay Zone standards.

**TABLE 3-3
LOT SIZE AND DIMENSIONAL REQUIREMENTS**

Lot Type	Lot Size (min / max in sf)	Lot Width (min / max)	Building Frontage (min / max)	Lot Coverage by Bldgs. (max)	Yard			Height ³ (min/max in stories; max in feet)	First Story Elevation (min)	Accessory Dwelling (max foot- print in sf)
					Front ¹ (min / max)	Rear ² (min)	Side (min)			
Mixed-Use Building Lot	2,400 / no max	24 / no max	80% / 100%	80%	0 / 5	15	0	2 / 4; 56'	n/a	not permitted
Retail Building Lot	2,400 / 7,200	24 / 60	80% / 100%	80%	0 / 5	15	0	1 / 4; 50'	n/a	not permitted
Apartment Building Lot	2,400 / no max	24 / no max	80% / 100%	80%	0 / 10	15	0	2 / 4; 50'	30*	not permitted
Live/Work Building Lot	1,800 / 7,200	16 / 60	80% / 100%	80%	0 / 10	15	0	2 / 3; 45'	n/a	625
Civic Building Lot	5,000 / no max	50 / no max	n/a	80%	n/a	15	0	1 / 4; 50'	n/a	not permitted
Highway Service Lot	10,000 / no max	100 / no max	n/a	85%	10 / 75	15	0	1 / 4; 50'	n/a	not permitted
Warehouse Retail Lot	10,000 / no max	100 / no max	n/a	85%	10 / no max	25	10	1 / 4; 50'	n/a	not permitted
Countryside Tract	43,560 / no max	200 / no max	n/a	15%	50 / n/a	50	50	1 / 2; 35'	n/a	not permitted

¹ Corner lots must meet front yard requirements on both streets.

² Minimum rear yards in this column apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5-foot minimum rear yard, except when the rear yard adjoins an alley (see Section 3.01.03.EE.2); no separation is required from an alley. Fences are regulated by Section 8.00.04.

³ See definition of "story" for further details on height measurements. The building spacing formula in Section 7.04.03 does not apply in PTV districts.

⁴ See additional requirements in Section 3.01.03.EE.2.g(3).

**TABLE 3-4
PERMITTED LAND USES**

Lot Type	Single-family detached dwellings	Two-family dwellings	Multiple-family dwellings (3 or more units)	Community Residential Homes	Family Day Care Homes	Family Residential Homes [beyond 1000']	Family Residential Homes [within 1,000']	Bed and Breakfast Residences	Residential Accessory Uses (subject to the requirements of Section 8.00.00)	Civic Uses (see Section 4.04.06)	Countryside Uses (see Section 3.01.03.EE.2.o)	Commercial, Neighborhood (CN)	Commercial, Office (CO)	Commercial, General (CG)	Industrial Light (IL)	Institutional (I)	Religious Facilities (RF)
Mixed-Use Building Lot *	-	P*	P*	P*	P*	P*	P*	P*	P*	P	-	S	S	-	-	S	S
Retail Building Lot	-	-	P	P	P	P	P	P	P	P	-	S	S	-	-	S	S
Apartment Building Lot	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Live/Work Building Lot	-	P	P	P	P	P	P	P	P	P	-	S	S	-	-	S	S
Civic Building Lot	-	-	-	P	P	P	P	-	P	P	-	-	-	-	-	S	S
Highway Service Lot	-	-	P	-	-	-	-	-	P	P	-	S	S	S	-	S	-
Warehouse Retail Lot	-	-	P	-	-	-	-	-	P	P	-	S	S	S	S	S	-
Countryside Tract	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
NOTES:	P = permitted use			C = conditional use			- = uses are not permitted			S = same uses as allowable for any parcel in listed zoning district (in addition to all uses specifically indicated in other columns)							
* Residential uses in Mixed-Use Building Lots may not be placed in the first story.																	

St. Lucie County Land Development Code

Amendments to code as adopted on 5/30/06

f. DENSITY

The PRW district primarily accommodates retail and workplace uses but these uses may be located within or contiguous to surrounding neighborhoods or may be in buildings that also contain residential uses.

