

## THE CREEK DISTRICT

### Existing Land Development Regulations

To further aid in the review of the proposed draft code, the following pages are the existing Land Development Regulations for the The Creek District Study Area. Key standards have been summarized in chart form for comparison to the proposed *Draft Creek District Code*.

They include:

- Development standards (i.e. setbacks and permitted height),
- Permitted uses, and
- Parking standards.

All existing Zoning codes for the City can also be found on **Municode**.

If you have any questions or comments, please contact:

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Best regards,  
Jessica Seymour

## COMPARISON CHART: EXISTING & PROPOSED DEVELOPMENT STANDARDS

### REVIEW DOCUMENT - THE CREEK DISTRICT

Below is a comparison chart of the Development Standards under the current Land Development Regulations within the Creek District Study Area and the proposed zoning change to Creek North (CN).

	UC Urban Center	UG Urban General	Creek North
<b>Lot Size</b>			
Lot area, minimum in sf	None	None	None
Lot width, minimum in feet	None	None	None
<b>Height</b>			
Building height, maximum in stories	3 / 4 MU	3 / 4 MU	3 / 4 CU
Building height, maximum in feet	35' / 45' MU	35' / 45' MU	40' / 45' CU
Ground story height, min.	-	-	12'
<b>Density</b>			
Residential density, max in units/acre	15 / 30 CU	15 / 30 CU	15 / 30 CU
<b>Coverage</b>			
Impervious surface, maximum in %	Sec. 6.03	Sec. 6.03	See Sec. 6.03
<b>Building &amp; Parking Placement</b>			
Front setback	0' build to line	10'	0-10'
Side setback at property line, min.	0'	5'	0' or 5' ≥
Side setback at street, min.	0'	5'	5'
Rear setback with alley, min.	0'	15'	0'
Rear setback without alley, min.	0'	15'	10'
**Shoreline protection zone within a CRA	10' Setback at Frazier Creek	10' Setback at Frazier Creek	10' Setback at Frazier Creek
Frontage Buildout, minimum %	80% ex. 10' driveway/courtyard	60%	60%
<b>Frontage Types</b>			
Storefront	✔ Required		✔ Permitted
Arcade	✔ Required		✔ Permitted
Balconies	✔ Required		✔ Permitted
Forecourt			✔ Permitted
Stoop			✔ Permitted
Porch		✔ Required	✔ Permitted
Garage Storefront			
<b>Footnotes:</b>			
CU indicated a Conditional Use. Conditional Use requires approval by the City Commission.			
MU indicated a Mixed Use Project or a project that has both commercial and residential.			

## COMPARISON CHART: EXISTING & PROPOSED DEVELOPMENT STANDARDS

REVIEW DOCUMENT - THE CREEK DISTRICT

Below is a comparison chart of the Development Standards under the current Land Development Regulations within the Creek District Study Area and the proposed zoning change to Creek South (CS).

	UC Urban Center	B-2 Business General	Creek South
<b>Lot Size</b>			
Lot area, minimum in sf	None	10,000	None
Lot width, minimum in feet	None	100'	None
<b>Height</b>			
Building height, maximum in stories	3 / 4 MU	4	4
Building height, maximum in feet	35' / 45' mu	45'	45'
Ground story height, min.	Not Applicable	Not Applicable	12'
<b>Density</b>			
Residential density, max in units/acre	15 / 30 CU	Up to 15 in PUD	15 / 30 CU
<b>Coverage</b>			
Impervious surface, maximum in %	Sec. 6.03	65%	Sec. 6.03
<b>Building &amp; Parking Placement</b>			
Front setback	0' build to line	30'	0'-20'
2.04.06 US-1 20' from ROW	20' setback at US1	20' setback at US1	20' -40' Build-to-Zone
Side setback at property line, min.	0'	5'	0' or 5' ≥
Side setback at street, min.	0'	5'	10'
Rear setback with alley, min.	0'	20'	0'
Rear setback without alley, min.	0'	20'	10'
Shoreline protection zone within a Community Redevelopment Area	10' Setback at Frazier Creek	10' Setback at Frazier Creek	10' Setback at Frazier Creek
Frontage Buildout, minimum %	80% ex. 10' driveway/ courtyard	-	80% ex. 10' driveway/ courtyard
<b>Frontage Types</b>			
Storefront	✔ Required		✔ Permitted
Arcade	✔ Required		✔ Permitted
Balconies	✔ Required		✔ Permitted
Forecourt			✔ Permitted
Stoop			✔ Permitted
Porch			✔ Permitted
Garage Storefront			✔ Permitted
<b>Footnotes:</b>			
CU indicated a Conditional Use. Conditional Use requires approval by the City Commission.			
MU indicated a Mixed Use Project or a project that has both commercial and residential.			
PUD = Planning Unit Development			

## COMPARISON CHART: EXISTING & PROPOSED DEVELOPMENT STANDARDS

### REVIEW DOCUMENT - THE CREEK DISTRICT

Below is a comparison chart of the Development Standards under the current Land Development Regulations within the Creek Distinct Study Area and the proposed zoning change to Creek Industrial (CI).

