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4.00.00 AIRPORT OVERLAY ZONES *[no changes]*

4.01.00 HUTCHINSON ISLAND - BUILDING HEIGHT OVERLAY ZONE *[no changes]*

4.02.00 RIVER PARK - COMMUNITY OVERLAY ZONE *[no changes]*

4.03.00 TVC - OVERLAY ZONE (TOWNS, VILLAGES, COUNTRYSIDE) *[all new text]*

4.03.01 PURPOSE AND INTENT

The purpose and intent of Section 4.03.00 of this Code is to:

- A. 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 TVC takes place in accordance with the settlement principles set forth in the TVC Element of the Comprehensive Plan. 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. Such transfers will allow continued rural uses of land that is designated TVC by transferring some or all of its development rights to Towns or Villages or to land within the Urban Service Boundary.

4.03.02 ESSENTIAL TVC CONCEPTS

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

A. TVC OVERLAY ZONE

This section of the code establishes a TVC Overlay Zone whose boundaries are identical to the TVC designation on the Future Land Use Map of the Comprehensive Plan. This overlay zone provides general guidance and specific standards that, in conjunction with the remainder of this code, will carry out the 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 2005. The location and approximate boundaries of the TVC Overlay Zone and its sub-zones are shown on Figure 7.1.

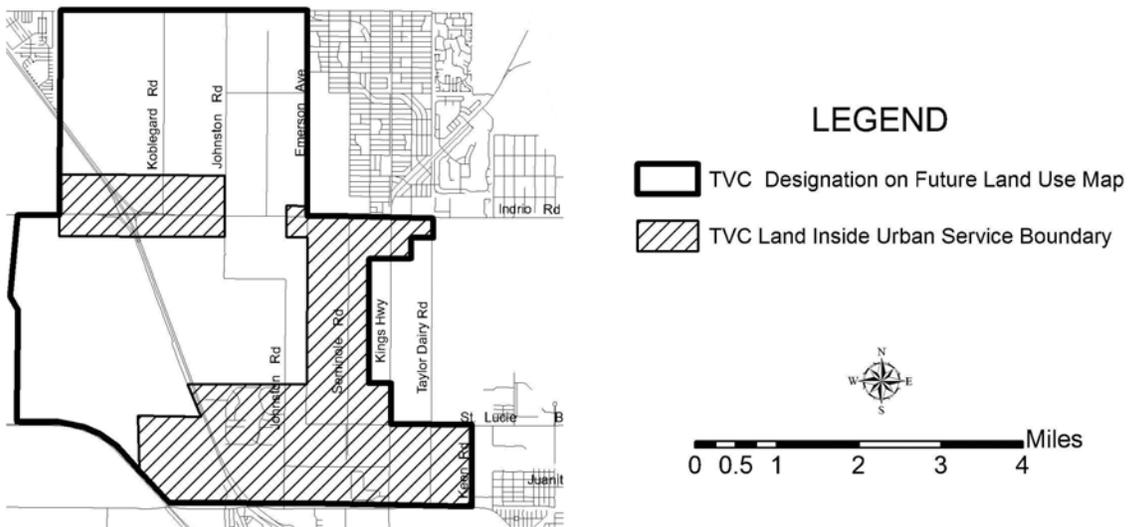


Figure 7.1

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 on land designated TVC are to be planned using the “transect zones” shown on Figure 7.2. 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) zoning district. See Section 3.01.03.EE.

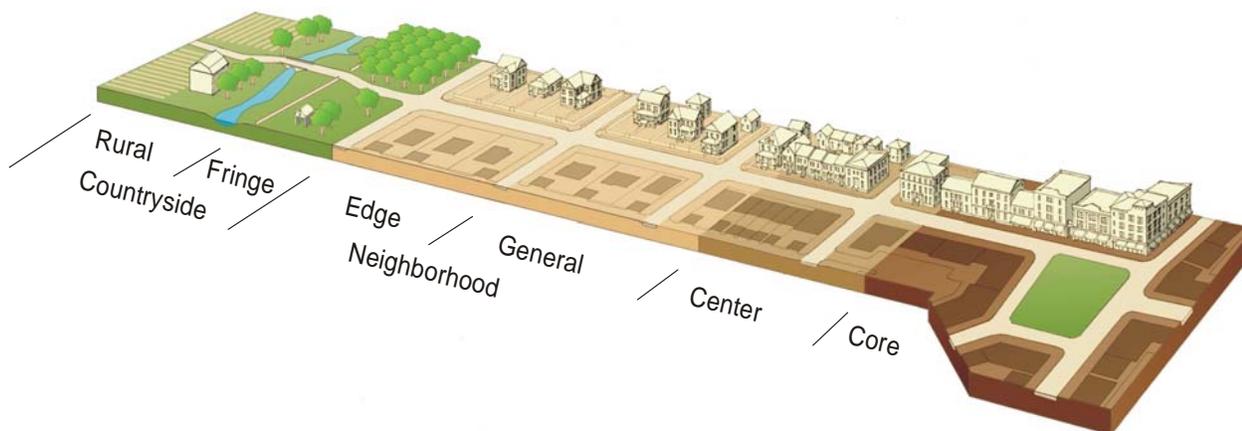


Figure 7.2

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 designated TVC 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 DENSITY

The development rights attached to a parcel of land can sometimes be transferred to other parcels. The TVC Element 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. See Section 4.03.05.

4.03.03 OVERVIEW OF TVC APPROVAL PROCESSES

Development approvals for land designated TVC 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 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 the unused transferable development value from the land to an eligible receiving site. See Section 4.03.05.
 - 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 4.03.04.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. Develop or use the land for residential purposes in accordance with its existing zoning district and the TVC Overlay Zone requirements in Sections 4.03.01–4.03.06 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 4.03.05.
- D. Owners of land of any size **inside the USB** 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 4.03 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.

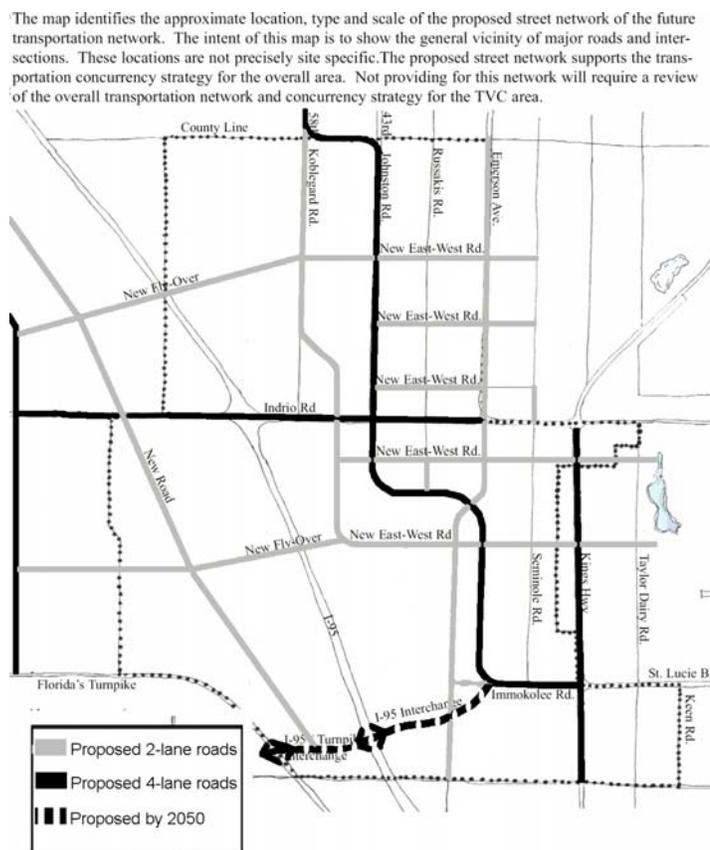
4.03.04 TVC SPECIFIC STANDARDS

A. APPLICABILITY OF TVC SPECIFIC STANDARDS

1. The standards in this subsection 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 establishes a Future Street Network Plan that includes street improvements and new streets to be completed by the year 2030, as depicted on Figure 7.3.
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.
3. Development of land must accommodate and incorporate appropriate links of the Future Street Network Plan. 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.



Proposed 2030 Street Network for TVC (from Figure 3-15)

Figure 7.3

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 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; 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. 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 4.03.05).

D. RESIDENTIAL SUBDIVISIONS OUTSIDE THE URBAN SERVICE BOUNDARY

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

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 4.03.05.
 - a. Transferable development value remaining on the land may be used to create a residential development on up to 10% of the land 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 development 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.a(4)i.–vii 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 dwellings that use the remaining transferable development value despite being located outside the USB.

E. RESIDENTIAL SUBDIVISIONS INSIDE THE URBAN SERVICE BOUNDARY

1. Residential subdivisions may be created inside the Urban Service Boundary (USB) on land designated TVC 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, using the transferable development value assigned to a parcel of land, plus any TDR credits acquired and/or any density bonuses that St. Lucie County may provide for affordable housing, workforce housing, or mixed uses. If the land is not currently zoned to allow the desired density, the land must be rezoned to a 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.a(4)i.–vii and that identifies appropriate transect

zones, lot types, and street types to achieve development forms consistent with the TVC Element.

2. Residential development on land designated TVC that is inside the Urban Service Boundary (USB) is afforded the following special allowances:
 - a. Density may be increased in all proposed development inside the USB through acquisition of TDR credits from eligible sending sites (see Section 4.03.05).
 - b. Transferable density is 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 4.03.04.D and 4.03.04.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 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 in 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 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. 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.

4.03.05 TRANSFERABLE DEVELOPMENT RIGHTS – *[being adopted by separate ordinance]***4.03.06 DEFINITIONS**

When used in Section 4.03 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 2 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.

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 4.03.02.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 parks, greens, squares, plazas, and playgrounds.

CIVIC USE:

The use of land or buildings primarily for governmental, educational, cultural, or religious purposes. Civic uses may be outdoors (civic spaces), in civic buildings, or in buildings with other uses.

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 4.03.02.B.

COUNTRYSIDE:

Land, including natural habitat, agriculture, community recreation areas and similar uses, required to be set aside as open space in perpetuity. Certain additional Countryside Uses are also permitted in the Countryside; see Section 3.01.03.EE.2.o. 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 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 4.03.02.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 new development is approved, gradually replacing the existing canal network in order to restore natural discharge patterns and improve water quality.

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 4.03.02.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 4.03.02.B.

GREENWAY:

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

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.

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 BUSINESS DISTRICT:

An area that due to its location has the development potential to specialize in terms of accommodating significant business functions. 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 free from private buildings and structures including agriculture, parks, greenways, and natural habitats. When this term is used in Section 4.03 and Sections 3.01.03.EE through GG of this Code, "open space" does not include parking lots or rights-of-way dedicated to roads, streets, or alleys.

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.

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 4.03.02.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:

Desired industries set forth by St. Lucie County's economic development program in accordance with the TVC Element. See Section 3.01.03.EE.2.r.

TDR CREDITS:

Credits that are created when the unused Transferable Density of a property receives 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 4.03.02.B and 3.01.03.GG

TRANSFERABLE DENSITY:

The amount achieved by multiplying the size of the property by the residential Transferable Development Value (as established by the St. Lucie County Comprehensive Plan), less any existing dwellings on the property.

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 4.03.02.

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 attainable to people earning between 80%-120% of the Area Median Income.

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	<u>EE. PTV</u>	<u>Planned Town or Village</u>
O. RM-11	Residential, Multiple-Family - 11	<u>FF. PCS</u>	<u>Planned Country Subdivision</u>
P. RM-15	Residential, Multiple-Family - 15	<u>GG. PRW</u>	<u>Planned Retail/Workplace</u>
Q. CN	Commercial, Neighborhood		

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.

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; this Element 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

COUNTRYSIDE:

Countryside required outside USB:	60%
Countryside required inside USB:	40%

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

COUNTRYSIDE:

Countryside required outside USB:	75%
Countryside required inside USB:	40%

DENSITY REQUIRED IN NET DEVELOPABLE AREA:

Minimum average density required:	5 DU/acre
-----------------------------------	-----------

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 land use, lot types, and 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 remain after development of the Town or Village. The following general guidelines shall be followed when proposing transect zones:

- i. Generally, a neighborhood shall have more intensity (Core or Center) in the center and 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 are expected to vary in character. For example, 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, 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: minimum percentages for Countryside (Fringe and Rural transect zones combined) are set forth in Section 3.01.03.EE.2.b

d. STANDARDS FOR EACH TRANSECT ZONE

The general standards for each transect zone are described below.

(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
- 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.