- (1) Residential units may be placed in freestanding buildings on portions of a site. The density of those portions of the site cannot exceed the density limitations of the Transferable Development Value Map in Figure 3-3 of the TVC Element Future Land Use Map.
- (2) Residential units may also be placed on upper stories of buildings that contain retail or workplace uses, or may be part of freestanding live/work buildings. The total number of such residential units on the site cannot exceed the entire site's density limitations as set forth in the Transferable Development Value Map in Figure 3-3 of the TVC Element Future Land Use Map, or 5 dwelling units per acre, whichever is higher.

g. ALLOWABLE STREET TYPES BY TRANSECT ZONE

The following street types are permitted by right in the transect zones shown. These streets must comply with the streetscape standards in Section 3.01.03.GG.2.i and the street cross-sections in Section 3.01.03.EE.2.i. An applicant may propose additional street types or modified cross-sections and streetscape standards during the PRW rezoning process provided the street types and modified standards comply with the intent of the TVC Element Overlay Zone; the Board of County Commissioners shall decide whether to accept, modify, or reject such proposals during the approval process.

Street Types	Transect Zones			
	Fringe	Center	Core	Specialized District
Main Street		X	X	X
Boulevard	X	X	X	X
Avenue		X	X	X
East/West Street		X		X
North/South Street		X		X
Parkway	X			
Alley		X	X	X
Lane	X	X		
Trail	X	X	X	X

h. STREETScape STANDARDS BY TRANSECT ZONE

The following standards apply to all street types as they pass through the indicated transect zone:

Streetscape Standards	Transect Zones			
	Fringe	Center	Core	Specialized District
Street edge:				
Type	open swale	raised curb	raised curb	(governed by general county standards)
Corner radius ¹	15' to 30'	10' to 15'	10' to 15'	
Corner radius ²	n/a	5' max.	5' max.	
Planting strip:				
Type	swale	planting strip or tree well	planting strip or tree well	planting strip
Width	8' min.	4' to 8'	3' to 8'	4' to 8'
Tree spacing	clustered or regular	regular or opportunistic	regular or opportunistic	regular or opportunistic
Tree diversity	multiple species allowed	single species per block	single species per block	single species per block
Walk:				
Type	trail (optional)	sidewalks required	sidewalks required	sidewalks required
Width	5' min.	8' min.; 12' min w/ tree wells	8' min.; 12' min w/ tree wells	5' min.
Rear alley/lane:				
Alley	n/a	alley or lane is required	alley is required	alleys are encouraged
Lane	optional			
<p>¹ These standards apply to: ----- swales (measured to edge of pavement); ----- raised curbs if both on-street parallel parking and curb bulbs (curb extensions) are provided (measured to vertical face of curb); and ----- raised curbs if on-street parallel parking is not provided (measured to vertical face of curb);</p> <p>² This standard applies to ----- raised curbs if on-street parallel parking is provided without curb extensions (measured to vertical face of curb).</p>				

i. STREET NETWORK DESIGN

- (1) New development must accommodate the Future Street Network Plan (see Section 4.04.04.B).
- (2) Except in Specialized Districts, each PRW must provide an interconnected network of streets, alleys or lanes, and other public passageways:
 - i. Streets must be designed to encourage pedestrian and bicycle travel by providing short routes to connect residential uses with nearby commercial services, schools, parks, and other neighborhood facilities.
 - ii. Streets should be organized according to a hierarchy based on function, size, and design speed. Rights-of-way are expected to differ in dimension and must meet the appropriate standards for the transect zones in which they are located (see Section 3.01.03.GG.2.g).
 - iii. Streets do not have to form an orthogonal grid and are not required to intersect at ninety-degree angles. These streets may be curved or bent but must connect to other streets. Jogs or centerline offsets shall be at least 100 feet for local streets; this requirement does not apply to alleys.
 - iv. All streets must be publicly dedicated. Private streets and closed or gated streets are prohibited, notwithstanding the provisions of Sections 7.05.03.E and 7.10.15.
 - v. The use of raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to more conventional traffic calming measures such as speed bumps.
 - vi. A continuous network of rear and side alleys and/or lanes is desirable to serve as the primary means of vehicular ingress to individual lots. Such networks are mandatory in Core and Center transect zones. Alley and rear lane entrances should align so as to provide ease of ingress for service vehicles. Internal deflections or variations in the alley/rear lane network are encouraged to prevent excessive or monotonous views of the rear of structures resulting from long stretches of alleys and rear lanes.
 - vii. Cul-de-sacs are not permitted except where physical conditions such as freeways provide no practical alternatives for connection for through traffic. Canals may or may not be physical barriers; appropriate crossings will be considered at the time of PRW approval.
 - viii. Street stubs must be provided to adjacent undeveloped land to ensure an integrated street network is achieved over time, except where the adjacent land is being designated as Fringe. Stub-out streets to connect to future development will not be considered cul-de-sacs if they are less than 300 feet long.
 - ix. Streets intersecting Indrio Road must be separated by at least 660 feet. Streets intersecting other roads on the regional street network must be separated by at least 330 feet (see Section 4.04.04.B).
- (3) Except in Specialized Districts, the average perimeter of all blocks within a neighborhood may not exceed 1,500 feet. The maximum perimeter of any

