

**FUTURE LAND  
USE ELEMENT:**

*Goals, Objectives  
and Policies*

***Goal 1:*** *Ensure that the future land use pattern maintains the existing low intensity, residential character, recognizes and protects the environmental quality of the Town, and allows the Town to become a full service community serving Northern Palm Beach County.*

**Managed Growth**

**Objective 1.1.** The Town shall continue to implement land development regulations which encourage future growth in areas that can meet established level of service standards: support redevelopment and infill activities; help to maintain an appropriate mix of land uses; encourage upgrading of existing properties; encourage mixed use; provide density incentives for workforce and affordable housing; and will discourage urban sprawl.

**Policy 1.1.1** A concurrency analysis shall be conducted prior to the approval of any application for a development order, and no final development order shall be issued unless:

Existing facilities and services meet the Town’s adopted level of service standards as set forth in Policy 1.2.1 of the Capital Improvements Element, or

The final development order is conditioned on such facilities and services being available at the time the impact of development will occur, consistent with the Town’s Concurrency Management System contained in Objective 1.3, and implementing policies, of the Capital Improvements Element.

**Policy 1.1.2** Large residential planned unit developments should have direct access to either a collector or arterial roadway, but never a local street.

**Policy 1.1.3** Assisted living facilities may be permitted in residential areas. A density bonus may be permitted at the discretion of the Town Council; however, maximum dwelling units per gross acre may not exceed 20.

**Policy 1.1.4** Commercial shopping centers in excess of 80,000 square feet should be located only at intersections of at least one major arterial.

**Policy 1.1.5** Unattractive strip or highway commercial development shall be discouraged.

**Policy 1.1.6** According to the following criteria, a professional market analysis shall be required for proposed commercial shopping centers indicating, among other things, the need for the commercial development at the proposed location, the types of marketable commercial activities there, and the projected market area of the proposed development:

All proposed shopping centers in excess of 100,000 square feet of floor area shall submit a market analysis during the Town's development review process.

All proposed shopping centers of less than 100,000 square feet of floor area shall submit a market analysis during the Town's development review process when it is the opinion of Town Staff that the existing

shopping centers of that size in the Town exhibit vacancy rates in excess of 20 percent, or as otherwise required by Town Staff.

All market studies shall include or be accompanied by professionally accepted and applied planning methodology to evaluate the need for additional commercial shopping centers.

**Policy 1.1.7** Concentrations of commercial offices and tourist-related activities shall be near locations having high accessibility.

**Policy 1.1.8** Non-residential outdoor storage areas shall be screened and buffered from adjacent land uses and public rights-of-way.

**Policy 1.1.9** Industrial uses should be located in existing industrial areas or planned industrial parks.

**Policy 1.1.10** Commercial and industrial uses that generate, utilize and/or store hazardous wastes shall be located outside the Town of Jupiter's wellfield zones of influence.

**Policy 1.1.11** All non-residential activities that utilize and generate hazardous materials will comply with the Palm Beach County Wellfield Protection Ordinance.

**Policy 1.1.12** Adequate provisions shall be made to assure sufficient land for needed public utilities and facilities to support proposed development.

**Policy 1.1.13** The Town through its adopted Coastal Construction Code and its future land use map shall minimize the intensity and density of future development within coastal areas vulnerable to hurricane damage.

**Policy 1.1.14** The impact of land use on water quality and quantity shall be considered in land use planning and regulation. These considerations include the provisions of Conservation Element Policies 1.4.1-13 for surface water quality, 1.3.1-13 for groundwater quality, Infrastructure Element Policies 1.1.2 for wellfield protection, 1.5.1 for protection of potable water supply and 1.6.1-5 for protection of groundwater quality and quantity.

**Policy 1.1.15** The Town shall continue to implement, and amend as necessary, land development regulations to promote and provide incentives that support green design theories and techniques.

**Policy 1.1.16** The Town shall encourage the development of workforce housing on appropriate or suitable properties of sufficient size in identified infill and redevelopment areas, consistent with the guidelines contained in Housing Element Policies 1.2.9 and 1.2.11.

**Policy 1.1.17** The Town will continue to coordinate with Palm Beach County's Department of Environmental Resources Management, which is responsible for the identification of wellfield protection zones, to ensure that incompatibilities with the Palm Beach County Wellfield Protection Ordinance do not occur when reviewing applications for land use changes.

**Policy 1.1.18** The Town shall coordinate the review of all land use change applications to ensure the availability of adequate water supplies.

**Policy 1.1.19** The Town shall continue to encourage the construction of gateway features or entry landmarks into the Town along major arterial roadways, which are

attractive and promote the uniquely Jupiter image.

**Land Use Compatibility**

**Objective 1.2.** The Town shall promote maintaining compatibility of land uses in the Town’s land development regulations, which consider natural and historic resources, the intensities and densities of land use activities and their relationship to surrounding properties, the proper transition of land uses, and the coordination of coastal population densities with the Statewide Regional Evacuation Study Program for Palm Beach County in order to minimize their potential exposure to storm related impacts.

**Policy 1.2.1** Where there are differences between residential uses in terms of intensity and type of units, an adequate transition shall be accomplished through provisions such as setbacks, buffers, and height limitations.

**Policy 1.2.2** Whenever commercial uses are incorporated as part of a planned unit development (PUD), they shall be compatible with the overall character of the PUD. They are permissible in the Low, Medium and High Density Residential future land use designations as long as the following performance standards are met:

- a) a market study is submitted as part of the PUD application process;
- b) the commercial site does not have direct access to the external roadway;
- c) adequate buffering between the commercial and surrounding residential properties is accomplished;
- d) the architectural style of the commercial center is similar to that of the residential portion of the PUD;
- e) uses in the commercial center are limited to convenience goods and services, and further, shall be limited in the PUD

approval to those commercial activities that are compatible with the proposed residential PUD; and,

- f) the commercial center shall encompass no more than five percent of the land area of the entire PUD.

**Policy 1.2.3** Where existing land use conflicts exist, the Town shall incorporate into its land development regulations provisions that address noise, dust, lighting, and aesthetics. The Town shall support increasing the depth of property(s) in areas where existing lots are shallow (less than 150 feet in depth), are situated adjacent to an arterial roadway, have a commercial or industrial land use designation, and abut residentially designated land; however, the land development regulations shall contain adequate buffering and performance criteria for concerns noted above.

**Policy 1.2.4** Existing land uses which are not compatible with adjacent land uses, the character, natural resources or the future land use plan shall be eliminated upon redevelopment, and until that time may not be expanded.

**Land Development Regulations**

**Objective 1.3.** The Town shall continue to ensure that its land development regulations are consistent with the provisions of the Comprehensive Plan, as amended and shall include residential, non-residential and mixed use categories, location and intensity criteria.