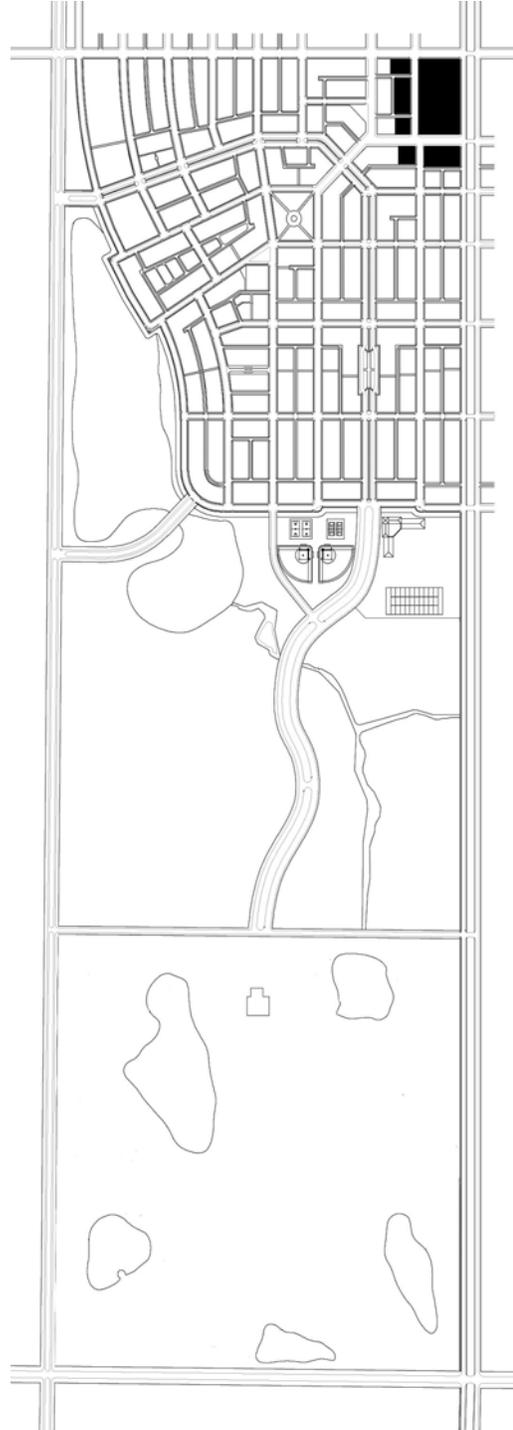
PERMITTED USES for the Core transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE

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.

CORE TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



(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
- Live/Work Building Lot
- Apartment House Lot
- Rowhouse 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.

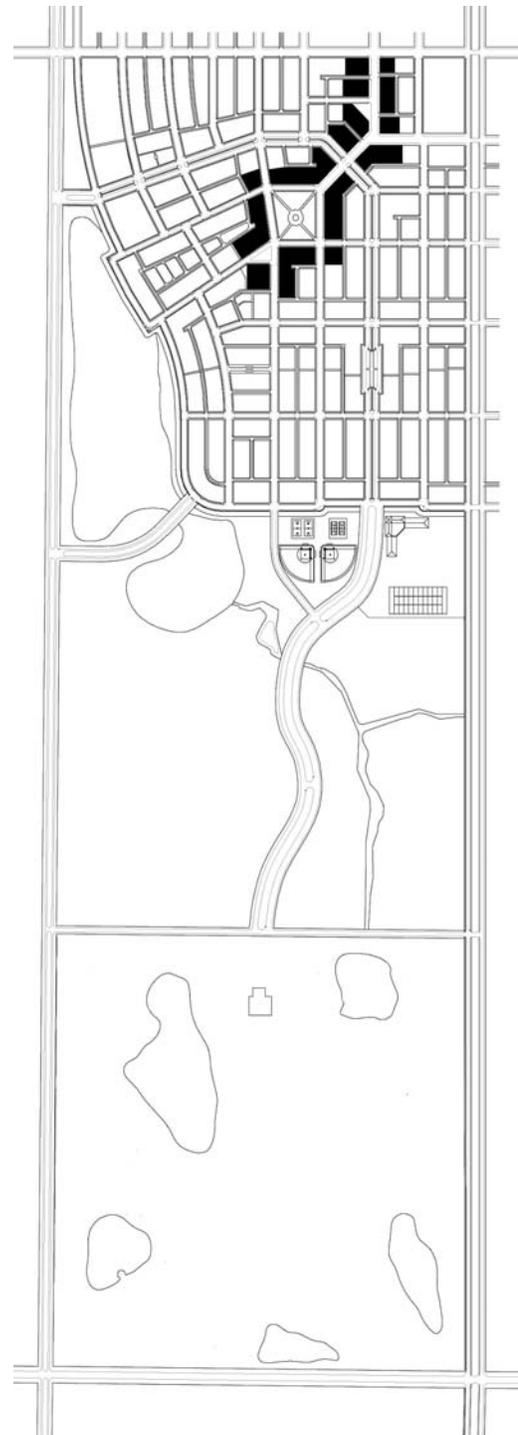
PERMITTED USES for the Center transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE

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):

- Live/Work Building Lot
- Apartment House Lot
- Rowhouse 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.

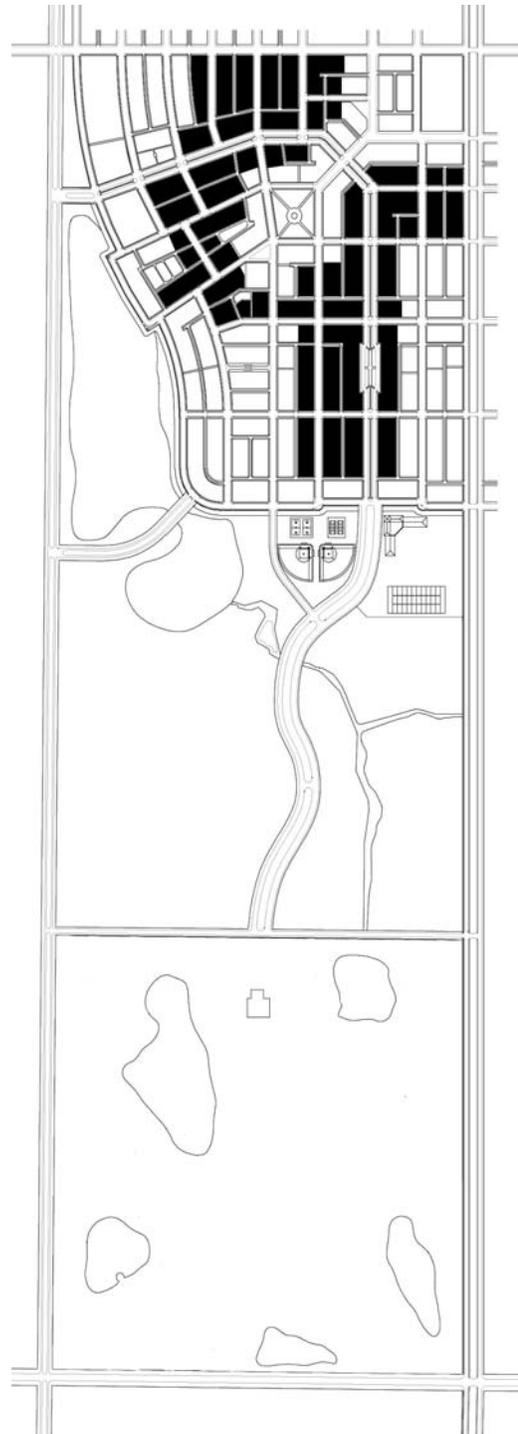
PERMITTED USES for the General transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE

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.

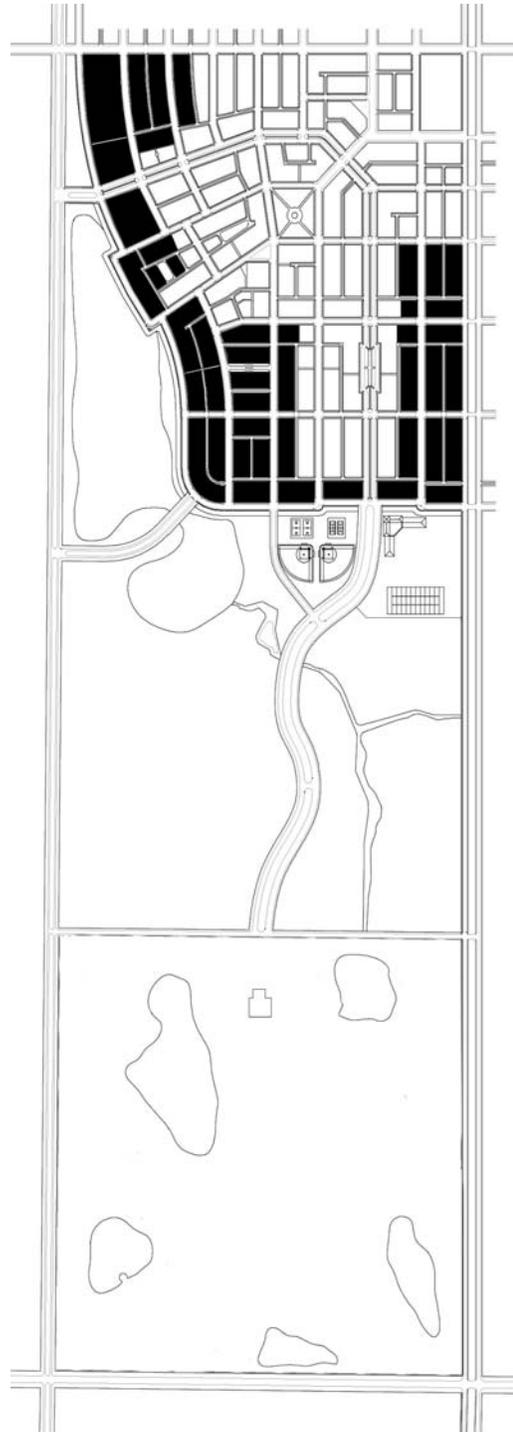
PERMITTED USES for the Edge transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE.2.h.

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.

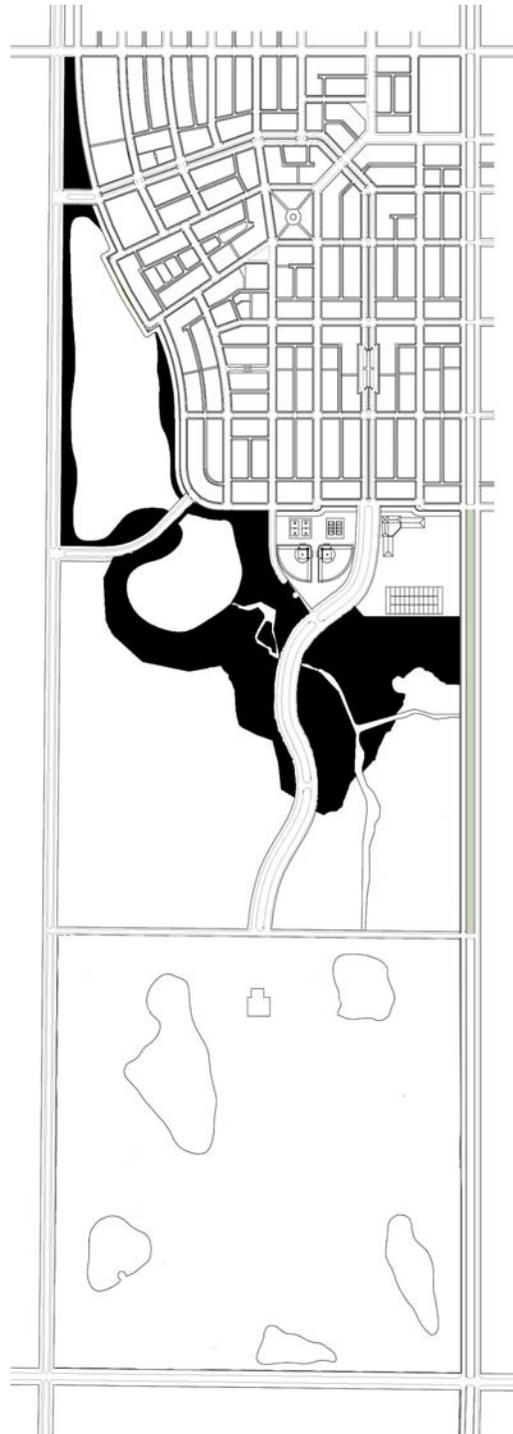
PERMITTED USES for the Fringe transect zone: refer to Section 3.01.03.EE.2.o.