block may not exceed 2,400 feet. The portion of any block between intersecting streets may not exceed 500 feet without a publicly dedicated pedestrian sidewalk or trail providing access to another street. Smaller block sizes are encouraged to promote walkability. An applicant may propose minor modifications to these block size standards during the PRW rezoning process; the Board of County Commissioners shall decide whether to accept, modify, or reject such modifications during the approval process.

- (4) The street design requirements of Section 7.05 apply except where they conflict with standards for the TVC Overlay Zone or this zoning district. Further exceptions to the requirements of Section 7.05 may be authorized by the Board of County Commissioners through approval of a regulating plan during the PRW rezoning process.
- (5) Applications for PRW zoning on tracts larger than 25 acres must provide at least two points of vehicular access. These access points may not be restricted by gates.

j. OFF-STREET PARKING REGULATIONS

Certain modifications to the off-street parking regulations found in Section 7.06.00 of this Code will apply in the PRW district:

- (1) Except in Specialized Districts, the following minimum dimensions for parking access aisles and standard parking stalls apply in lieu of the specific requirements in Section 7.06.00:

Angle of parking (degrees)	Aisle Width (feet)		Parking Stalls (feet)	
	Two Way	One Way	Width	Length
90°	22	20	9	18
75°	22	18	9	18
60°	20	16	9	18
45°	20	14	9	18
30°	20	14	9	18
0° (parallel)	18	14	8	20

- (2) Except in Specialized Districts, parking lots shall be located behind buildings wherever possible so that buildings can screen parking areas from sidewalks and streets. In no case shall parking be located in front of a building. Small parking lots in side yards may be permitted provided the buildings they serve can meet the lot width and building frontage requirements of Table 3-1 and provided these lots are set back a minimum of 20 feet from lot lines adjoining rights-of-way, excluding alleys or lanes.

- (3) The following multipliers shall be applied to the required number of off-street parking spaces shown in Section 7.06.02. The result of this multiplication will be the required number of off-street parking spaces in each transect zone.

Land Use Type	Transect Zones		
	Center	Core	Specialized District
Residential	60%	50%	80%
Hotel/Motel	70%	60%	80%
Religious Facilities	50%	40%	80%
Places of Assembly	50%	40%	80%
School or College	50%	40%	80%
Medical/Dental Office	50%	40%	80%
Eating or Drinking Establishments	50%	40%	80%
General Office	50%	40%	80%
Business or Personal Services	50%	40%	80%
Retail Stores	50%	40%	80%
Museums or Galleries	50%	40%	80%
Libraries	50%	40%	80%

(4) Access to Off-Street Parking

Except in Specialized Districts:

- i. Alleys or lanes shall be the primary source of access to off-street parking. Parking along alleys or lanes may be head-in, diagonal, or parallel.
- ii. Alleys or lanes may be incorporated into parking lots as if they were standard parking access aisles. Access to all properties adjacent to the alley must be maintained.
- iii. Access between rear parking lots across property lines is strongly encouraged.

- (5) Except in Specialized Districts, parking structures must be separated from adjacent streets by liner buildings at least two stories in height and no less than 20 feet in depth. Liner buildings may be detached from or attached to parking structures.

k. COMPATIBILITY

Applications for PRW zoning must demonstrate compatibility of the proposed development with existing and planned adjoining uses of land. Compatibility will be determined by the Board of County Commissioners during the preliminary approval stage.