	B-2 Business General	Creek Industrial
<b>Lot Size</b>		
Lot area, minimum in sf	10,000	None
Lot width, minimum in feet	100'	None
<b>Height</b>		
Building height, maximum in stories	4	4
Building height, maximum in feet	45'	45'
Ground story height, min.	Not Applicable	12'
<b>Density</b>		
Residential density, max in units/acre	Up to 15 in PUD	15
<b>Coverage</b>		
Impervious surface, maximum in %	65%	65%
<b>Building &amp; Parking Placement</b>		
Front setback	30'	10'-30'
Side setback at property line, min.	5'	5'
Side setback at street, min.	5'	10'
Rear setback with alley, min.	20'	5'
Rear setback without alley, min.	20'	10'
Shoreline protection zone within a CRA	10' Setback at Frazier Creek	10' Setback at Frazier Creek
Frontage Buildout, minimum %	Not Applicable	Not Applicable
<b>Frontage Types</b>		
Storefront		✔ Permitted
Balconies		✔ Permitted
Forecourt		✔ Permitted
Stoop		✔ Permitted
Porch		✔ Permitted
Garage Storefront		✔ Permitted
<b>Footnotes:</b>		
CU indicated a Conditional Use. Conditional Use requires approval by the City Commission.		
PUD = Planning Unit Development		

Below is a summaries chart of the Permitted Uses under the current Land Development Regulations within The Creek District Study Area.

- CD is an abbreviation of Conditional Use- meaning the use may be permitted, but requires additional approval process.
- A “-” indicates a use that is not permitted.

	Urban Center	Urban General	B-2
<b>Residential Uses</b>			
Single-family residences	✓	✓	-
Detached accessory dwelling unit, ancillary to a primary single-family structure			-
Duplex dwellings units	✓	✓	-
Family day care home in a residence	✓	✓	✓
Multi-family dwelling units	✓	✓	✓
Accessory Dwelling Units			✓
Home Occupations			-
<b>Transient Residential &amp; Overnight Accommodations</b>			
Bed and breakfast inn	✓	✓	-
Hotels/motels	✓	✓	✓
Rooming and boarding houses	✓	✓	-
<b>Institutional Uses</b>			
Adult day care centers	✓	✓	✓
Child care centers	✓	✓	✓
Community centers	✓	✓	-
Cemeteries			
Funeral homes without crematoriums	✓	✓	-
Governmental buildings	✓	✓	-
Libraries	✓	✓	✓
Museums	✓	✓	✓
Nursing homes			-
Religious institutions	✓	✓	-
Schools	-	-	✓
<b>Commercial Uses</b>			
Automobile repair service—Within an enclosed building in along U.S. 1	✓	✓	✓
Automobile repair service—Within an enclosed building	-	-	✓
Automobile rental & leasing	-	-	✓
Amusement center & game room	-	-	✓
Art shops/galleries	✓	✓	-
Bakery, retail	✓	✓	-
Banks/financial institutions	✓	✓	✓
Barbershop, Beauty Salons, Specialty Salons	✓	✓	✓
Bars	✓	✓	✓

	Urban Center	Urban General	B-2
Boat sales & service	-	-	✓
Boat storage	-	-	✓
Bowling alleys	-	-	✓
Catering shop	✓	✓	✓
Car washes	-	-	✓
Clubs, lodges and fraternal organizations	✓	✓	-
Dry cleaning, provided that all cleaning is conducted off-premises	✓	✓	-
Formula Business	Restricted for a portion of the area	✓	✓
Gasoline, see 2.06.05	-	-	✓
Golf driving range	-	-	✓
Golf course	-	-	✓
Health spas & clubs	✓	✓	✓
Kennel	-	-	✓
Marinas, Commercial	✓	✓	✓
Massage therapy establishment	✓	✓	✓
Microbreweries and craft distilleries	✓	✓	✓
Office, business or professional, medical, and veterinary	✓	✓	✓
Outdoor storage (refer to standards in section 6.10.00)	-	-	✓
Pharmacies (if 2,000 square feet or less)	✓	✓	-
Place of public assembly	-	-	✓
Pool hall / billiard parlor	-	-	✓
Radio/TV broadcast station	-	-	✓
Restaurants, convenience and general	✓	✓	✓
Retail sales and service (intensive and non-intensive)	✓	✓	✓
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	✓	✓	✓
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	✓	✓	-
Repair services	-	-	✓
Rooftop dining, as defined by this Code, is permitted as a major conditional use	✓ CU	✓ CU	✓ CU
Shooting range, indoor, 2.06.16	-	-	✓
Skating rink	-	-	✓
Swimming pool	-	-	✓
Studios (art, dance, music, exercise)	✓	✓	-
Theaters	✓	✓	✓
<b>Recreational Uses</b>			
Public Parks	✓	✓	✓