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:



(5) “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):

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

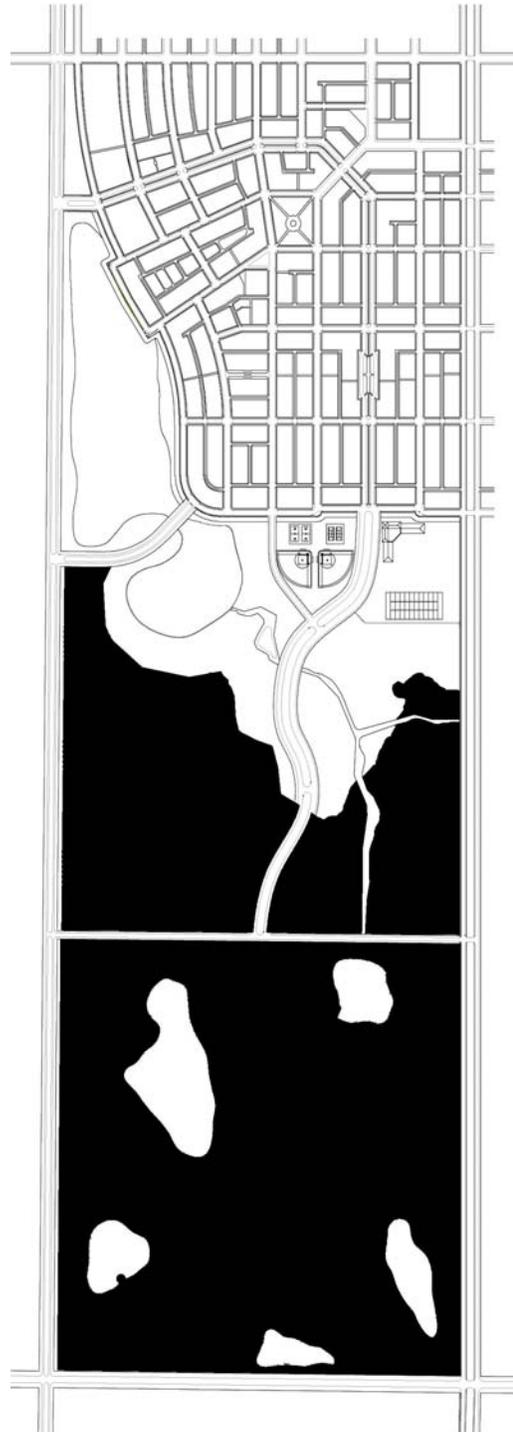
PERMITTED USES for the Rural transect zone: refer to Section 3.01.03.EE.2.o.

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; 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	
Live/Work Building Lot				X	X	X
Apartment House Lot				X	X	
Rowhouse Lot				X	X	
Sideyard House Lot				X	X	
House Lot			X	X		
Estate Lot*	X*	X*	X			
Civic Building Lot	X	X	X	X	X	X
Countryside Tract	X	X				
<p><i>* Estate Lots in Rural and Fringe transect zones are limited to a maximum of 5% of the land area dedicated to the Countryside (outside the Net Developable Area); the allowance for these lots must be acquired by TDR Credits transferred from an off-site eligible sending site (see Section 4.03.06).</i></p>						

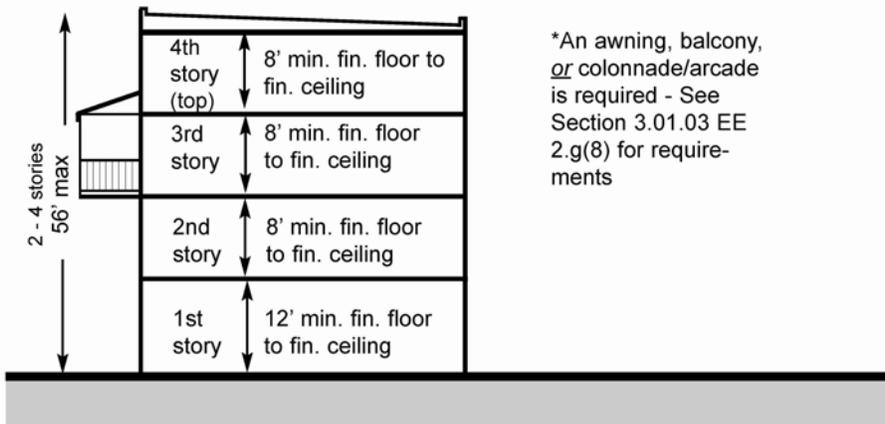
f. BUILDING FORM AND PLACEMENT ON LOTS

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.

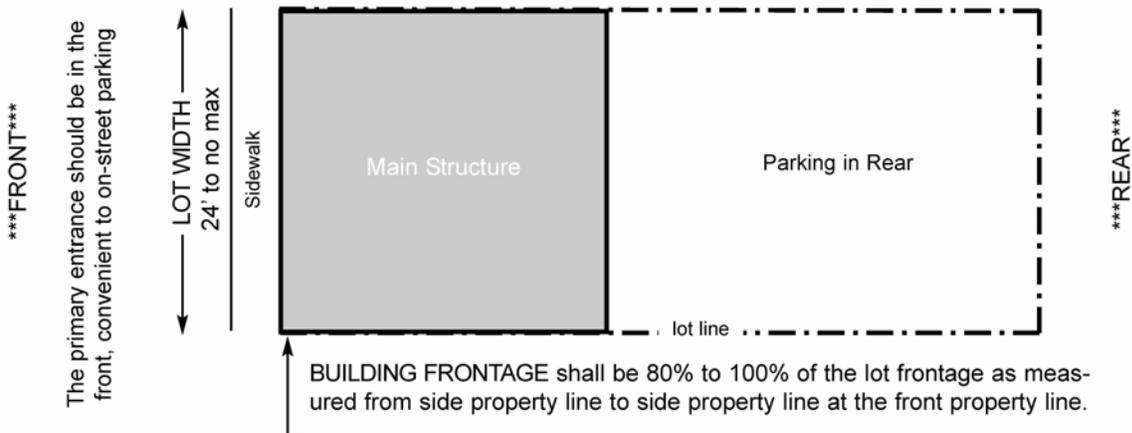
(1) Mixed-Use Building Lot (MU)

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

HEIGHT:



BUILDING PLACEMENT:



PRECEDENTS & CHARACTER EXAMPLES:

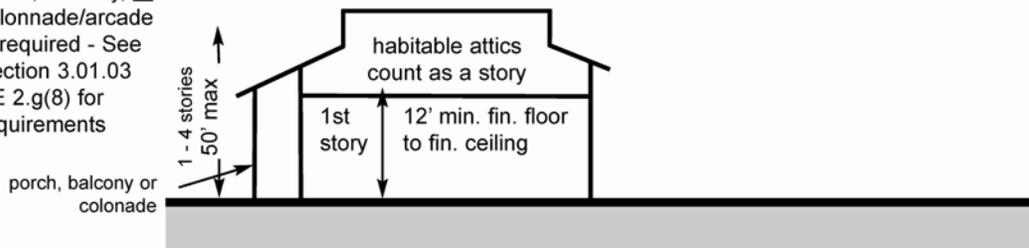


(2) Retail Building Lot (RB)

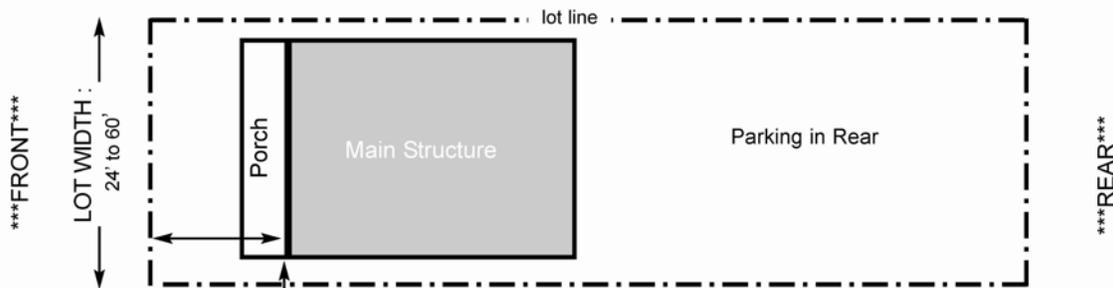
These diagrams illustrate some of the lot size and dimensional requirements from Tables 3-1 and 3-3.

HEIGHT:

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



BUILDING PLACEMENT:



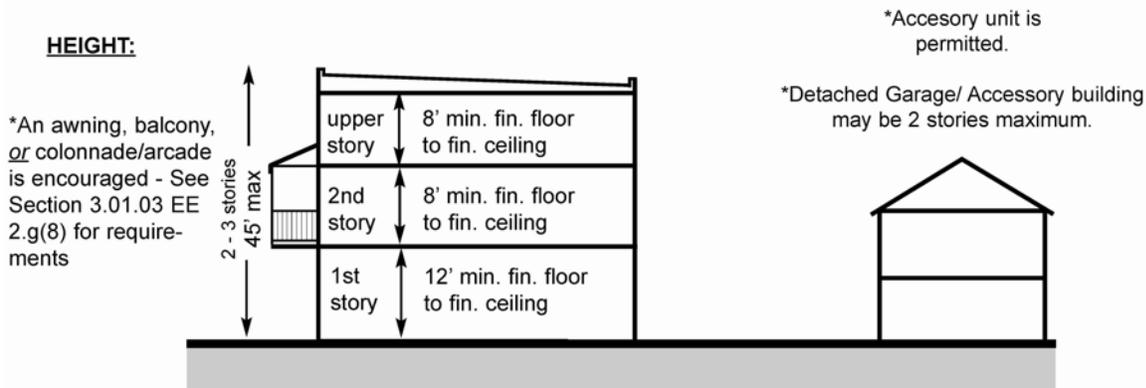
BUILDING FRONTAGE shall be 70% to 100% of the lot frontage as measured from side property line to side property line at the front property line.

PRECEDENTS & CHARACTER EXAMPLES:

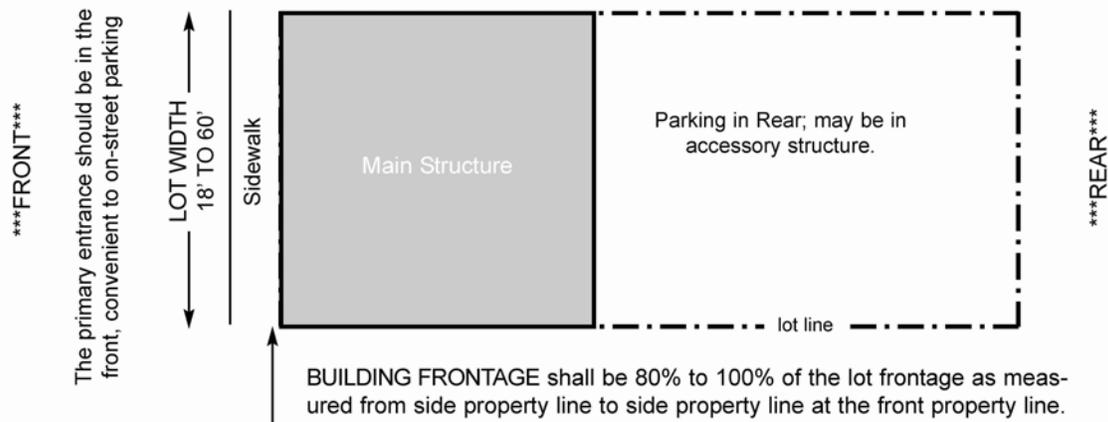


(3) Live/Work Building Lot (LW)

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

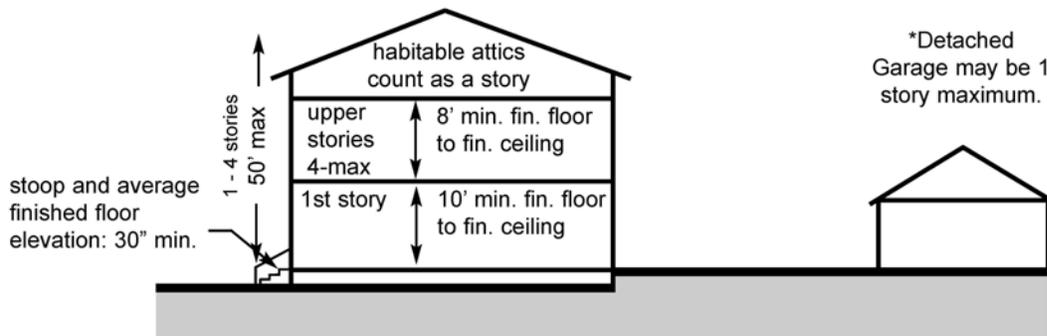
PRECEDENTS & CHARACTER EXAMPLES:



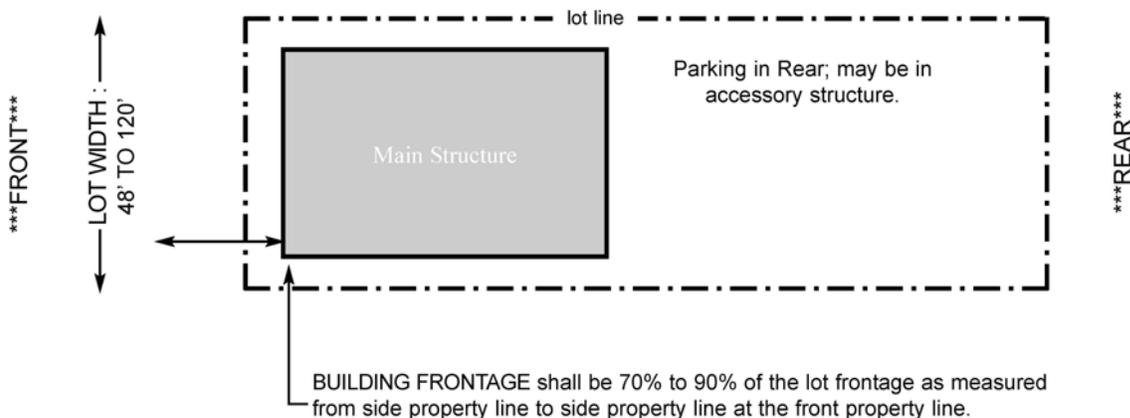
(4) Apartment House Lot (AH)