**Policy 1.3.1** Low Density Residential – The predominate dwelling type in this future land use designation is detached, single family dwelling units. Within a planned unit development (PUD) larger than 160 acres, duplexes, zero-lot-line, townhome, multi-

family and accessory dwelling units may be allowed, and single-family dwelling units may not be required to be the predominate dwelling type. The previously described allowances are subject to Town Council approval. The allowable density range is up to two units per gross acre with the following location criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

*Location Criteria*

- a) In areas that afford attractive natural and/or rural surroundings.
- b) In areas that provide convenient access to work and shopping areas.
- c) In areas that are spatially separated and buffered by other uses from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
- d) In areas where water supply and sewerage facilities services can be provided economically.
- e) In areas where adequate police and fire protection can be economically provided.

**Policy 1.3.2** Medium Density Residential - Housing in this future land use designation consist of a wide range of types, including single-family, multi-family dwellings, including apartments, condominiums, triplexes, quadraplexes, zero lot line homes and duplexes. The density ranges from two to four units per gross acre with the following location criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services,

religious institutions, cemeteries, daycares and limited public uses).

*Location Criteria*

- a) In areas that afford attractive natural surroundings and large areas of open space.
- b) In areas that have convenient access to work and shopping areas.
- c) In areas that serve to spatially separate or buffer low density residential areas from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
- d) In areas where water supply and sewerage facilities services are available.
- e) In areas where adequate police and fire protection can be provided economically.

**Policy 1.3.3** High Density Residential - This future land use designation consists of high-density single-family and multi-family housing. Dwelling types range from single-family homes to garden apartments to townhouses. The density range is four to six units per acre with the following Location Criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

*Location Criteria*

- a) Adjacent to, at or in close proximity to intersections of arterial and collector roadways.
- b) Near and directly accessible to major shopping and employment centers.
- c) Near park and open space areas.
- d) In areas that serve to spatially separate or buffer low and medium density residential areas from major streets,

commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.

- e) In areas where water supply and sewerage facilities are available.
- f) In areas where adequate police and fire protection can be provided economically with a low time of response.
- g) Where a tract of land has a large percentage of sensitive environmental or upland habitat, clustering of densities shall be encouraged to protect the habitat.

**Policy 1.3.4** Residential densities in the Comprehensive Plan shall not exceed six units per gross acre except under the following conditions:

- a) An additional two units per gross acre may be granted if the residential project is developed as a planned unit development.
- b) A density bonus of up to 65 percent of the density allowed by the underlying zoning may be granted by the Town Council for the inclusion of very-low and low-income housing in a development, subject to the provisions in Policy 1.2.6 of the Housing Element.
- c) Additional density may be granted by the Town Council based on Housing Policy 1.2.11 for infill and redevelopment projects when workforce housing is provided.
- d) Additional density in the Inlet Village Residential, Riverwalk Flex, Inlet Village Flex, and Mixed Use land use designations and the Mixed Use Residential and the Waterway, Commercial and Entertainment Sectors of the U.S. Highway One/Intracoastal Waterway Corridor are permitted consistent with the specific policies.

- e) Master planned transit oriented developments within a radius of one-half mile of a designated Tri-Rail station may be granted density bonuses when workforce housing is provided, which increases the total density up to a maximum of 15 dwelling units per acre.
- f) In no case shall the gross residential density of a development utilizing one or more of the above exceptions exceed 15 dwelling units per acre.

**Policy 1.3.5** The Town shall make provisions for a residential density bonus for the purpose of encouraging enlightened and imaginative approaches to site design that leads to increases in affordable housing, conserves or preserves environmentally sensitive areas, creates additional open space, or results in reduced infrastructure.

**Policy 1.3.6** The Town shall maintain land development regulations that implement the Comprehensive Plan, and which at a minimum address: subdivision of land; signage; wellfield and aquifer protection; drainage and stormwater management; periodic flooding; open space needs; off-street parking; and, environmentally sensitive areas/habitats. In addition, these regulations shall ensure that development orders and permits not be issued which result in a reduction of the levels of service for the affected public facility below the adopted level of service standards as set forth in the Comprehensive Plan.

**Policy 1.3.7** The concept of an environmentally sensitive area overlay zone will be incorporated into the current Zoning Ordinance. This concept will be folded into the new development code at the time the current Zoning Ordinance and other local development regulations are consolidated into one regulatory document.

**Policy 1.3.8 Inlet Village Residential -**

This future land use designation is specific to the Inlet Village sector and is intended to foster infill, encourage a mix of housing types (i.e. townhouses, apartments, condominiums, live/work), and assist in the implementation of recommendations from special studies (redevelopment, CRA, land use, US 1/ICW, Inlet Village Study) that the Town may undertake. The intent is to provide an avenue to encourage residential infill of vacant lands within the sector and provide for a unified design concept and continuity.

- a) This future land use classification is characterized by a mix of compact housing types which encourages the development of a mix of dwelling unit sizes within a site.
- b) The density range for this residential land use category is a minimum of 6 du/ac to a maximum of 12 du/ac.
- c) Location Criteria
  - 1. In the Inlet Village Sector
  - 2. Not within 80 feet of the Riverwalk Corridor Component

**Policy 1.3.9 Commercial -** This future land use designation provides for neighborhood, general, office, low-impact clean manufacturing, and accessory residential apartments for employees, which are detailed below. The subcategories should be used as a guide for the assignment of zoning.

*Neighborhood Commercial* - Stores offering frequently needed goods and services to nearby residential areas. Typical activities include pharmacy, dry-cleaning, florist, hardware and garden supplies, professional offices, and personal services.

- a) *Location Criteria*

- 1) In areas accessible to immediate surrounding residential neighborhoods;
  - 2) Can be located in conjunction with groups of retail uses to achieve multi-purpose trips and promote pedestrian friendly districts;
  - 3) Commercial uses which are a part of a planned unit development must be situated in the interior of the project and not along an external roadway;
  - 4) In areas where water supply and sewerage facilities services are available.
- b) Intensity measures
- 1) Site area - minimum 20,000 sq. ft. and maximum 2 acres
  - 2) Site coverage maximum - 35%
  - 3) Height limitation - 35 feet/2 stories

*General Commercial* - Consists of a wide range of commercial goods and services serving a community-wide market. That does not mean that the entire range of all commercial goods and services must be available. A representative sample of activities includes personal services, banking and offices, retail stores, nurseries, printing and publishing, auto repair, marine facilities, and medical and dental clinics.

- a) Location Criteria
  - 1) At major intersections, or as provided for in certain districts of the IOZ District;
  - 2) Central to and/or readily accessible to several residential areas of the community;
  - 3) Preferably grouped with other stores of this category to achieve a combined market draw of people on multipurpose trips;
  - 4) Not adjacent to low density, single family neighborhoods;

- 5) Adjacent to Medium Density Residential areas when proper buffering is provided;
- 6) Situated preferably on an arterial roadway, but never on a local street;
- 7) In areas where water supply and sewerage facilities services are available.

b) Intensity Measures

- 1) Lot coverage maximum - 35%
- 2) Building height maximum - 50 feet unless parking provided under building then 60 feet.