	Urban Center	Urban General	B-2
<b>Utility &amp; Service Uses</b>			
Public facilities and services	✓	✓	✓
Public utility	✓	✓	✓
<b>Telecommunication Uses</b>			
Camouflage telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	✓	✓	✓
<b>Agricultural Uses</b>			
Community gardens	✓	✓	✓
Urban farms	✓	✓	✓
<b>Storage, Transportation &amp; Logistics Uses</b>			
Bus/Train (passenger) station/terminal	✓	✓	✓
Government provided public parking garages & lots	✓	✓	-
Parking garages & lots	✓ CU	✓ CU	✓

	UC Urban Center	UG Urban General	B-2 Business General
<b>Residential Uses</b>			
Single-family residences	1.5 per unit		
Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 6.09.02, General standards and requirements			
Duplex dwellings units	1.5 per unit		
Family day care home in a residence	2 per unit		2 per unit
Multi-family dwelling units	1.5 per unit		1.5 per unit for 1-bedroom 2 per 2-bedroom
<b>Transient Residential Land Uses and Overnight Accommodations</b>			
Hotels/motels	1 per room + 2 spaces 3 employees		
Rooming and boarding houses	1 per room		
Bed and breakfast inn	1 per room		
<b>Institutional Uses</b>			
Adult day care centers	1 per 200 square feet. This may be reduced by 1 space for each 1 users for which the center agrees to provide alternative transportation		1 per 200 sf
Child care centers	1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building		1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building
Community centers	1 per 300 square feet		
Funeral homes without crematoriums	1 per 4 seats of chapel capacity, plus 1 per 3 employees		
Governmental buildings	1 per 300 sf		
Libraries	1 per 300 sf		1 per 300 sf
Museums	2 per 1,000 square feet of exhibit floor space, plus 1 spaces for bus parking		1 per 300 sf
Nursing homes	plus 1 per 3 employees		
Religious institutions	1 per 4 seats		1 per 4 seats



	UC Urban Center	UG Urban General	B-2 Business General
Schools			Elementary or junior high school: 1 per classroom, plus 1 space per employee, plus 1 space for each 6 seats in auditorium or other areas that may be used for public assemblies; together with adequate stacking for pick-up/drop-off activities consistent with the student population. High school: 1 space per 3 students, plus 1 space per employee, plus adequate space for ancillary uses as described in other sections of this Code. Technical school: 1 per 10 student stations, plus 1 space per each employee, plus 20 visitor spaces.
<b>Commercial Uses</b>			
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee		-
Art shops/galleries	1 per 200 square feet		
Bakery, retail	(1) space for each employee on the largest working shift plus (1) space per (300) square feet of gross floor area		-
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07		-
Barbershop, Beauty Salons, Specialty Salons	seats		-
Bars	1 per 4 seats		-
Catering shop	-		-
Clubs, lodges and fraternal organizations	-		-
Dry cleaning, provided that all cleaning is conducted off-premises	-		-
Health spas	-		-
Marinas, Commercial	-		-

	UC Urban Center	UG Urban General	B-2 Business General
Massage therapy establishment	--		-
Microbreweries and craft distilleries	-		-
Office, business or professional, medical, and veterinary	-		-
Outdoor storage	-		-
Pharmacies (if 2,000 square feet or less)	1 per 200-sf		-
Restaurants, convenience and general	-		-
Retail sales and service (intensive and non-intensive)	-		-
Retail sales and service (intensive and non-intensive)— Within an enclosed building only	-		-
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	-		-
Rooftop dining, as defined by this Code, is permitted as a major conditional use, and in accordance with the supplemental standards set forth in section 2.06.19.	-		1 per 300-sf
Studios (art, dance, music, exercise)	-		1 per 300-sf
Theaters	-		1 per 300-sf
<b>Recreational Uses</b>			
Public Parks	-		
<b>Utility &amp; Service Uses</b>			
Public facilities and services	-		-
Public utility	-		-
<b>Telecommunication Uses</b>			
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	-		1 per tower
<b>Agricultural Uses</b>			
Community gardens pursuant to section 2.06.08 of this Code	0		0
Urban farms pursuant to section 2.06.08 of this Code	1 per 4 employees		1 per 4 employees
<b>Storage, Transportation and Logistics Uses</b>			
Government provided public parking garages and lots.	-		-
Parking garages & lots (private or government provided public)	-		-