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

HEIGHT:



BUILDING PLACEMENT:



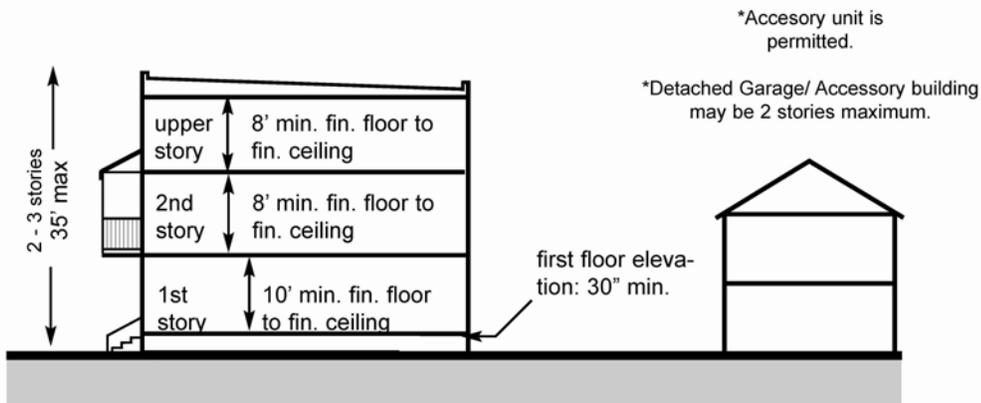
PRECEDENTS & CHARACTER EXAMPLES:



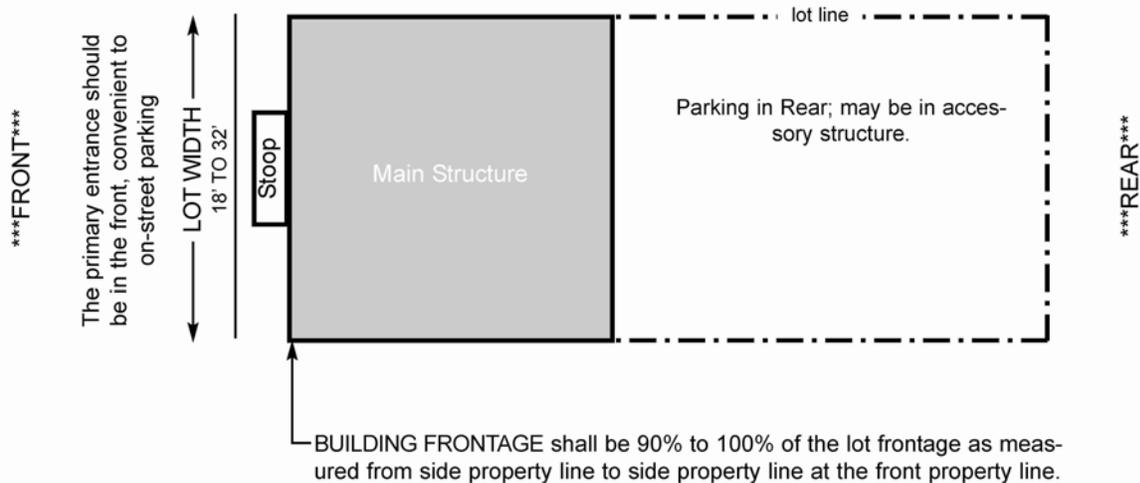
(5) Rowhouse Lot (RH)

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.

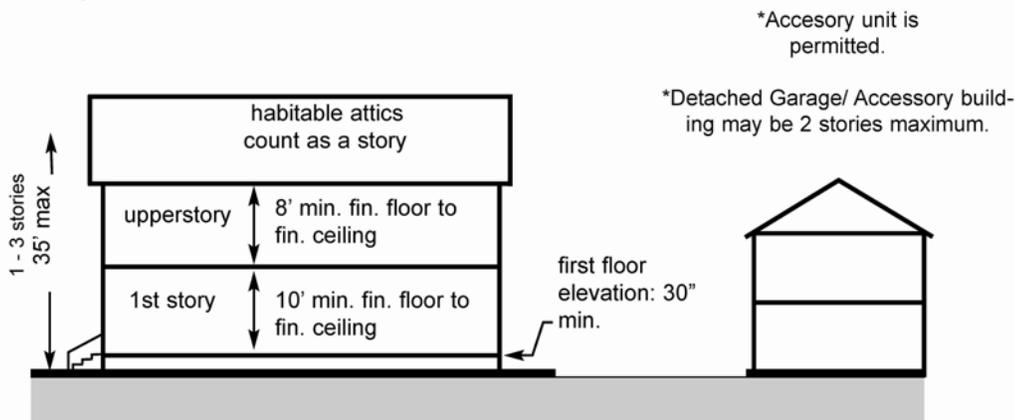
PRECEDENTS & CHARACTER EXAMPLES:



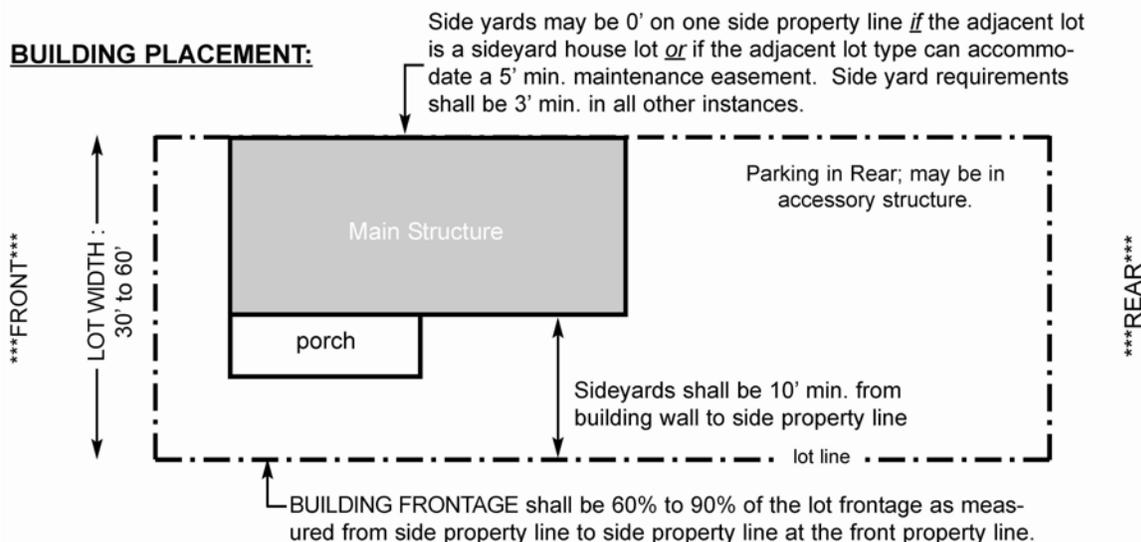
(6) Sideyard House Lot (SH)

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.

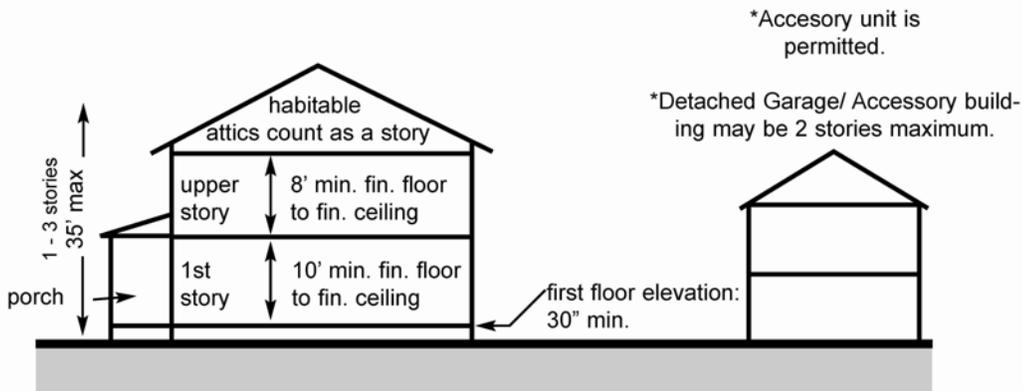
PRECEDENTS & CHARACTER EXAMPLES:



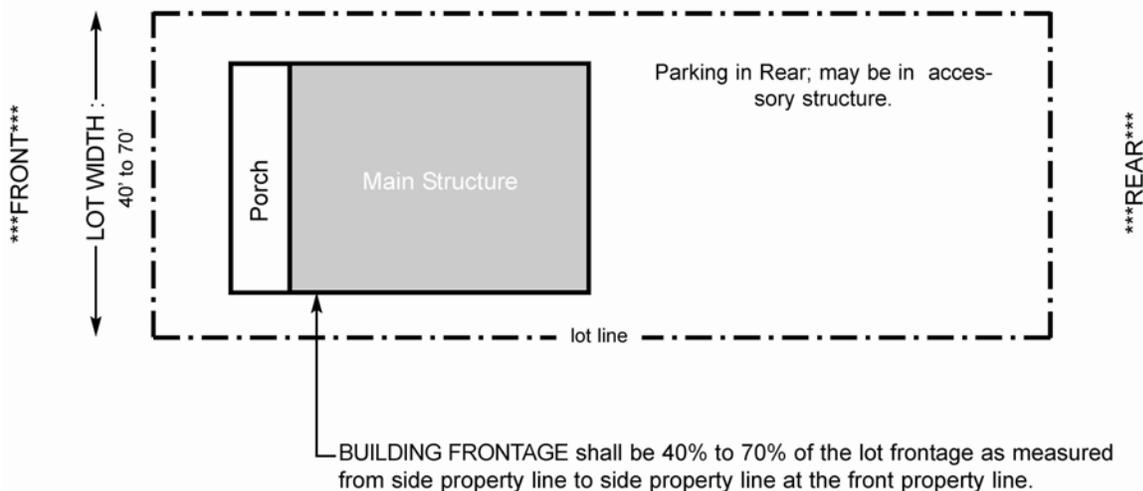
(7) House Lot (HO)

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.

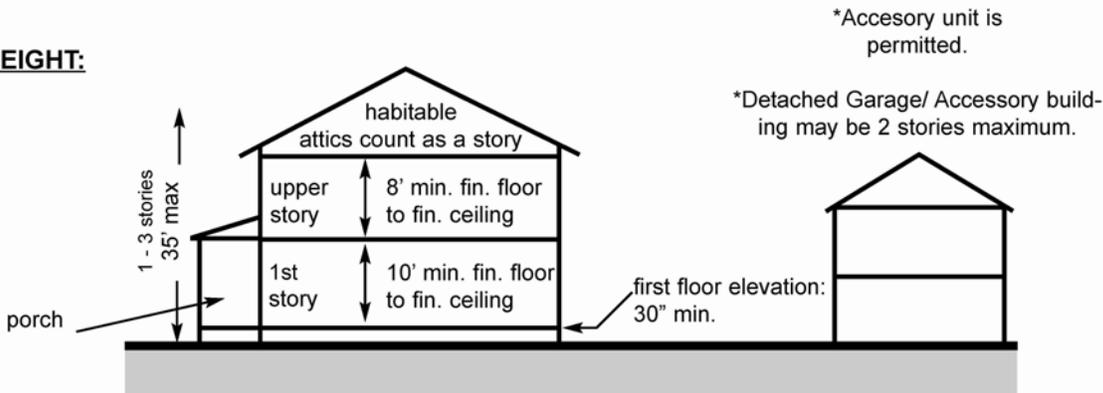
PRECEDENTS & CHARACTER EXAMPLES:



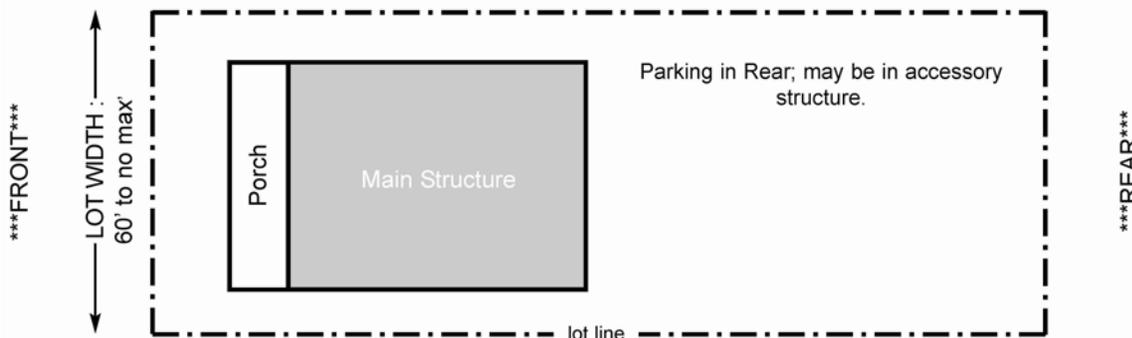
(8) Estate Lot (ES) (limited, see footnote to Table 3-2)