*Office Commercial* - Activities that generally do not entail sale or display of goods and do not require high visibility from major roadways. Typical uses include legal, insurance, financial, realty, technical, some medical service establishments and bio tech, high tech, laboratory and office research. Office commercial may also contain retail uses that directly serve the needs of the office businesses.

a) Location Criteria

- 1) Location needs are often determined by type of service (attorneys near courthouse, physician near hospital, etc.);
- 2) Attractive or prestigious setting is often desired; suitable for location near multi-family housing to serve as a transitional use between more intensive commercial and industrial uses;
- 3) May locate adjacent to low density residential neighborhood only when height is limited to one story, less than 35% of project site utilized for structure(s) and adequate buffering provided;

- 4) May locate in industrial park however should be located in designated tract of land in park;
- 5) In areas where water supply and sewerage facilities services are available.
- 6) Should include adequate utilities, including electricity, sources of processed water and specialized methods for disposal of industrial wastes;
- 7) These areas should be located outside of environmentally sensitive habitats;
- 8) High Tech, bio tech, and office research uses should be encouraged in all Industrial or Workplace zoning districts of the MXD, in order to preserve retail uses for Commercial districts.

b) Intensity Measures

- 1) Lot coverage maximum - 35%
- 2) Building height maximum - 50 feet unless parking provided under building then 60 feet

*Low-impact Clean Manufacturing* – Manufacturing that is typified through the use of contained processes that create limited to no nuisances. Examples of uses include manufacturing and distribution of pharmaceutical products, small handheld medical devices, small-scale craft/artisan products or other similar uses.

a) Locational Criteria

- 1) In the Bioscience Research Protection Overlay; or
- 2) In a planned unit development; or
- 3) As further detailed in the land development regulations.

b) Intensity Measures

- 1) Lot coverage maximum - 35%

- 2) Building height maximum - 50 feet unless parking provided under building then 60 feet

**Policy 1.3.10 Mixed Use** - This future land use designation is intended to foster infill, assist in the implementation of recommendations from special studies (i.e., roadway corridor, redevelopment, etc.) that the Town may undertake, and redevelopment efforts, as well as allowing for the creation of traditional neighborhood developments (TNDs) in order to lessen the need for additional vehicular trips; to deter urban sprawl; and to encourage the development of new affordable housing.

This type of future land use classification is characterized by the mix of two or more distinct land uses in which no one particular type of use predominates. In addition, mixed use development is dependent on the successful integration of these distinct uses together in order to create a functioning, multi-faceted type of development. Integration is defined as the combination of distinct uses on a single site where impacts from differing uses are mitigated through site design techniques, and where differing uses are expected to benefit from the close proximity of complementary uses. All requests for development approval based on a mixed use concept must be able to demonstrate functional horizontal integration of the allowable uses, and where applicable, vertical integration as well.

a) Intent

- 1) Provide guidelines to develop a parcel as a unit rather than on a lot by lot basis as provided for in the Town's zoning regulations.
- 2) Provide guidelines for the design freedom and flexibility for development of a parcel to insure a

true mixing and integration of residential and nonresidential uses both vertically and horizontally.

- 3) Provide for a unified design concept providing both vertical and horizontal integration and continuity among the various uses and physical elements causing a better environment.
- 4) Provide for guidelines in which a project demonstrates both vertical and horizontal integration of uses to provide compatibility, functionality and flexibility.
- 5) Provide guidelines for mitigating uncomplimentary uses through the deletion of uncomplimentary land uses utilizing design criteria such as unique architectural features, buffering, etc.
- 6) Provide an avenue for the infill of degraded areas utilizing mixed uses development which promotes integration of uses for flexibility and design.
- 7) Provide a mechanism whereby any project utilizing a Mixed Use approach will work within the existing roadway grid pattern.
- 8) Provide public access to existing or proposed unique features that are incorporated into the design of the project (i.e., central squares, marinas, water features, park facilities, etc.).

b) Location Criteria

- 1) Land is under unified control, planned and developed as a whole in a single development or approved series of developments.
- 2) Principal and accessory uses and structures must be substantially related to the character of the development itself and the surrounding areas in which it is a part.



- 3) The project is developed according to complete and detailed plans which include but are not limited to streets, utilities, lots or building sites, floor plans and elevations of all buildings.
- 4) The project will include a program for the full provision, maintenance and operation of lands, buildings, improvements, facilities and services designed for common use.
- 5) Fronting on major arterial or collector roadways, as defined in this plan.
- 6) Adjacent to low, medium and high density residential areas, only when adequate buffering is provided.
- 7) Within one quarter mile of park and open space areas when park and open spaces are not incorporated into the design feature of the project.
- 8) Located in areas served by adequate levels of public facilities and services.
- 9) Within existing urbanizing areas located east of the I 95/Florida Turnpike corridor, or located immediately adjacent to the Florida Turnpike Interchange.
- 10) Within the boundaries of an area that has been the subject of special Town study and the study has been adopted by the Town, including recommendations that support the designation of properties within the study area as mixed use. The study may also recommend the application of other Class A or B intensity measures regardless of the project size.
- 11) High Tech, bio tech, and office research uses should be encouraged in Workplace zoning districts of the MXD.
- 12) The intensity of the project will be evaluated based on the availability of services and facilities to support the development utilizing the following density and intensity measure:

<b>Class</b>	<b>Project Size</b>	<b>Residential</b>	<b>Commercial/Office<sup>1</sup></b>	<b>Industrial</b>	<b>Parks, Recreation, Open Space, Public/Institutional</b>
A	Up to 15 acres	Maximum Density of 8 Units/Acre	Maximum of 0.30 FAR <sup>2</sup>	Not available	Minimum of 15% of total area
B	15.1 - 100 acres	Minimum of 25% (Maximum Density is 6 Units/ Acre)	Maximum of 40% of total area	Maximum of 15% of total area	Minimum of 15% of total area
C	More than 100.1 acres	Minimum of 42% (Maximum Density is 4 Units/Acre)	Maximum of 6% of total area	Maximum of 6% <sup>3</sup> of total area	Minimum of 46% of total area
<p>1 This area can also include public or civic uses.</p> <p>2 FAR refers to Floor Area Ratio. Both the residential and commercial/office density/intensity indicators will be based on the gross floor area of the project</p> <p>3 Industrial area must be situated so as to form a major economic activity center for the project. Light industrial, corporate offices, research and development and ancillary uses are permitted within the center. The specific uses in the economic activity center are controlled by the Town's zoning ordinance.</p>					

Density and Intensity Measures Recognizing that mixed projects have varying characteristics as a function of the size of the development, intensity and density measures are indicated below in Table 1 for proposed mixed-use developments up to 15 acres, from 15.1 to 100 acres, and 100.1 acres or more. The following intensity measures provided for in Class A or B can be applied to any mixed use development regardless of project size, provided it is less than 100 acres, when a mixed use designation is recommended as part of a special study undertaken by the Town.

