

Village of Indiantown:  
Proposed Draft Outline Land Development Regulations  
DATE: 2/20/2020

Proposed Organization (WORKING OUTLINE – SUBJECT TO CHANGE)
<b>Article 1 - GENERAL PROVISIONS</b> <i>This article will explain the basics of why the regulations exist, how they work, when and where they apply, and how they relate to the Comprehensive Plan and other parts of the Village Code.</i>
Title
Purpose & Applicability
Authority
Relationship to Comprehensive Plan
Relationship to Other Parts of the Code
Vested rights
Reasonable Accommodation Procedures
Amendments to the Code
Effective Date
Severability
<b>Article 2 - RULES OF INTERPRETATION &amp; DEFINITIONS</b> <i>This article will provide a framework for understanding approaches, terminology, formulas, and calculations used in the rest of the document. All the terms and definitions used in the document will be consolidated in this one section so there’s no need to consult different sections of the code. In the digital version of the document, all the terms will be cross-referenced from the sections where they appear.</i>
Purpose & Applicability
Rules of Interpretation
Definitions
Acronyms & Abbreviations
<b>Article 3 - ZONING DISTRICTS</b> <i>This article is really the crux of the LDRs. It will describe each of the zoning districts that implement the Future Land Use Map (FLUM) and their corresponding development standards. All the information relevant to a district (including the applicable metrics) will be consolidated, as will be the list of as-of-right and discretionary uses. This article will also contain supplemental use regulations and development standards grouped by type of development (residential or non-residential), so they are easy to find.</i>
Purpose & Applicability
<b>Division 1 - General Provisions</b>
Establishment of Districts
Zoning Map
Zoning of Annexed Land
<b>Division 2 - Zoning Districts and Standards</b>
Rural Residential
Single-Family Residential
Mixed Residential
Neighborhood Mixed-Use
Downtown
Village Commercial
Canal Mixed-Use
Light Industrial
Heavy Industrial
Civic Facilities
Utility
Parks and Open Space
Conservation
<b>Division 4 – Supplemental Residential Development Standards</b>
Exceptions to Setback Standards
Accessory Structures & Buildings
Access, Driveways & Parking
Decks, Balconies, Patios & Porches
Docks & Seawalls
Fences & Walls
Landscaping & Buffers
Mechanical Equipment
Renewable Energy Systems
Swimming Pools & Spas

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<b>Division 5 - Supplemental Nonresidential and Mixed-Use Development Standards</b>
Exceptions to Setback Standards
Accessory Structures & Buildings
Access & Driveways
Decks, Balconies, Patios & Porches
Docks & Seawalls
Fences & Walls
Lighting
Mechanical Equipment
Landscaping Buffers
Renewable Energy Systems
Swimming Pools
Temporary Uses & Structures
<b>Division 3 – Use Table</b>
<b>Division 4 – Conditional Use Regulations</b>
Adult Businesses
Airports
Commercial Kennels
Co-Working Space
Day Cares (adult and child)
Drive Throughs
Flea Markets/Famer’s Markets
Home Occupations
Marijuana Dispensaries
Marinas
Neighborhood Assisted Residences with 6 or fewer Residents
Outdoor Storage or Display
Peddlers & Itinerant Merchants
Shooting Range (indoor/outdoor)
Telecommunication Facilities
<b>Article 4 - RESOURCE PROTECTION</b> <i>This article will cover special regulations based on Florida Statutes and other applicable requirements for protecting the environment.</i>
Purpose & Applicability
Wetlands and Shorelines
Areas of Critical Concern
Mangrove Protection
Wellfield Protection
Vegetation Removal and Site Clearing
Flood Protection
Excavation, Filling and Mining
Cultural Resources
<b>Article 5 - SUBDIVISION DESIGN</b> <i>This article will contain all the requirements that apply to the subdivision of land.</i>
Purpose & Applicability
Access, Rights-of-Way & Connectivity
Lot Layout
Block Layout
Cluster Design
Open Space
Pedestrian Amenities
<b>Article 6 – ROADWAY SYSTEM, TRAFFIC AND PARKING DESIGN</b> <i>This article will contain design standards aimed at producing multimodal, safe, convenient, connected, and user-friendly circulation networks, consistent with the mobility goals and levels of services established in the Comprehensive Plan.</i>
Purpose & Applicability
Right-of-Way Standards
Roadways, Sidewalks and Bike Lane Standards
Off-Street Parking & Loading
Fees-in-Lieu