I. REGIONAL FLOW WAY SYSTEM

New development must accommodate the Flow Way System (see Section 3.01.03.EE.2.p).

m. LANDSCAPING AND NATURAL FEATURES

- (1) In addition to complying with the Resource Protection Standards in Chapter VI, native trees and vegetation and other natural features must be preserved to the extent practicable.
- (2) The landscaping and screening requirements in Section 7.09 apply except that the landscaping adjacent to streets otherwise required by Section 7.09.04.A will not be required between buildings and streets. However, this requirement still applies between off-street parking areas (and other vehicular use areas) and streets.
- (3) The landscaped buffer areas required by Section 7.09.04.E to segregate residential and non-residential uses, unless imposed as a special condition, will not be required in the PRW zoning district.

n. SIGNS

Permanent and temporary signs within any Planned Retail/Workplace shall comply with the provisions of Chapter IX of this Code as they apply to the Commercial Neighborhood (CN) zoning district, except that ground signs may not exceed a height of ten feet.

3. APPROVAL PROCESS

- a. The approval process for the Planned Retail/Workplace district shall be as provided in Chapter XI for Planned Developments, except that the approval of final site plans shall be administrative and shall not require the public hearing described in Section 11.02.05.B.4 or the public notices described in Section 11.00.03. This zoning district provides certain opportunities for applicants to request minor modifications to its standards. During the final public hearing for the preliminary approval of each PTV zoning district, the Board of County Commissioners must explicitly respond to each of these requests. Except to the extent that such requests are formally accepted or accepted with modifications, the written standards of this zoning district shall apply.
- b. Submittal requirements shall be as provided for Planned Developments except that the same modifications to submittal requirements that apply to PTV applications also apply to PRW applications (see Section 3.01.03.EE.3.b and 3.c).
- c. If final PRW approval is sought in phases, each phase must indicate how the remaining phases are planned to be integrated with the earlier phases.

Section 7.04.02 "Open Space Requirements" of the Land Development Code is amended as follows (underlined words are added; ~~struck-through words~~ are deleted):

7.04.02 OPEN SPACE REQUIREMENTS

A. PURPOSE *[no changes]*

B. GENERAL GUIDELINES *[no changes]*

C. OPEN SPACE STANDARDS IN AGRICULTURAL AREAS *[no changes]*

D. OPEN SPACE STANDARDS IN PLANNED UNIT DEVELOPMENTS *[no changes]*

E. OPEN SPACE STANDARDS IN PLANNED NONRESIDENTIAL DEVELOPMENTS *[no changes]*

F. OPEN SPACE STANDARDS IN PLANNED MIXED USE DEVELOPMENTS *[no changes]*

G. OPEN SPACE STANDARDS IN PLANNED TOWNS OR VILLAGES

Open space requirements for Planned Town or Villages shall be as set forth in Section 3.01.03.EE.2.b and 2.o.

H. OPEN SPACE STANDARDS IN PLANNED COUNTRY SUBDIVISIONS

Open space requirements for Planned Country Subdivisions shall be as set forth in Section 3.01.03.FF.2.i.

Section 7.10.07 "Community Residential Homes" of the Land Development Code is amended as follows (underlined words are added; ~~struck-through words~~ are deleted):

7.10.07 COMMUNITY RESIDENTIAL HOMES

A. Community residential homes as defined in Chapter XI shall be a permitted use in the RM-5 (Residential, Multiple-Family-5), RM-7 (Residential, Multiple Family-7), RM-9 (Residential, Multiple Family-9), RM-11 (Residential, Multiple-Family-11), and RM-15 (Residential, Multiple-Family-15) zoning districts and on certain lot types as identified in the PTV (Planned Town or Village) and PRW (Planned Retail/Workplace) zoning districts subject to the following conditions: *[no further changes]*

Section 7.10.20 "Bed and Breakfast Residences" of the Land Development Code is amended as follows (underlined words are added; ~~struck-through words~~ are deleted):

7.10.20 BED AND BREAKFAST RESIDENCES

A. GENERALLY

In the RE-1, RE-2, and HIRD Zoning Districts a Bed and Breakfast Residence is permitted as a Conditional Use subject to Section 11.07.00 and the requirements of this Section. A Bed and Breakfast Residence is also permitted by right or as a conditional use on certain lot types as identified in the PTV and PRW zoning districts. A Bed and Breakfast Residence may also

be approved as a Conditional Use in any other zoning district if the structure is listed on the National Register of Historic Places or is a contributing structure, as defined in the Code of Federal Regulations. Unless exempt, Historical structures are subject to the provisions of this Section.