**Policy 1.3.11 Riverwalk Flex** - This future land use designation is specific to the Inlet Village Sector and is intended to foster infill and allow for flexibility of uses on a site to encourage the development of commercial and residential uses. The following intensity and density standards apply to this land use category for the purpose of some mixing of uses:

- a) Active commercial must be located on the first floor at a minimum floor area ratio (FAR) of .20 for properties located north of A1A. A mix of commercial uses are encouraged that attract different age groups along the waterfront. Active commercial uses on properties south of A1A will be encouraged as appropriate. Active commercial uses shall be established in the Land Development Regulations (LDRs). As an alternative to active commercial uses for properties north of A1A, public open space may be developed.
- b) Residential may only be permitted above the first floor. The maximum density shall be 6 dwelling units/per acre (du/ac).
- c) The commercial intensity cannot exceed a maximum FAR of 1.65. The following matrix contains what intensity/density

combinations are allowable in this land use category:

Commercial FAR Range	Allowable Residential du/ac
.20 to 1.65	0
.20 to 1.55	2
.20 to 1.35	4
.20 to 1.15	6
.20 to 0.95	8
.20 to 0.75	10
.20 to 0.55	12

The properties along the Jupiter Inlet shall be a height of 1 story and may be a maximum of 2 stories with bonuses, as established in the LDRs. Further, properties along the remainder of the Riverwalk (Lighthouse Promenade aka Cramer Street) shall have a maximum height of 2 stories and may have a maximum of 3 ½ stories with bonuses, as established in the LDRs. The ½ story bonus may be granted for roofline architectural variations and/or enhancements.

- d) The Town Council may grant density bonuses of up to 6 additional du/ac for the following:
  - 1) Public courtyards/plaza
  - 2) Docks, with public access
  - 3) Public access to archaeological or historical amenities
  - 4) Water dependent uses (i.e. over-water pavilions including seating, water taxi stations and kayak, canoe and scuba gear rentals)
  - 5) Public access to shared parking, or public parking above the minimum requirement
  - 6) Moderate sized dwelling units
  - 7) Additional Riverwalk easement, or dedication
  - 8) Public restrooms

- 9) Public uses (i.e. parking garage and plazas)

The details for granting density bonuses shall be established in the LDRs. All of the above items shall be considered, however not all must be included. In addition, other similar items may be added to the LDRs, which the Town Council finds to be consistent with the intent of the Inlet Village as described in FLUE Policies 1.9.10 and 1.9.11.

e) Location Criteria

- 1) In the Inlet Village Sector
- 2) Within 80 feet of the Riverwalk Corridor Component
- 3) Lot depth is a range of 80 to 150 feet from the Riverwalk Corridor Component

**Policy 1.3.12 Inlet Village Flex** - This future land use designation is specific to the Inlet Village Sector and is intended to foster infill and allow for flexibility of uses on a site to encourage the development of residential and to allow commercial uses. The following density and intensity standards apply to this land use category for the purpose of allowing a mix of uses:

- a) Commercial is permitted, but not required.
- b) The maximum density shall be 6 du/ac.
- c) The commercial intensity cannot exceed a maximum FAR of 1.65. The following matrix contains what density/intensity combinations are allowable in this land use category, if mixed:

Allowable Residential du/ac	Commercial FAR Range
0	0 to 1.65
2	0 to 1.50
4	0 to 1.25
6	0 to 1.00
8	0 to 0.75
10	0 to 0.50
12	0 to 0.25

The maximum height of a building is 2 stories and may be a maximum of 3 ½ stories, with bonuses as established in the LDRs. The ½ story bonus may be granted for roofline architectural variations and/or enhancements.

- d) The Town Council may grant density bonuses of up to 6 additional du/ac for the following:
  - 1) Public courtyards/plaza
  - 2) Docks, public access
  - 3) Public access to archaeological or historical amenities
  - 4) Water dependent uses (i.e. over-water pavilions including seating, water taxi stations and kayak, canoe and scuba gear rentals)
  - 5) Public access to shared parking, or public parking above the minimum requirement
  - 6) Moderate sized dwelling units
  - 7) Additional Riverwalk easement, or dedication
  - 8) Public restrooms
  - 9) Public access to navigable waters (the Oxbow)
  - 10) Public uses (i.e. parking garages and plazas)

The details for granting density bonuses shall be established in the LDRs. All of the above items shall be considered, however not all must be included. In addition, other similar items may be added to the LDRs, which the Town Council finds to be consistent with the intent of the Inlet Village as described in FLUE Policies 1.9.10 and 1.9.11.

e) Location Criteria

- 1) In the Inlet Village Sector
- 2) Not within 80 feet of the Riverwalk Corridor Component

**Policy 1.3.13 General Industrial** The uses in this future land use designation primarily include: manufacturing, processing, and fabrication of materials into finished products; research and development, including bioscience and biotechnology research, high tech, laboratory and office research; testing laboratories; medical laboratories; wholesale trade; repair; building and construction services and accessory residential apartments. Office uses may be allowed as a primary use in developments approved as part of a planned unit development, with the provision of substantial public benefits (including the creation of quality high paying jobs) as detailed in the land development regulations. Additional compatible uses (including office and warehouse) may be permitted in the land development regulations provided that a predominance of the above industrial uses is maintained. All industrial uses will be subject to all of the applicable requirements of the Palm Beach County Wellfield Protection Ordinance.

a) Location Criteria

- 1) Parcels shall be accessible from outlying service areas and near primary routes for shipping and receiving goods (highways, rail);
- 2) Parcels shall be spatially separated from residential areas;
- 3) Parcels shall provide adequate buffering from other land uses;
- 4) Access shall be via an arterial or collector roadway. Access via a local residential street is prohibited;

b) Intensity Measures

- 1) Site coverage maximum - 50%
- 2) Building height maximum - 50 feet; however for lots that abut residential - 35 feet

**Policy 1.3.14 Light / High Tech Industrial** - The uses in this future land use designation include: research and development or laboratory activities predominately in bioscience research and biotechnology; engineering and marketing development, assembling, testing and fabrication of products, support office / administrative activities and accessory residential apartments. The bioscience research and biotechnology uses contemplated within this future land use designation are scientific research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. In addition, certain commercial, service related uses may be permitted in the land development regulations. All industrial uses shall be subject to all of the applicable requirements of the Palm Beach County Wellfield Protection Ordinance.

a) Location Criteria

- 1) Parcels shall be accessible from outlying service areas and near primary routes for shipping and receiving goods (highways, rail, air);
- 2) Parcels shall be spatially separated from residential areas or extremely well buffered;
- 3) Access should be via an arterial or collector roadway. Access via a local residential street is prohibited;
- 4) Support commercial retail and services are permitted; however they shall be located in the interior of the site and serve primarily the employees of the park.

b) Intensity Measures

- 1) Site coverage maximum - 40%
- 2) Building height maximum - 50 feet with the proviso that no structure be permitted within 75 feet of property

line if adjacent to land designated residential

**Policy 1.3.15 Conservation** - Intense urban uses are not permitted in this future land use designation. If areas contain important natural environmental features which pose severe limitations for development, they should be designated with this land use. Included in this category are river and stream flood plain areas, wetlands, beaches, off-shore reefs, and endangered and threatened vegetative and wildlife species. In Jupiter, a long stretch of Atlantic beaches are in public ownership, therefore, allowing the public to conserve a unique resource at the same time serving as a major recreational resource. Generally, passive recreational uses are appropriate for such areas as long as there are no adverse impacts on the natural resources being protected.