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<b>Article 7 – INFRASTRUCTURE IMPROVEMENTS AND ADEQUATE PUBLIC FACILITIES</b> <i>This article will contain design standards for safe, efficient and sufficient public infrastructure, consistent with the goals and levels of services established in the Comprehensive Plan.</i>
Purpose & Applicability
Adequate Public Facility Standards
Schools
Potable Water
Wastewater Disposal Systems
Stormwater Management
Parks
Fees-in-Lieu
<b>Article 8 - IMPACT FEES</b> <i>This article will explain the process for determining and applying impact fees for new development. (NOTE: The scope of work of the LDR preparation does not include evaluating the current impact fees)</i>
Purpose & Applicability
<b>Division 1 - Generally</b>
Authority
Applicability
Imposition of Impact Fees
Computation of Impact Fee
Payment of Fee
Special Revenue Funds & Benefit Districts Established
Use & Collection of Funds
Refund of Fees Paid
Exemptions, Credits & Deferrals
Review of Fee Schedule
Appeals
<b>Division 2 - School Impact Fees</b>
Rules of Construction
Imposition of School Impact Fees
Computation of School Impact Fee
Payment of Fee
School Impact Fee Trust Fund Established
Use of Funds & Establishment of School Impact Fee Trust Fund
Refund of Fees Paid
Exemption, Credits & Deferrals
Review of Fee Structures
Penalty & Enforcement Provisions
School Impact Fee Schedule
<b>Article 9 - DEVELOPMENT AGREEMENTS</b> <i>This article will describe how contracts may be entered into by the Village and a developer to expressly define a development project's rules, regulations, commitments, and policies for a specific period of time</i>
Purpose & Applicability
Application Requirements
Process
Standards for Review
Standards of Content
Recordation & Effect
Changes to Development Agreements
Expiration or Revocation
Periodic Review
Enforcement
<b>Article 10 – NONCONFORMITIES</b> <i>This article will explain how the Village will handle any use or situation which predates the adoption of the new zoning and land development regulations and which does not conform to the new standards. (NOTE: It is a goal of this effort to minimize the creation of nonconformities to the maximum possible extent.)</i>
Purpose & Applicability
Nonconforming Structures & Buildings
Nonconforming Parcels
Nonconforming Uses

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Nonconforming Signs
Eminent Domain
<b>Article 11 - REVIEWERS &amp; DECISION-MAKERS</b>
<i>This article will establish and specify the scope of power and duties of each agency or body charged with reviewing and deciding on development applications.</i>
Purpose & Applicability
Village Council
Planning & Zoning Board
Development Review Committee
Director of Planning and Development
Director of Public Works
Village Attorney
Village Clerk
Plat Committee
<b>Article 12 - DEVELOPMENT REVIEW PROCEDURES</b>
<i>This article will establish the various procedures and standards for submitting and obtaining approval for development applications, with specific requirements pertaining to each type of application or process.</i>
Purpose & Applicability
<b>Division 1 - Administrative Processes</b>
Applicable Development
Application Procedures
Approvals & Commencing Development
<b>Division 2 - Public Hearing Processes</b>
Applicable Development
Application Procedures
Notice & Advertising Requirements
<b>Division 3 – Development Review Decisions</b>
Major Site Plans
Plats & Subdivisions
Amendments to a Development Order
Variances
Special Exceptions
Rezoning & Planned Developments
Appeal of Administrative Decision
Text Amendments
Annexation Procedures
Appeal of Council Decision
<b>Article 13 – ENFORCEMENT FOR CONSTRUCTION IN PROGRESS</b>
<i>This article will describe how the Village will ensure that construction in progress complies with the required building and zoning regulations, consistent with Florida Statutes.</i>