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

HEIGHT:



BUILDING PLACEMENT:



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

PRECEDENTS & CHARACTER EXAMPLES:

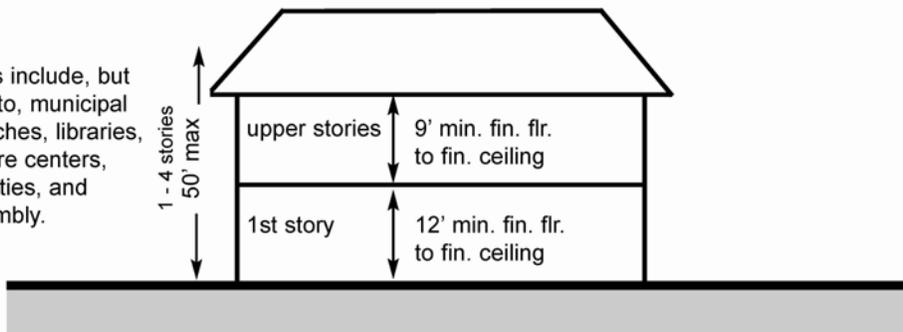


(9) Civic Building Lot (CB)

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

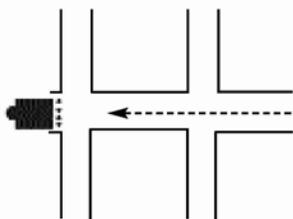
HEIGHT:

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

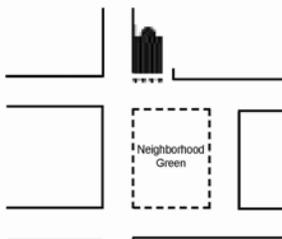


BUILDING PLACEMENT:

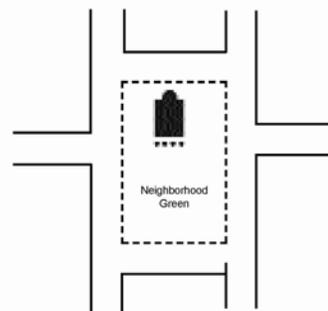
Building Placement Requirements for Civic Buildings vary by site. Civic lots shall be a minimum of 50' wide. In general, Civic Buildings should be sited in locations of particular geometric importance, such as anchoring a major public space, or terminating a street vista:



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. 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, 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.
- (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. Primary entrances for Americans with Disability Access (ADA) accessibility may be in the rear, convenient to parking.

- (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 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, 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. Back-lit, 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) Retail standards for Towns and Villages.
- *contents of policies under Objective 3.1.8; add details here...*
 - *points to be included:*
 - *make sure that the most important commercial sites aren't underdeveloped, say with single-story buildings on key town center sites*
 - *town center cannot build out like a power center, with mere promises to build liner buildings at some point in the future. Address here, or through the regulating plan or conditions of approval?*
 - *every store must have a working door on the Main St. side; or only anchor stores may have a door on the parking lot side?*

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.

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 ² (min/max in stories; max in feet)	First Story Elevation (min)	Accessory Dwelling ³ (max bldg footprint in sf)
					Front ¹ (min / max)	Rear (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	70% / 100%	80%	0 / 5	15	0	1 / 4; 50'	n/a	not permitted
Live/Work Building Lot	1,800 / 7,200	18 / 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"	not permitted
Rowhouse Lot	1,800 / 3,840	18 / 32	90% / 100%	80%	0 / 10	15	0	2 / 3; 35'	30"	625
Sideyard House Lot	3,000 / 6,000	30 / 60	60% / 90%	50%	5 / 10	10	0/ 10 ⁴	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 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.

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

⁴ See Section 3.01.03.EE.2.f(7) for further details.

**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 4.03.06)	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
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	-	-	-	-	-	-	-	-
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)							
	* Estate Lots in Rural and Fringe transect zones are limited to a maximum of 5% of the land area dedicated to the Countryside (outside the Net Developable Area); the allowance for these lots must be acquired by TDR Credits transferred from an off-site eligible sending site (see Section 4.03.06).																

i. 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.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; 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
Avenue				X	X	X
East/West Street			X	X	X	
North/South Street			X	X	X	
Edge Drive			X			
Parkway	X	X	X			
Alley					X	X
Lane			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 or lane is required
Lane	optional	optional	desirable			
<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 standards applies to — raised curbs if on-street parallel parking is provided without curb extensions (measured to vertical face of curb).</p>						

k. STREET NETWORK DESIGN

- (1) New development must accommodate the Future Street Network Plan (see Section 4.03.04.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; they may be curved or bent but must connect to other streets.
 - iv. Neighborhoods must accommodate one or more public transit nodes for future service to points beyond the neighborhood.
 - v. All streets must be publicly dedicated. Private streets and closed or gated streets are prohibited.
 - 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 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.
 - 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.
- (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.

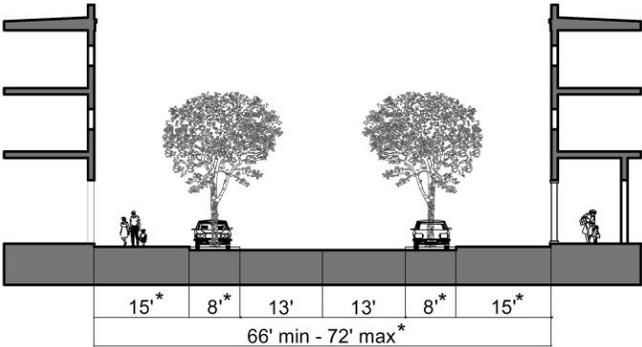
- (4) The Edge Drive street type is intended to demarcate the Edge transect zone from the Countryside. Edge Drives are primarily “single-loaded,” having private lots on one side while providing visual and often physical access to the Countryside on the other. A double-loaded Edge Drive is limited to 30% of the linear edge. 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. 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 where they are not in conflict with standards for the TVC Overlay Zone or this zoning district.

I. STREET CROSS-SECTIONS

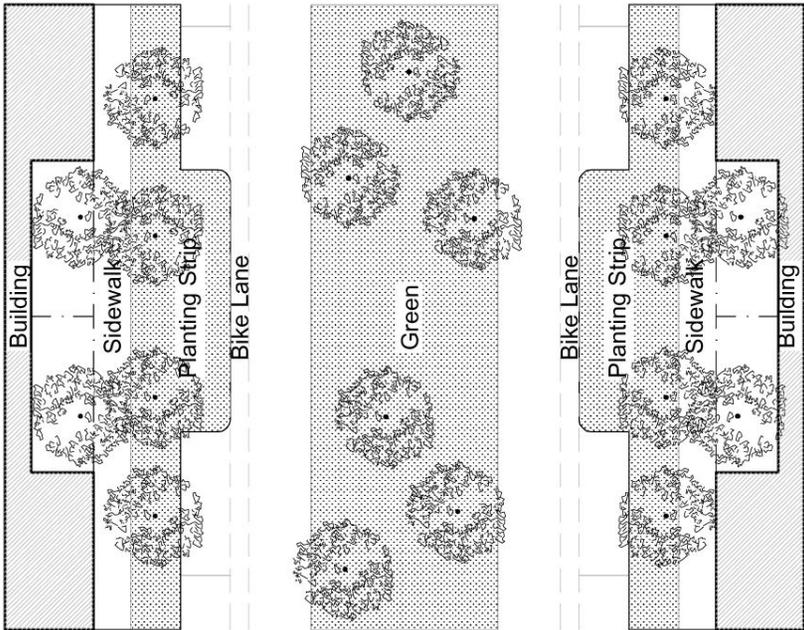
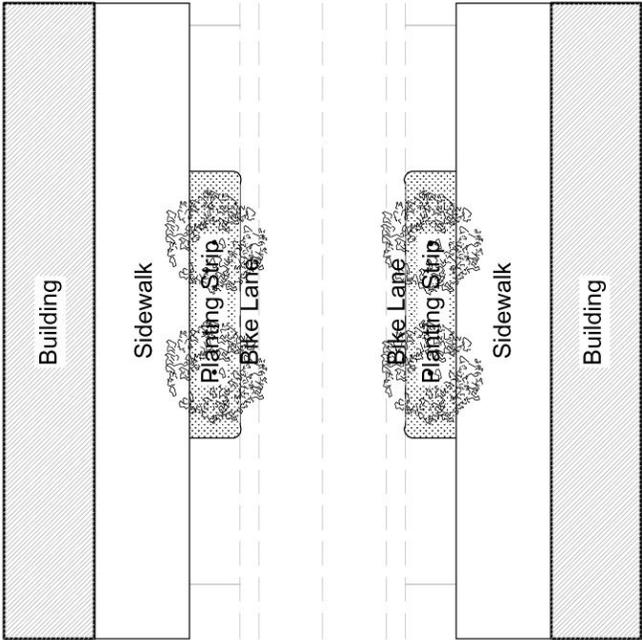
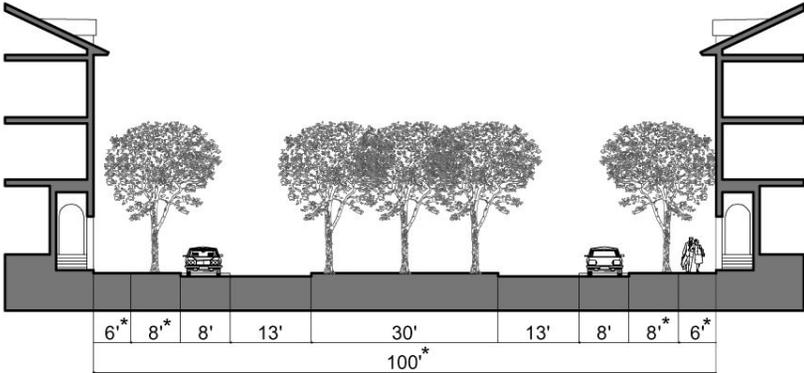
Street types in all PTV districts must be assigned in accordance with Section 3.01.03.EE.2.i. The specific design of each street must follow the cross-sections illustrated below for each street type, as adjusted for the transect zone they pass through in accordance with Section 3.01.03.EE.2.j. In the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

3.01.03.EE.2.I

(1) Main Street (MS)



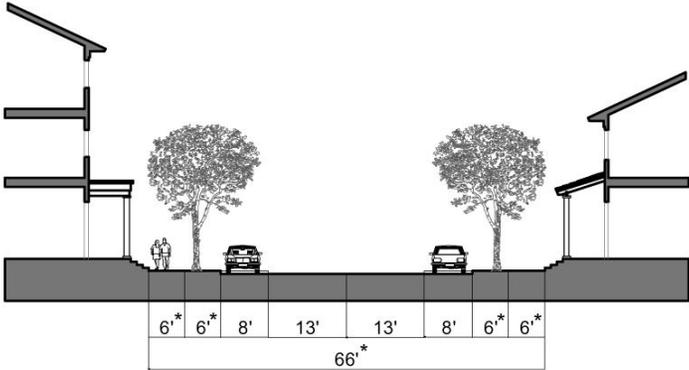
(2) Boulevard (BL)