(Policy 1.3.16 has been deleted [Ord. #46-04])

**Policy 1.3.17 Public/Institutional** -This future land use designation covers a broad range of public and institutional uses including: schools; government buildings, facilities and operations; fire and emergency rescue operations centers; police stations; cemeteries; civic centers; religious institutions; and accessory residential apartments for employees. Public recreational facilities and sites, are uses which are permitted in this land use designation. The following location standards are provided for guidance in locating future public/institutional facilities.

*Schools*

a) Location Criteria

- 1) Elementary school sites should not be located on arterial streets;

- 2) All schools should be spatially separated and be well buffered from major commercial, industrial, public utility and railroad facilities;
  - 3) School sites should be developed in conjunction with community recreational facilities whenever practical;
- b) Rule of thumb sizes
- 1) elementary school - 15 to 20 acres
  - 2) middle school - 30 to 35 acres
  - 3) senior high school - 40 to 50 acres

*Public Administration*

a) Location Criteria

- 1) Located central to the population, readily accessible from all parts of the community;
- 2) Should have direct access on an arterial roadway.
- 3) Encourage the location of these facilities in the civic core area of the IOZ District.

*Police and Fire*

a) Location Criteria

- 1) Police headquarters should be centrally located to the area served;
- 2) Fire stations should be situated within one mile of high value areas such as commercial centers, industrial parks or high density residential areas;
- 3) Within two miles of residential area served;
- 4) Facilities should have direct access via an arterial roadway.

*Public Works*

a) Location Criteria

- 1) Places for public vehicle storage, materials storage and equipment repair is preferable in industrial areas;

2) Access should be via an arterial roadway.

**Policy 1.3.18 Recreation** - This land use designation covers existing and future park sites. It is intended to include public and private recreational facilities and sites.

**Policy 1.3.19** All land uses situated within defined environmentally sensitive areas shall satisfy the performance standards outlined in the Conservation Element and the Coastal Management Element, and implemented by the Town's Vegetation and Environmental Preservation Ordinance (#81 90), as may be amended from time to time.

**Policy 1.3.20** The intensity of urban use in environmentally sensitive areas shall be reduced in order to protect the function and value of the natural resources.

**Policy 1.3.21** The Town shall maintain land development regulations that incorporate all provisions relevant to environmentally sensitive lands as set forth in the Conservation Element.

**Policy 1.3.22** Areas determined to be extremely sensitive to urban development and to contain highly unique and rare natural resources in their natural state will receive a Conservation land use designation.

**Policy 1.3.23** Transfer of development rights to suitable upland sites and infill and redevelopment areas is encouraged as provided for in the Town's land development regulations. If necessary, the Town shall undertake a study to determine what areas are appropriate to allow higher densities thus becoming a receiving zone. Acceptable receiving areas shall have adequate infrastructure to meet the Town's adopted

LOS standards and have minimal environmental sensitivity.

**Policy 1.3.24** Wetlands shall have a development potential of 1/2 of a dwelling unit per acre with the density transferred to non-environmentally sensitive upland portions of the contiguous site or other suitable sites under common ownership within the Town.

**Policy 1.3.25** In cases where it appears ownership of land extends into waters of the state, ownership of those submerged lands must be established prior to seeking a development order.

**Policy 1.3.26** The Town shall inventory, designate, and preserve buildings, sites, districts and other resources of historic significance in Jupiter. The Town shall update its historic and archaeological preservation ordinance as necessary. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

**Policy 1.3.27** Through the implementation of the historic and archaeological preservation ordinance the Town will safeguard its unique history and heritage, foster civic pride and respect for the accomplishments of the past, and protect and enhance the Town's attraction to visitors. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

**Policy 1.3.28** The location of locally recognized historic resources, as identified in Coastal Management Element Policy 1.9.10, which may be eligible by the Town for local historic designation and/or inclusion on the National Register of Historic Places shall be

depicted on the Future Land Use Map. The location of archaeologically significant sites are depicted on the Town’s Map of Areas of Archaeological Site Potential, which is incorporated in the Town Code. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

**Policy 1.3.29** All proposed development projects shall submit an environmental assessment report as part of the site plan approval process, which shall follow the guidelines listed under conservation policy.

**Policy 1.3.30** The Town's land development regulations shall indicate that all proposed development in an area designated "Mixed Use" on the Town's Future Land Use Map shall be approved as a Planned Unit Development or as a Mixed Use Development.

**Policy 1.3.31** The Town shall maintain a "mixed use" zoning ordinance which shall provide for the implementation of the "mixed use" future land use plan category. This ordinance shall provide for such items as internal circulation, compatibility of adjacent land uses, function relationship between mixed uses, provision of open space and public amenities, and consistency with all requirements of the Town's comprehensive plan.

**Economic Development**

**Objective 1.4.** The Town’s economic base shall be expanded by promoting commercial and industrial bioscience research, biotechnology uses and activities as planned on the Future Land Use Map, by ensuring adequate sites for development, providing for public utilities

**in a timely manner, and services to stimulate such growth.**

**Policy 1.4.1** Development orders for future development and redevelopment activities shall be issued only in areas possessing the appropriate Future Land Use designation and that are consistent with the goals, objectives and policies of the Comprehensive Plan.

**Policy 1.4.2** Proposed commercial and industrial development requiring a change on the Future Land Use Map in order to be approved shall submit a market study indicating the economic feasibility of the development and the locational advantage over existing commercial and industrial lands.

**Policy 1.4.3** The Town shall manage the location, timing, scale and character of economic development options in areas unserved by wastewater facilities to ensure that future economic development is provided with safe and sanitary means of wastewater disposal and to ensure that natural resources are not adversely impacted by improper treatment and disposal of wastewater effluent.

**Policy 1.4.4** Higher densities and intensities of development, including those associated with transit-oriented developments, shall be located in areas having high accessibility and a full complement of public facilities, (e.g., water, sewer, transit station), that have adequate capacity to maintain the adopted levels of service.

**Policy 1.4.5** The Town shall encourage economic development in order to provide for the use and extension of urban services and needs in an efficient and economical

manner and discourage the proliferation of urban sprawl.

**Policy 1.4.6** The Town shall continue to identify and use stable revenue sources responsive to growth for financing public facilities.

**Policy 1.4.7** The Town shall ensure that an adequate amount of land is available for industrial and commercial uses, including areas to create a bioscience research and biotechnology economic base. The locations of available sites for these uses are to be placed on the Future Land Use Map. In addition, sites for bioscience research and technology uses should be designated with the Bioscience Research Protection Overlay.

**Policy 1.4.8** The Town has adopted and shall maintain land development regulations that provide for industrial development, which would allow for the predominance of bioscience research and biotechnology uses to compliment and supplement the development of the Scripps Florida Research Institute.