B. MINIMUM STANDARDS [no changes]

C. Unless it is designated a Hotel or Motel, and then only if it is located in accordance with the provisions of the CG, or HIRD, PTV, or PRW zoning districts, no structure shall be constructed for the sole purpose of being used as a Bed and Breakfast Residence; and no existing structure shall be enlarged or expanded for the purpose of providing additional rooms for guest occupancy.

Section 8.02.00 "Temporary Uses and Structures" of the Land Development Code is amended as follows (underlined words are added; struck through words are deleted):

8.02.00 TEMPORARY USES AND STRUCTURES

8.02.01 AUTHORIZATION

Temporary uses are permitted in any zoning district subject to the standards hereinafter established, provided that all temporary uses shall meet the dimensional and parking requirements for the zoning district in which the use is located.

8.02.02 PARTICULAR TEMPORARY USES PERMITTED

Permitted temporary uses include:

- A. Garage sales, provided that no more than two (2) sales of three (3) days each are conducted at any site during any one (1) calendar year.
- B. Indoor and outdoor art and craft shows, bazaars, carnivals, revivals, circuses, sports events, and exhibits in the Residential, Mobile Home-5 (RMH-5); Residential, Multiple-Family-5 (RM-5); Residential, Multiple-Family-7 (RM-7); Residential, Multiple-Family-9 (RM-9); Residential, Multiple-Family-11 (RM-11); Residential, Multiple-Family-15 (RM-15); Commercial, Neighborhood (CN); Commercial, General (CG); Industrial Light (IL); Agricultural-1 (AG-1); Agricultural-2.5 (AG-2.5); Agricultural-5 (AG-5); Institutional (I); Planned Town or Village (PTV), Planned Retail/Workplace (PRW), and Recreational Vehicle Park (RVP) Districts, provided that no more than two (2) events of seven (7) days each are conducted on the same property during any calendar year.
- C. Tents for temporary uses and functions that are accessory to the principal use and are used as temporary cover during special events or sales for uses directly related to those events or sales provided that:
 - 1. No more than two (2) events of seven (7) days each are conducted on the same property during any calendar year; and
 - 2. The applicant secures a written statement from the St. Lucie County Fire District that the tents under which the operation are to be held are of fireproof material and will not constitute a fire hazard. (NFPA Code 102).

D. Christmas tree sales in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Industrial Light (IL); Agricultural-1 (AG-1); Agricultural-2.5 (AG-2.5); Agricultural-5 (AG-5); Planned Town or Village (PTV), Planned Retail/Workplace (PRW), and Institutional (I) Districts, provided that such use shall not exceed sixty (60) days.
[no further changes]

Section 11.02.02 "Designation of Minor Site Plan, Major Site Plan, or Planned Development Site Plan" of the Land Development Code is amended as follows (underlined words are added; ~~struck-through words~~ are deleted):

11.02.02 DESIGNATION OF MINOR SITE PLAN, MAJOR SITE PLAN, OR PLANNED DEVELOPMENT SITE PLAN

A. GENERALLY

For purposes of these review procedures, all site plans shall be designated as either a Minor Site Plan, a Major Site Plan, or a Planned Development Site Plan according to the criteria below.

B. MINOR SITE PLAN *[no changes]*

C. MAJOR SITE PLAN *[no changes]*

D. PLANNED DEVELOPMENT SITE PLAN

A proposed development shall be designated as a Planned Development Site Plan if it is:

1. A Planned Unit Development (Per Section 7.01.00);
2. A Planned Non-Residential Development (Per Section 7.02.00);
3. A Planned Mixed-Use Development (Per Section 7.03.00);
4. A Planned Town or Village (Per Section 3.01.03.EE);
5. A Planned Country Subdivision (Per Section 3.01.03.FF);
6. A Planned Retail/Workplace (Per Section 3.01.03.GG);
7. ~~4.~~ A Development of Regional Impact, as defined in Section 380.06, Florida Statutes, and in accordance with Section 11.02.02(E)

E. DEVELOPMENTS OF REGIONAL IMPACT *[no changes]*