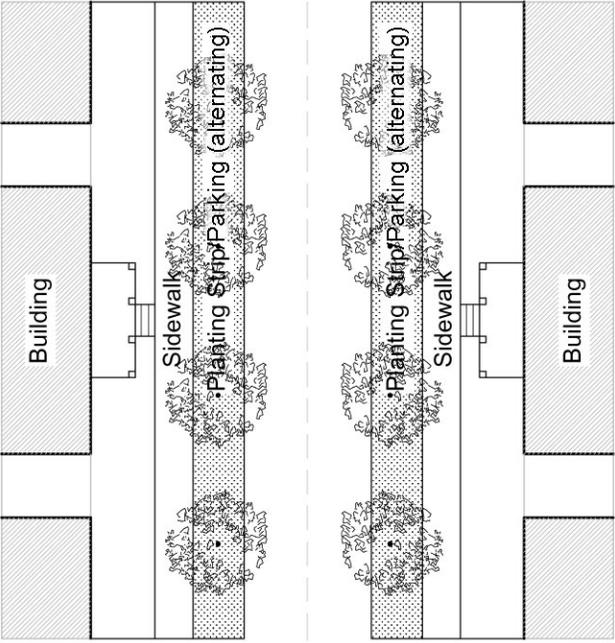
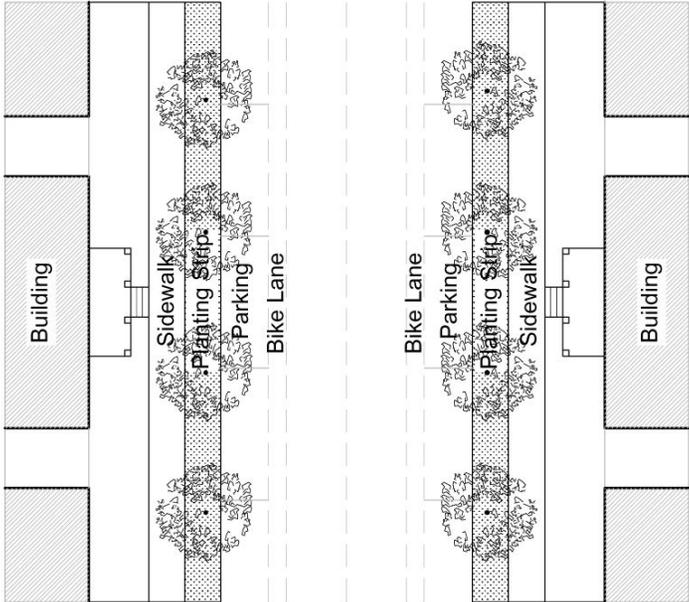
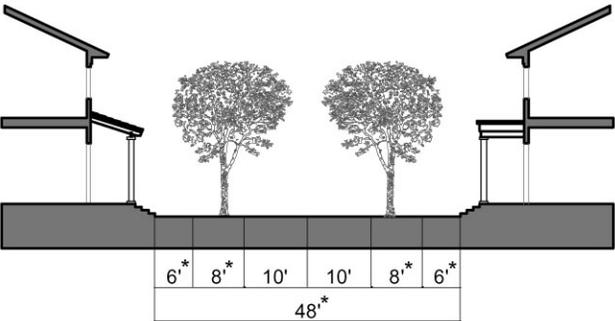
* Sidewalk and planting strip widths vary by transect zone, modifying the total street width; see Section 3.01.03.EE.2.j

3.01.03.EE.2.I

(3) Avenue (AV)



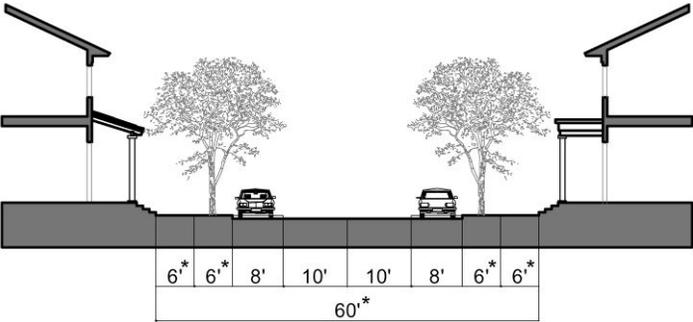
(4) East/West Street (EW)



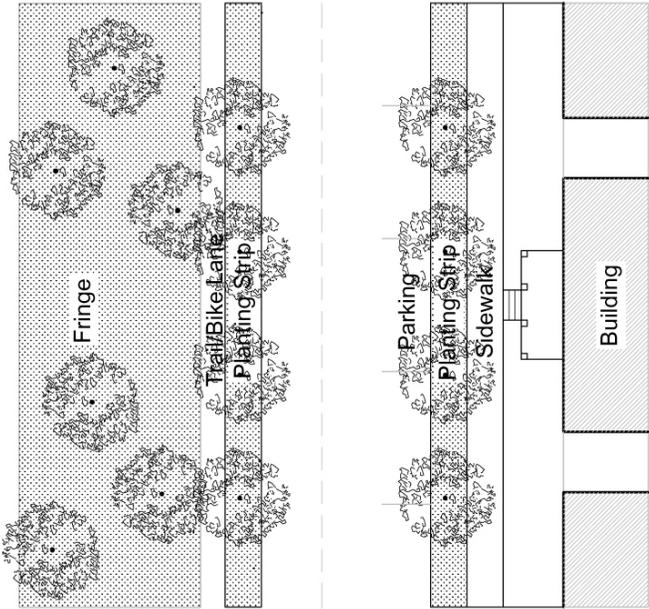
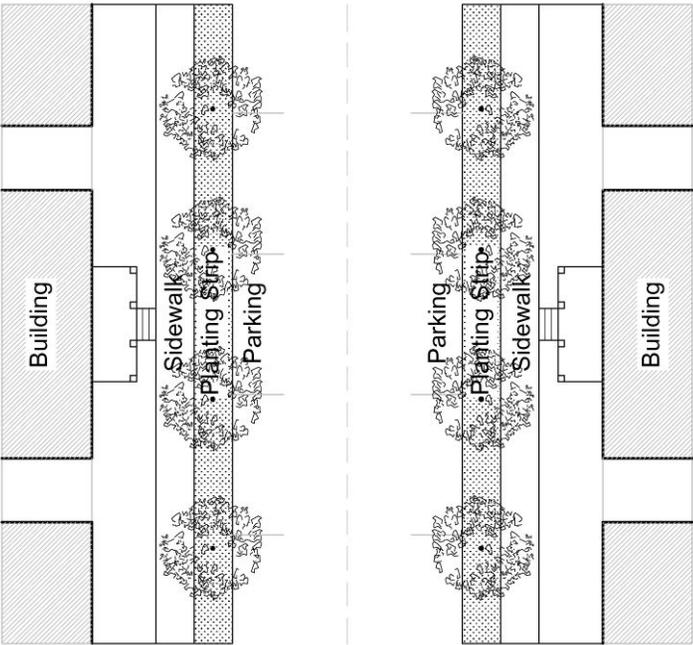
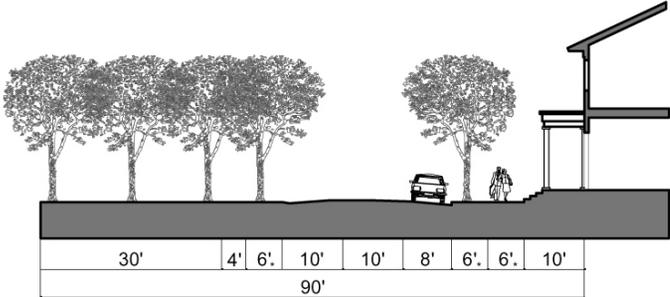
* Sidewalk and planting strip widths vary by transect zone, modifying the total street width; see Section 3.01.03.EE.2.j

3.01.03.EE.2.I

(5) North/South Street (NS)



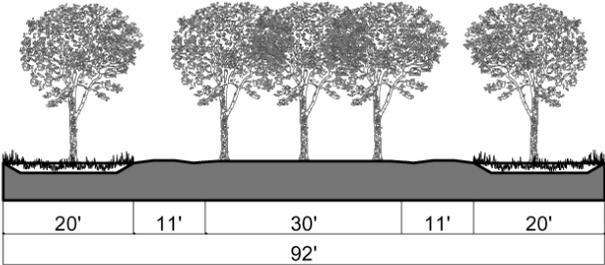
(6) Edge Drive (ED)



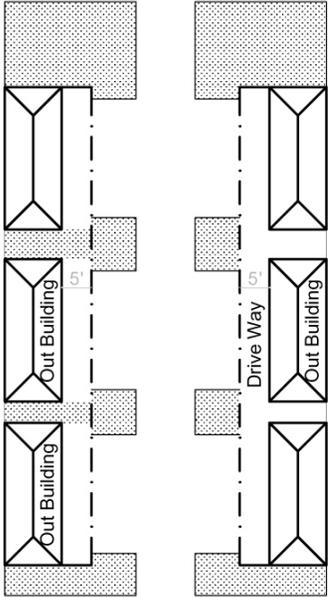
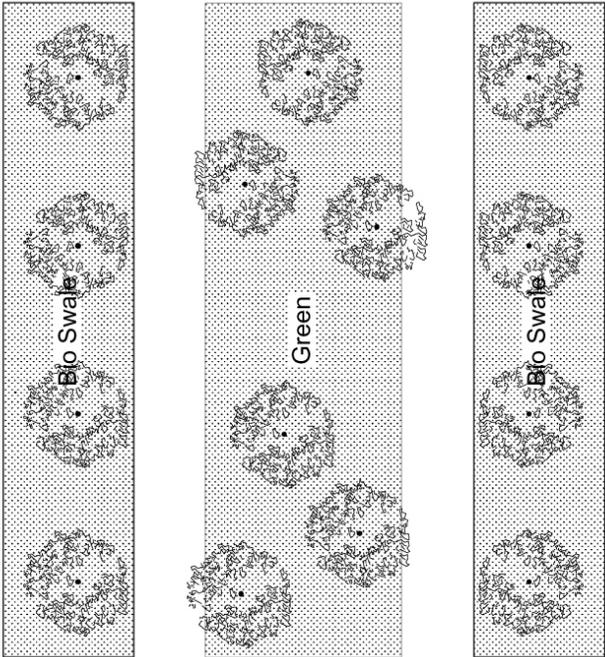
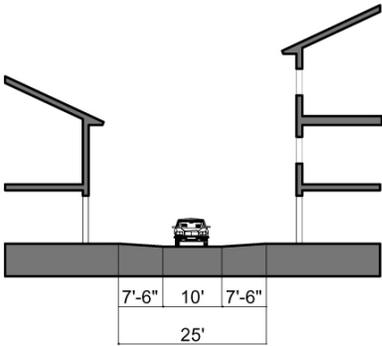
* Sidewalk and planting strip widths vary by transect zone, modifying the total street width; see Section 3.01.03.EE.2.j

3.01.03.EE.2.1

(7) Parkway (PK)

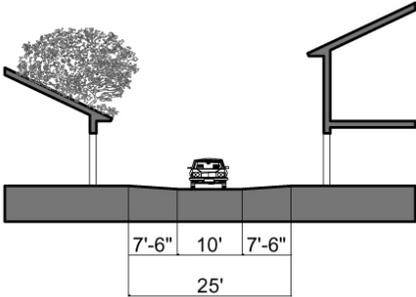


(8) Alley (AL)

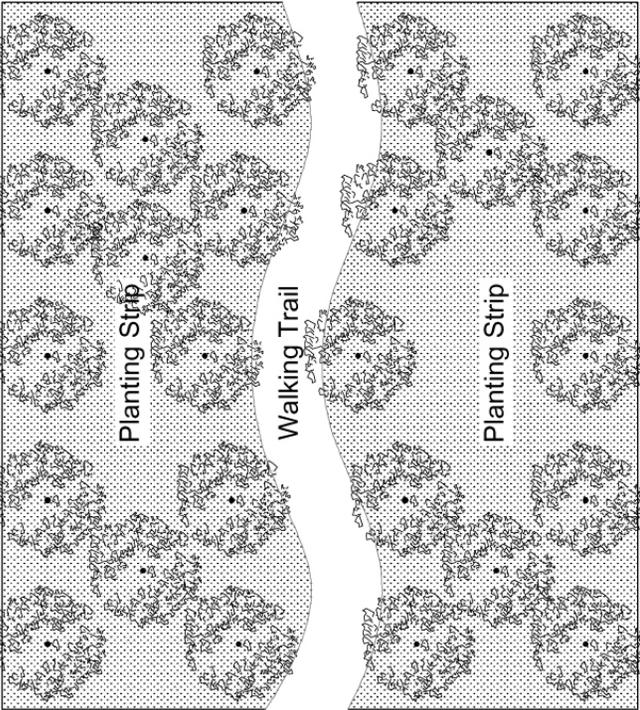
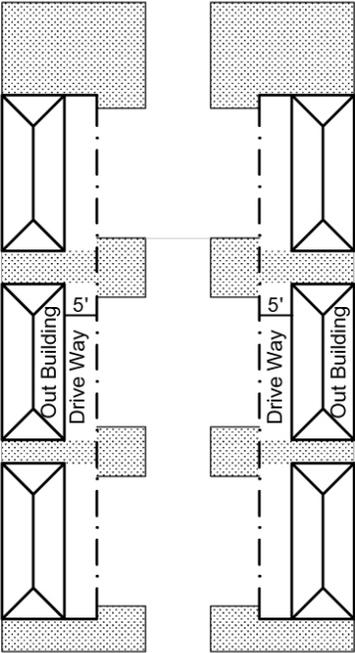
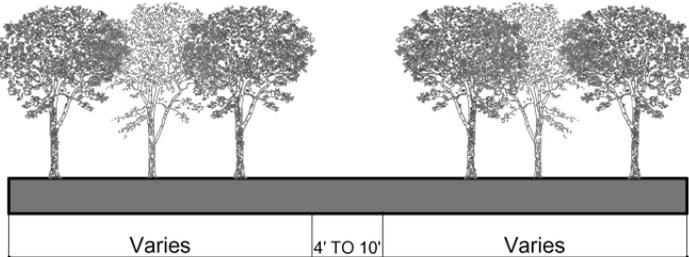


The central median should include a non-motorized vehicular option, either paved or unpaved

(9) Lane (LN)



(10) 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 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	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 4.03.04.F.
- (5) Parking structures are permitted only in the Core and Center transect zones 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) Each neighborhood must have at least four separate civic spaces such as central greens, squares, plazas, playgrounds, or small neighborhood parks.
 - i. Civic spaces must be consistent with the character of its transect zone and the details depicted in *Figures x, y, z [diagrams to describe the finishes (hardscape versus green), landscaping pattern, and size range]*.
 - ii. Each civic space must have at least 25% of its perimeter directly adjoining a street.
 - iii. Each civic space must provide shaded seating and a water fountain.
 - iv. The combined size of all civic spaces in a neighborhood must be at least 2.5% but no more than 7.5% of the net developable area of the neighborhood.
 - v. Civic spaces placed in the Fringe and Rural transect zones are not affected by nor counted toward these civic space requirements.
- (2) 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.
 - i. Each neighborhood must contain at least three Civic Building Lots, which 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)).
 - ii. In order to provide greater flexibility in building types or to create a special architectural statement, Civic Building Lots do not include building frontage or front yard standards.

o. COUNTRYSIDE STANDARDS

(1) **Purpose and intent.**

Land in the Countryside is an integral component of each neighborhood for the following purposes:

- i. Preserving and enhancing rural character between neighborhoods;
- ii. Preserving and restoring native habitats;
- iii. Providing opportunities for sustained agriculture;
- iv. Mitigating the biological and ecological impacts of new development; and
- v. Accommodating the Flow Way System (see Section 3.01.03.EE.2.p).