**Policy 1.4.9** The Town shall support the principle that growth should pay its own way, by continuing to use impact fees where appropriate and pursuing other means for financing construction or purchase of capital facilities necessary to serve new developments.

**Policy 1.4.10** The Town shall encourage the development of workforce housing on appropriate or suitable vacant properties of sufficient size, consistent with the guidelines contained in Housing Element Policies 1.2.9 and 1.2.11 and the Bioscience Research Protection Overlay.

**Objective 1.5** The Town, through its Community Redevelopment Agency

(CRA), shall provide for the redevelopment of lands within the CRA boundaries, consistent with Future Land Use Objective 1.9 (U.S. Highway One/ Intracoastal Waterway [US1/ICW] Corridor) and its implementing policies.

**Policy 1.5.1** Lands owned by the Town shall be used to spur the desired development within the US1/ICW Corridor.

**Policy 1.5.2** The Town, where appropriate and consistent with the development guidelines for the individual US1/ICW sectors, shall encourage the aggregation of properties within the CRA.

**Annexation**

**Objective 1.6** The Town’s annexation program shall be based on the criteria and priorities identified in the "Future Annexation Study," as amended.

**Policy 1.6.1** The study shall be updated, as needed, by the Jupiter Department of Planning and Zoning.

**Policy 1.6.2** The Town shall evaluate the unincorporated enclaves east of Interstate 95 and west of Alternate A1A for appropriateness of redevelopment to provide workforce housing upon annexation.

**Urban Design Guidelines for the Indiantown Road Corridor**

**Objective 1.7.** Maintain Indiantown Road as a dynamic commercial corridor with a unifying identity that is reflective of community values, provides an economically viable setting for a balanced mixture of land uses, and has safe as well as efficient pedestrian and traffic circulation and access.



**Policy 1.7.1** The Town shall continue to maintain the streetscape system for Indiantown Road which recognizes the major street intersections as commercial activity districts with individual identities and the existing parkways as connecting links.

**Policy 1.7.2** The Town shall continue to encourage the construction of gateway features or entry landmarks into the Town along Indiantown Road, which are attractive and promote the uniquely Jupiter image.

**Policy 1.7.3** The Town shall continue to require site development standards, such as setbacks, parking regulations, etc., which avoid the appearance of strip commercial development.

**Policy 1.7.4** The Town shall continue to require contemporary landscape designs that use native vegetation which is drought tolerant, needs little or no maintenance, and should withstand high winds and intense urban conditions, in accordance with the district zoning regulations for the Indiantown Road Overlay Zoning District.

**Policy 1.7.5** The Town shall require the systematic undergrounding of unsightly overhead utilities and replace with decorative street lighting where appropriate.

**Policy 1.7.6** The Town shall encourage site development which promotes, when feasible, the separation of bicycles and pedestrians from the road, and includes street trees and mid-block crossings. The Town shall also promote mass transit environments by providing for the construction of bus shelters and transit stops.

**Policy 1.7.7** The Town shall continue to maintain and require the development of a

recognizable, genuine identity that capitalizes on existing good qualities.

**Policy 1.7.8** The Town shall maintain regulations which promote pedestrian oriented plazas and encourage appropriate intensive commercial uses at intersections along Indiantown Road.

**Policy 1.7.9** The Town shall continue to provide for the elimination of visually objectionable views, such as outdoor storage and loading areas, through the use of design guidelines.

**Policy 1.7.10** The Town shall continue to maintain zoning regulations that will ensure proper land use and development standards for achieving community goals for the Indiantown Road corridor.

**Policy 1.7.11** The Town shall continue to encourage the consolidation of lots for small, shallow parcels along the Indiantown Road corridor in order to encourage development into planned concentrations, as opposed to a linear, strip commercial configuration.

**Policy 1.7.12** The Town shall continue to maintain the following site development concepts for all commercial parcels along Indiantown Road: variable landscape setbacks; variable parking setbacks; variable building setbacks; clustering structures to form public outdoor space; building convergence at major intersections; utilize walls and landscaping to screen parking. These concepts are intended to assure the avoidance of a strip commercial appearance in new development.

**Policy 1.7.13** The Town shall continue to require compliance with the community design guidelines of the Indiantown Road Overlay Zoning (IOZ) District, including

creating a pedestrian friendly environment and adherence to the architectural and community appearance standards, in plans for new development, expansion, upgrading of existing properties or redevelopment, and make community design a major consideration in site plan review and approval.

**Policy 1.7.14** The Town shall continue to maintain a separate and distinct set of sign regulations and guidelines for Indiantown Road which prohibit "sign warfare," as well as provide real incentives for removal of vested, nonconforming signs.

**Policy 1.7.15** The Town shall require developers to provide unique landscape themes at all intersections, while less-themed, suburban-type configurations should be utilized throughout the parkways between intersections.

**Policy 1.7.16** The Town shall continue to require developers to provide "extra" design amenities within developments. Of particular interest are weather control devices, such as building overhangs, arcades, covered entries, awnings and extra tree plantings in parking lots areas. Consideration should be given to alternate paving materials used in place of asphalt in vehicular areas to reduce heat island effects.

**Policy 1.7.17** The Town shall continue to consider economic or zoning incentives such as allowing greater flexibility through land development regulations for owners of smaller properties who wish to architecturally rehabilitate, refurbish or upgrade landscaping on existing properties.

**Policy 1.7.18** The Town shall encourage the installation of special landscape and architectural features at major intersection

locations along Indiantown Road, combining thematic plantings with complementary architectural statements designed to promote a distinctive identity for such intersections. Changes in paving materials, plant materials, lighting, signing and siting of adjacent structures should occur at such intersections to enhance their distinctiveness.

**Policy 1.7.19** The Town shall continue to require horizontal variety in the parkway areas along Indiantown Road through the use of varying landscape setbacks.

**Policy 1.7.20** The Town shall continue to require the creation of a more-defined physical structure along the Indiantown Road corridor through: varying setback standards; screening; sign placement and type; specified landscaping at intersection and parkways; special design treatments, such as architecture and paving materials, street furniture and lighting.

**Policy 1.7.21** The Town shall continue to require businesses to implement low-cost improvements, such as: remove all illegal signs; paint street furniture hardware a consistent color; and paint private and public sign frames a consistent color.

**Economic Development for the Indiantown Road Corridor**

**Objective 1.8** Maintain Indiantown Road, through the implementation of the Jupiter Area Study mitigation strategies, as an attractive commercial corridor which provides a stable economic base through a variety of uses.

**Policy 1.8.1** Maximize the economic position of commercial activities along the Indiantown Road corridor, while satisfying neighborhood and sub regional demand.

**Policy 1.8.2** Provide for pedestrian intensive uses all along the Indiantown Road corridor.

**Policy 1.8.3** Evaluate the continued demand for service and auto oriented business in the Indiantown Road corridor.

**Policy 1.8.4** Ensure the gradual upgrading of existing developments and desired redevelopment consistent with the Jupiter Area Study mitigation strategies. Vacant land in the Indiantown Road Overlay Corridor shall be evaluated for potential purchase by the Town for the Jupiter Open Space Program.

**Policy 1.8.5** As part of the implementation of Objective 1.8, the intent of which is to promote the economic redevelopment of an attractive Indiantown Road, by allowing those legal non-conforming uses which existed on March 6, 1990 to expand, upgrade and/or redevelop, provided there is no increase in the intensity of the use greater than 10 percent of the applicable intensity standard (gross floor area, automotive fueling position, car wash stall, vehicle sales inventory or square footage), an increase in the existing number of stories of a building and/or parking garage, or expansion onto other properties. Provided also that the expansion, upgrade, or redevelopment, shall eliminate, or reduce to the maximum extent possible, any existing nuisances or non-conforming land development regulations (other than use) which apply to the property.

**Policy 1.8.6** Restrict uses which are predominately auto related from specified intersection areas.

**Policy 1.8.7** The Town shall allow auto-related uses in specified areas along

Indiantown Road which incorporate and implement the design guidelines and development standards of the Indiantown Road Overlay Zoning District.

**Policy 1.8.8** The Town shall prohibit auto, marine, recreational vehicle, truck sales and mobile home sales in the Indiantown Road corridor. This shall not prohibit existing legal non-conforming auto sales uses from redevelopment, consistent with Policy 1.8.5.

**Objective 1.9** The Town shall continue to maintain land development regulations for the U. S. Highway One/ Intracoastal Waterway corridor to ensure that new development and any redevelopment emphasizes and enhances the proximity of the Intracoastal Waterway and the Jupiter Inlet including the provision of public access, through the components of a riverwalk corridor and a scenic corridor. All properties located in the U.S. Highway One/Intracoastal Waterway Corridor, as depicted on the Future Land Use Map, shall be developed consistent with the objectives and policies for the corridor, and the corresponding sectors.

**Policy 1.9.1** The U.S. Highway One/Intracoastal Waterway Corridor shall be established, as depicted on the Future Land Use Map, with the following planning sectors and components:

- a) U.S. Highway One Mixed Use Residential sector;
- b) Waterway, Commercial and Entertainment sector;
- c) Inlet Village sector;
- d) Riverwalk Corridor Component; and,
- e) Scenic Corridor Component.

**Policy 1.9.2** Properties developing with a mixture of residential uses shall be permitted

to develop at 100% under the Residential, Limited Multi-family (R3) zoning district.

**Policy 1.9.3** Properties developing with a mixture of residential and commercial uses shall be permitted to develop with a Mixed Use land use designation and a Planned Unit Development, Commercial zoning classification pursuant to the Town's existing Land Development Regulations.

**Policy 1.9.4** U. S. Highway One Mixed Use Residential sector shall emphasize residential and accessory activities, as well as also allow for commercial properties that are limited in nature and are deemed to be compatible with residential development. Further, all uses and properties within this sector shall be linked by the Riverwalk and Scenic Corridor components. Commercial uses are to be located where nonresidential uses have already been established by prior development approval, thereby, enhancing the opportunity for the citizens to obtain access and enjoy the natural resources of the region.

**Policy 1.9.5** Maintain land development regulations for the U. S. Highway One Mixed Use Residential sector as follows:

- a) where feasible, provide for a public accessible walkway along the Intracoastal Waterway, including elements of pedestrian amenities thereby, encouraging non automobile traffic in between the planning sectors;
- b) provide for vistas of the Intracoastal Waterway from U. S. Highway One and from within the sectors of the development;
- c) strip and auto oriented commercial uses (i.e., drive-through facilities, corner retail and gas stations, etc.) shall be prohibited;
- d) the maximum density for residential uses shall be 6 units per acre as per the mixed use land use. The Town Council may

grant a density bonus of up to 15 du/acre, based upon the following:

- 1) Riverwalk land acreage designated above the minimum;
  - 2) The adequacy and enhancement of public access onto the Riverwalk;
  - 3) Extent of public amenities provided; and,
  - 4) Significant enhancements to the land area and landscape/planting materials of the buffer from non residential uses incorporated within the site design.
- e) Based upon the following, existing, partially developed commercial sites may either continue the development pattern established by prior development approval or may introduce limited residential uses where there will be compatibility of land uses and potential conflicts cannot occur:
- 1) all development over 5 acres may be allowed a maximum of 30% commercial uses and a minimum 50% of residential uses based on the quantity and quality of the project being developed and the "Mixed Use" land use; and,
  - 2) all development less than 5 acres may be allowed 100% commercial uses.
- f) use of a coastal vernacular style of architecture (characterized by building design which incorporates the architectural techniques and features from the following architectural features: stick, shingle, Mediterranean, Craftsman, or Florida Cracker styles).
- g) provide public open spaces and public squares within developments to encourage the orientation towards the waterways.

**Policy 1.9.6** Waterway, Commercial and Entertainment sector shall emphasize a mixture of entertainment and commercial uses, linked in a north south manner by a

waterfront walkway, providing public access and an integrated pathway through the properties along the Intracoastal Waterway, which is a destination activity core for the waterfront corridor, thereby, enhancing the opportunities for the citizens to obtain access and enjoy the natural resources of the region.

**Policy 1.9.7** Maintain land development regulations for the Waterway, Commercial and Entertainment sector as follows:

- a) provide for a public accessible walkway along the Intracoastal Waterway which incorporates elements of pedestrian amenities thereby encouraging non automobile traffic between sectors;
- b) provide a strong waterfront orientation for development;
- c) use of a coastal vernacular style of architecture (incorporating architectural techniques and features from the following design disciplines: stick, shingle, Mediterranean, craftsman, and Florida cracker styles);
- d) prohibition of auto oriented uses (such as drive through facilities and gas stations);
- e) provide for vistas of the Intracoastal Waterway from U. S. Highway One and the Indiantown Road bridge and from within the sectors of the development;
- f) the maximum density for residential uses shall be 6 units per acre. The Town Council may grant a density bonus of up to 15 du/acre, based upon the following:
  - 1) Riverwalk land acreage designated above the minimum;
  - 2) The enhancement of public access onto the Riverwalk;
  - 3) Extent of public amenities provided;
  - 4) Significant enhancements to the land area and landscape/planting materials of the buffer from non-residential uses incorporated within the site design.

- g) provide public open spaces and public squares within developments to encourage public use along the waterways; and,
- h) maintain the Plaza Down Under below the Indiantown Road Bridge as a supporting amenity to the Riverwalk, which includes public parking, lighting, public amenities and connects the north and south sides of Indiantown Road with a direct pedestrian link.

**Policy 1.9.8** The Town shall continue to require development to be oriented toward the Intracoastal Waterway, Riverwalk, Jupiter Lighthouse, and the Jupiter Inlet including provisions allowing for: variable setbacks, landscaping, parking regulations; clustering structures to form public open space; providing opportunities for open vistas of the waterways; developing a point of interest at the terminus along the Riverwalk; providing for access and support amenities to the Riverwalk Corridor such as; screening; sign placement and type; providing for special design treatments; providing for street furniture, lighting and providing for amenities, such as: balconies, porches, and awnings; providing for a system of entry statements which identify the U. S. Highway One Corridor.