(2) **Permitted uses.**

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

- i. Agricultural uses and facilities (see also Section 3.01.03.EE.2.o(3));
- ii. Restoration and preservation of native habitat and environmentally significant or sensitive land (see Section 3.01.03.EE.2.o(4));
- iii. Community recreation areas such as parks and recreational fields, but not including central greens, squares, plazas, and playgrounds which are to be located in neighborhood transect zones (see Section 3.01.03.EE.2.o(6));
- iv. The Flow Way System including adjoining water management facilities and wastewater re-use facilities (see Section 3.01.03.EE.2.p);
- v. Golf course (limited to 18 holes per Town or Village), provided that it accommodates re-use wastewater (see also Section 3.01.03.EE.2.o(3));
- vi. Civic uses on Civic Building Lots; and
- vii. Allowable residential uses on Estate Lots (through the TDR program, up to 5% of the required Countryside may be platted into private estate lots in compliance with all Estate Lot standards in this code).

(3) **Limitations in Fringe transect zone.**

Uses permitted in the Countryside may be placed on land in either the Fringe or the Rural transect zones except as follows:

- i. Agricultural uses and facilities... *(limit noisy pumps? manure? pesticides?)*
- ii. Re-use wastewater... *(limit noise? minimum separation?)*
- iii. Any uses that include outdoor lighting that...*(?)*

(4) **Fulfillment of Countryside acreage requirements.**

- i. In addition to the land uses permitted in the Countryside, the following land uses that are actually located in a neighborhood of a Town or Village may still be counted toward the fulfillment of the amount of Countryside required by Section 3.01.03.EE.2.b:
 - 1) Community recreation areas such as equestrian facilities, parks, recreational fields, picnic areas, primitive campgrounds, greenways, and trails (but not including lakes or other stormwater retention/detention basins);
 - 2) Neighborhood parks, greens, squares, plazas, and playgrounds, provided they are publicly accessible in perpetuity;
 - 3) Civic buildings including the playfields associated with a school;
 - 4) Targeted industry (see Section 3.01.03.EE.2.r);
 - 5) Institutions of higher education; and

- 6) Workforce housing provided above the 8% that is required in a Town or Village (see Section 3.01.03.EE.2.q).
- ii. The acreage devoted to paved parking facilities may not be counted when measuring the acreage of the following land uses toward fulfillment of the amount of Countryside required by Section 3.01.03.EE.2.b:
 - 1) Civic buildings including the playfields associated with a school;
 - 2) Targeted industry; and
 - 3) Institutions of higher education.
- iii. The amount of Countryside required by Section 3.01.03.EE.2.b may also be fulfilled in part by non-contiguous acreage within the TVC area provided that this acreage is included in the proposed PTV zoning district and is permanently dedicated to Countryside uses along with the remainder of the PTV's Countryside.

(5) Restoration and preservation.

The restoration and preservation of native habitats and environmentally significant land is strongly encouraged. Restoring habitats may qualify for increased TDR credits as described in Section 4.03.05 if they meet the following minimum standards:

- i. Restored habitats must be at least *nn* acres;
- ii. Restored habitats must connect to existing preserved native habitat, preserved environmentally significant land, or the Flow Way System; and
- iii. Restored habitats must be managed by the developer for a minimum of 10 years, including the ongoing maintenance and removal of exotic vegetation. A management plan must be proposed with the PTV application and will be considered during the approval process. If the developer proposes another entity to maintain the restored habitats, a binding guarantee of adequate funding must be provided in the management plan.

(6) Community recreation areas.

Community recreation areas such as parks and recreational fields, picnic areas, primitive campgrounds, greenways, and trails are desirable in the Fringe and Rural transect zones. Community recreation areas must:

- i. Link with trails to neighborhoods and adjacent Countryside areas;
- ii. Provide opportunities for shaded seating; and
- iii. Provide facilities such as public restrooms and water fountains.

(7) Ownership and management of Countryside.

- i. Ownership and management entities.
- ii. Funding.
- iii. Operation and maintenance.

p. REGIONAL FLOW WAY SYSTEM

(1) **Purpose and intent.**

A regional Flow Way System will improve water quality through a comprehensive interconnected water management system that also serves as a linear park. This regional system will be created incrementally as new development is approved, gradually replacing the existing canal network in order to restore more natural discharge patterns. The Flow Way System is composed of the land necessary for water storage, attenuation, conveyance, and discharge of surface water flowing from existing and new development. The Flow Way System also includes adjoining water management facilities, wastewater re-use facilities, and adjacent park land.

(2) **Location within the urban-to-rural transect.**

The Flow Way System may pass through all transect zones and must meet the following standards:

- i. Lands used for the Flow Way System must be interconnected within the proposed PTV as well as with adjacent Flow Way Systems to maximize both the aesthetics and functionality of the entire system.
- ii. A trail shall be provided along the edges of the Flow Way System.
- iii. The edges of the Flow Way System must be consistent with the urban character of the adjacent area. *[diagrams and illustrations to be added]*
 - 1) Where passing through or alongside the Core and Center transect zones, edges of the Flow Way System must be detailed with a formal landscape and hardscaped pedestrian passage as illustrated in *Figure n*.
 - 2) Where passing through or alongside the General, Edge, Fringe, and Rural transect zones, edges of the Flow Way System must provide a less formal landscape, a littoral shelf, and a trail as illustrated in *Figure n*.

(3) **Planning, phasing, financing, construction, maintenance, and operation.**

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 4.03.06 and as further defined by St. Lucie County through ordinances or during the process of approving an individual Planned Town or Village.

- (1) Workforce housing provided above the required 8% 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.
- (2) Accessory dwellings in neighborhoods may provide additional workforce housing but such dwellings may not be counted towards the fulfillment of the 8% workforce housing requirement.

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) Land that is developed for the sole use of targeted industries within a PTV 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.
- (2) Development rights that are transferred from a targeted industry site are eligible for the highest multiplier offered by the TDR program (see Section 4.03.05).

s. LANDSCAPING AND NATURAL FEATURES

In addition to complying with the Resource Protection Standards in Chapter 6, native trees and vegetation and other natural features must be preserved to the extent practicable.

t. SIGNS

Permanent and temporary signs within any Planned Town or Village shall comply with the following provisions of Chapter 9 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 Towns or Village district shall be as provided in Chapter 11 for Planned Developments. Submittal requirements for preliminary approval shall be as provided for Planned Developments except as follows:

NOTE: The intent is that a single public hearing process would approve PTV zoning; final site plan approval would be an administrative action governed by Chapter 11 of this Code. A similar process is being proposed by St. Lucie County staff for most Planned Development rezonings. If a single public process is delayed or not accepted by the Board of County Commissioners for all Planned Developments, the intent is still to create a single public process for TVC Planned Developments.

- (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.i.
 - 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 parks and civic spaces including those required by Section 3.01.03.EE.2.n.
 - 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 regulating plan must be accompanied by tabular data demonstrating compliance with all requirements of the PTV zoning district.

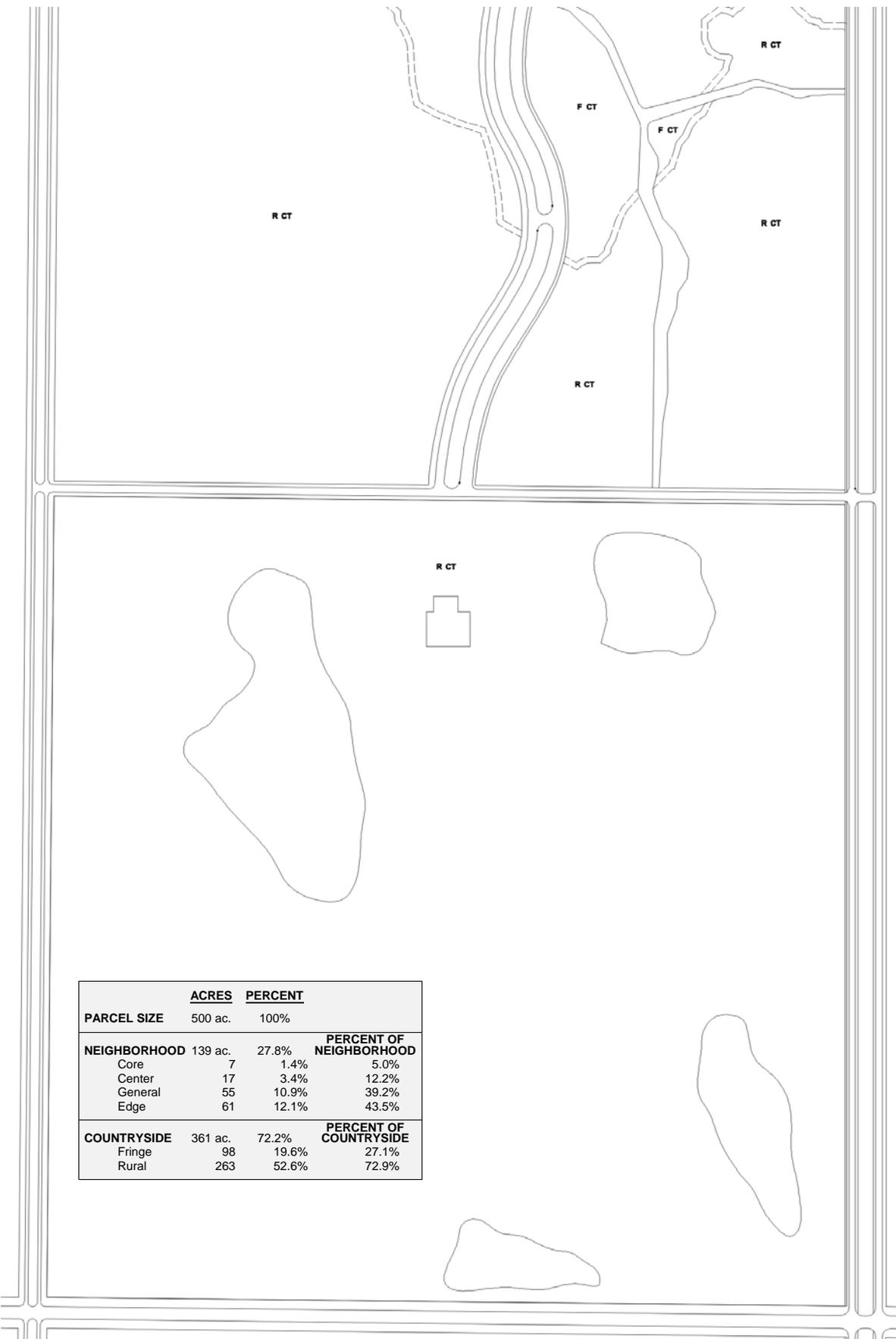
- ix. The regulating plan should also contain other supporting documents and diagrams as needed to demonstrate compliance with the standards set forth in this Code and in the TVC Element, such as management and maintenance agreements for the Countryside and portions of the Flow Way System within the PTV.
- b. Submittal requirements for final approval of a planned Town or Village shall be as provided in Chapter 11 for final 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, 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.
- c. A model regulating plan is provided here 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. 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.



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	CE
Live/Work Building Lot	LW	Avenue	AV	General	G
Apartment House Lot	AH	East/West Street	EW	Edge	E
Rowhouse Lot	RH	North/South Street	NS	Fringe	F
Sidyard House Lot	SH	Edge Drive	ED	Rural	R
House Lot	HO	Parkway	PK		
Estate Lot	ES	Alley	AL		
Civic Building Lot	CB	Lane	LN		
Highway Service Lot	HS	Trail	TR		
Warehouse Retail Lot	WR				
Countryside Tract	CT				



	<u>ACRES</u>	<u>PERCENT</u>	
PARCEL SIZE	500 ac.	100%	
			PERCENT OF NEIGHBORHOOD
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%
			PERCENT OF COUNTRYSIDE
COUNTRYSIDE	361 ac.	72.2%	
Fringe	98	19.6%	27.1%
Rural	263	52.6%	72.9%

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 development value assigned to that land. 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. The TDR program in Section 4.03.05 may not be used to transfer density to or from land zoned PCS.

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-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-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. If the PCS approval includes any change to the permitted and accessory uses that are allowed in the AR-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. The TDR program in Section 4.03.05 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 4.03.04.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 4.03.04.F.

e. FUTURE STREET NETWORK PLAN AND REGIONAL FLOW WAY SYSTEM

New development must accommodate the Future Street Network Plan (see Section 4.03.04.B) and the Flow Way System (see Section 3.01.03.EE.2.p).

f. COMPATIBILITY

Applications for PCS 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.

g. CONNECTIVITY

Applications for PCS zoning that propose 25 or more lots must provide at least two points of vehicular access and must interconnect with adjacent development. These access points may not be restricted by gates.

h. URBAN SERVICES

In accordance with Policy 3.1.2.6 of the TVC 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 in accordance with Section 4.03.04.D.3.

i. NATURAL FEATURES

In addition to complying with the Resource Protection Standards in Chapter 6, 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 Agricultural Future Land Use Categories as found in Section 7.01.03.I.2.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 9 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 11 for Planned Developments.

NOTE: The intent is that a single public hearing process would approve PCS zoning; final site plan approval would be an administrative action governed by Chapter 11 of this Code. A similar process is being proposed by St. Lucie County staff for most Planned Development rezonings. If a single public process is delayed or not accepted by the Board of County Commissioners for all Planned Developments, the intent is still to create a single public process for TVC Planned Developments.

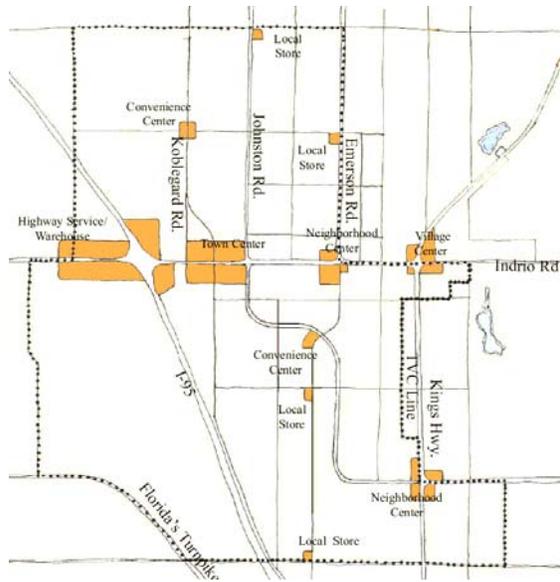
GG. PRW (PLANNED RETAIL/WORKPLACE)

1. PURPOSE

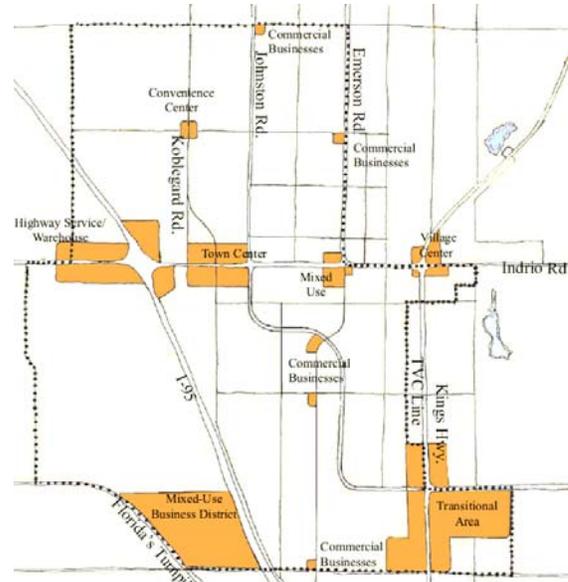
The Planned Retail/Workplace (PRW) district provides a specialized zoning district to accommodate landowners who choose to place retail or workplace land uses outside a Town or Village in a manner consistent with the goals, objectives, and policies of the TVC Element.

- 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.
- 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 4.03 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 (or portions thereof) 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 west 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).
 - (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). However, 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 as if the land were designated Industrial on the Future Land Use Map of the St. Lucie County Comprehensive Plan.
- 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), by TDR credits obtained, 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, 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.



General Retail Development Plan for TVC (from Figure 3-13)



General Workplace Plan for TVC (from Figure 3-16)

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 in an Interstate Retail or Mixed-Use Business District 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)
- 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 can only be used where it is not possible or desirable to integrate the desired development type or form with adjoining uses.

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; 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
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			

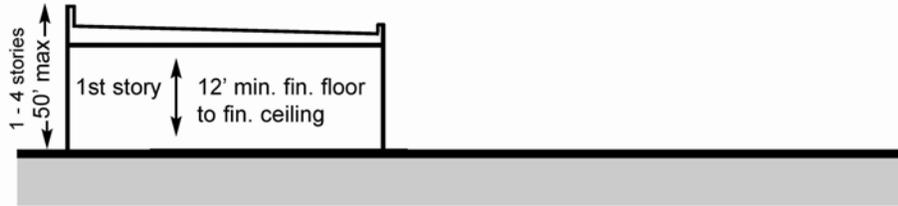
- (2) Differing lot types may be placed back-to-back on a single block to provide harmonious transitions between lot types. Lot types should be selected to provide buildings of like scale and massing on opposite sides of streets. The primary entrance of every building must directly face a street, a square, 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)

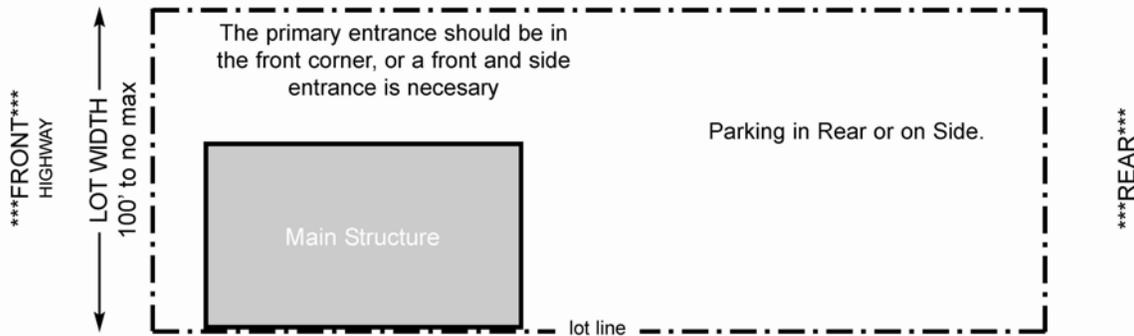
These diagrams illustrate some of the lot size and dimensional requirements from Table 3-3.

HEIGHT:

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



BUILDING PLACEMENT:

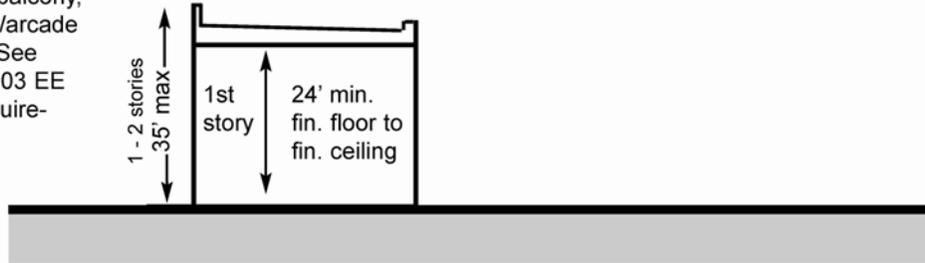


(5) Warehouse Retail Lot (WR)

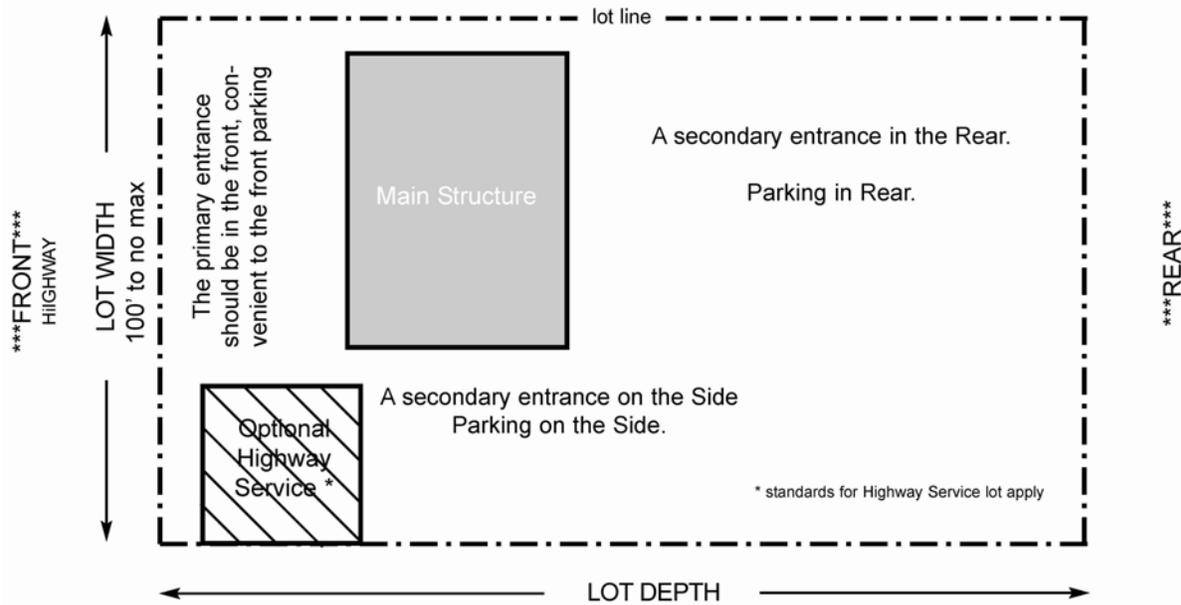
These diagrams illustrate some of the lot size and dimensional requirements from Table 3-3.

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 (at the build-to line or zone) which is required to be building 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. Primary entrances for Americans with Disability Access (ADA) accessibility may be in the rear, convenient to parking.
- (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).

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.

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 ² (min/max in stories; max in feet)	First Story Elevation (min)	Accessory Dwelling ³ (max foot- print in sf)
					Front ¹ (min / max)	Rear (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	70% / 100%	80%	0 / 5	15	0	1 / 4; 50'	n/a	not permitted
Live/Work Building Lot	1,800 / 7,200	18 / 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 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.

³ 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 4.03.06)	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
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)							

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.
- (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, 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; 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		
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	sidewalk required (one side only)
Width	5' min.	8' min.; 12' min w/ tree wells	8' min.; 12' min w/ tree wells	5' min.
Rear alley/lane:				
Alley Lane	n/a optional	alley or lane is required	alley or lane is required	alleys are encouraged
<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 standards 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 4.03.04.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; they may be curved or bent but must connect to other streets.
 - iv. All streets must be publicly dedicated. Private streets and closed or gated streets are prohibited.
 - 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.
- (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 where they are not in conflict with standards for the TVC Overlay Zone or this zoning district.
- (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.

l. 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 6, native trees and vegetation and other natural features must be preserved to the extent practicable.
- (2) Landscaping for off-street parking and loading areas shall, as a minimum, meet the requirements of 7.09.00.

n. SIGNS

Permanent and temporary signs within any Planned Retail/Workplace shall comply with the provisions of Chapter 9 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 11 for Planned Developments. Submittal requirements shall be as provided for Planned Developments except that:
- (1) The same modifications to submittal requirements that apply to PTV applications also apply to PRW applications (see Section 3.01.03.EE.3a and 3.b).
 - (2) A proposed preliminary regulating plan that complies with the same standards for the PTV district must be submitted (see Section 3.01.03.EE.3.c).
- b. 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.

NOTE: The intent is that a single public hearing process would approve PRW zoning; final site plan approval would be an administrative action governed by Chapter 11 of this Code. A similar process is being proposed by St. Lucie County staff for most Planned Development rezonings. If a single public process is delayed or not accepted by the Board of County Commissioners for all Planned Developments, the intent is still to create a single public process for TVC Planned Developments.

7.04.02 OPEN SPACE REQUIREMENTS

- A. PURPOSE** *[no changes proposed]*
- B. GENERAL GUIDELINES** *[no changes proposed]*
- C. OPEN SPACE STANDARDS IN AGRICULTURAL AREAS** *[no changes proposed]*
- D. OPEN SPACE STANDARDS IN PLANNED UNIT DEVELOPMENTS** *[no changes proposed]*
- E. OPEN SPACE STANDARDS IN PLANNED NONRESIDENTIAL DEVELOPMENTS** *[no changes proposed]*
- F. OPEN SPACE STANDARDS IN PLANNED MIXED USE DEVELOPMENTS** *[no changes proposed]*

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.j.

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 proposed]*

C. MAJOR SITE PLAN *[no changes proposed]*

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 proposed]*