**Policy 1.9.9** The Town shall maintain an incentive program of density bonuses for residential uses and intensity bonuses for commercial uses within the U. S. Highway One Corridor for those developments which provide enhanced amenities within the site design to promote pedestrian oriented plazas and encourage appropriate intensive commercial and entertainment uses at intersections along U. S. Highway One and the Intracoastal Waterway.

**Policy 1.9.10** Maintain land development regulations for the Inlet Village Sector to establish a compact village with mixed uses, such as marine oriented facilities, retail, restaurants, hotel, personal services, office, and residential. The sector shall be developed to become a destination and encourage tourism in an active pedestrian environment with connectivity of parcels to sidewalks, alleys and streets that provide access to the Riverwalk Corridor component, and enhanced views to the Jupiter Lighthouse. The development style shall be reminiscent of small historical coastal villages and development standards for this district shall discourage auto oriented strip development.

**Policy 1.9.11** The Town shall maintain land development regulations in the Inlet Village sector as follows:

- a) Use of coastal vernacular architectural style, specifically Florida Cracker style, Stick, Shingle, and Anglo Caribbean;
- b) Allow additional architectural styles south of Saturn Street;
- c) Prohibit gated developments from prohibiting vehicular access as required pursuant to FLUE Policy 1.9.13;
- d) Require pedestrian and/or vehicular cross access easements between properties;
- e) Allow at grade, under building parking if the parking is concealed with liner buildings along roadways and the Riverwalk;
- f) Establish and require build to lines.

**Policy 1.9.12 Inlet Village Sector** - This Sector, as shown on the Town’s Future Land Use Map (FLUM), is intended to:

- a) Foster infill;
- b) Allow for flexibility of uses on a site;
- c) Assist in the implementation of recommendations from special studies (redevelopment, CRA, land use, US 1/ICW Corridor Study, and Inlet Village

- Study) that the Town has completed or may undertake;
- d) Encourage redevelopment allowing for the creation of a village scale traditional neighborhood development (TND) in order to:
  - 1) Lessen additional vehicular trips;
  - 2) Deter urban sprawl;
  - 3) Build upon the historic center of the community;
  - 4) Create a tropical coastal environment promoting an active destination for residents and visitors;
  - 5) Enhance and promote the existing scale and character of the area;
  - 6) Encourage the development of a mix of non-residential and residential uses.

This Sector is currently characterized by the mix of two or more distinct existing land uses (e.g. commercial and residential). Future development within the Sector shall be consistent with the intent of this Sector, the Riverwalk Corridor Component, the US 1/ICW Corridor and the following Inlet Village future land use categories:

- a) Riverwalk Flex
- b) Inlet Village Flex
- c) Inlet Village Residential

The intent, locational guidelines and permitted uses of the Sector generally include the following:

- a) Guidelines to develop parcels on a lot by lot basis, which shall be provided for in the Town’s Land Development Regulations (LDRs);
- b) Guidelines for the design freedom and flexibility for development of a parcel to allow a true mixing and integration of residential and nonresidential uses both vertically and/or horizontally;
- c) Integration is defined as the combination of distinct uses on a single site or

- throughout the Sector where impacts from differing uses are mitigated through site design techniques, and where differing uses are expected to benefit the close proximity of complementary uses;
- d) A unified design concept providing the opportunity for both vertical and/or horizontal integration and continuity among the various uses and physical elements causing a better environment as provided for in the Town's LDRs;
  - e) Guidelines to ensure compatibility, functionality and flexibility when a project integrates uses both vertical and/or horizontal;
  - f) Guidelines for mitigating uncomplimentary uses utilizing design criteria such as unique architectural features, use restrictions, etc.;
  - g) An avenue for the infill of degraded areas utilizing mixed uses development which promotes integration of uses for flexibility and design;
  - h) A mechanism whereby all projects will work within the proposed roadway grid pattern;
  - i) Public access to existing or proposed unique features that is incorporated into the design of the project (i.e., Jupiter Inlet, Jupiter Lighthouse, marinas, water features, open space and park facilities, etc.);
  - j) The Town shall provide incentives to encourage lower (one story) building heights along the Jupiter Inlet and A1A (except public garages and any associated liner buildings);
  - k) Encourage a harmonious mix of uses in an urban village;
  - l) Along the Jupiter Inlet provide for a publicly accessible walkway (Riverwalk Corridor Component), including pedestrian amenity elements thereby, encouraging non automobile traffic throughout the Sector;
  - m) The maximum building height shall be one story fronting the Jupiter Inlet and two stories for the remainder of the Sector. The Town Council may grant a bonus to allow up to a maximum height of two stories for buildings fronting the Jupiter Inlet and up to a maximum height of three stories (with an additional half story if a varied roof line is provided) for buildings in the remainder of the Sector. However, if a dry dock boat storage building is located along U.S. Highway One then the height of the building shall be in direct proportion, scale and height as the U.S. Highway One Bridge with a maximum height of 50 feet). Additional height may be permitted to provide for a variety of heights;
  - n) Build to lines shall be established and required except when courtyards, plazas, and/or access drives and other variations approved by the Town Council;
  - o) Allow for development opportunities to increase building height, residential density, in exchange for Inlet Village and Riverwalk enhancements as part of a bonus program established in the LDRs.

**Policy 1.9.13** The town shall adopt a street and pedestrian network plan designating locations for new east west connections and alleys in addition to requiring cross access between properties and throughout the Inlet Village Sector. The new rights of way designated on the plan shall be required to be dedicated to the Town for public purposes. The purpose is to create narrow streets and small blocks in a grid configuration, to create opportunities for connectivity between properties, and to provide for view corridors and public gathering. The plan shall incorporate these improvements in the following locations:

- a) An east west road or easement approximately 150 feet south of the

jurisdictional line of the Inlet waterway as established by the Florida Department of Environmental Protection (DEP) connecting Yarborough Street east to Clemons Street;

- b) An east west road or easement approximately 600 to 700 feet south of the jurisdictional line of the Inlet waterway as established by DEP connecting Yarborough Street east to Clemons Street;
- c) An east west road extending River Road from A1A east to Dubois Road;
- d) Extension of Parkway Dr. east to Dubois Road;
- e) A comprehensive alley system throughout the subsector for service, loading and off street parking;
- f) View corridors at the right of way terminus of Cramer Street (Lighthouse Promenade), Love, Clemons and Yarborough Streets to include a 30' by 30' view triangle to be designed in a manner to enhance views of the Jupiter Lighthouse and to provide opportunities for public gathering.

**Policy 1.9.14** The town shall encourage the development and implementation of the following:

- a) A master stormwater drainage system;
- b) A shared parking program for the Inlet Village sector including the use of on street parking;
- c) Public parking structure(s) for properties designated with the Riverwalk Flex land use for uses other than a hotel along US Highway One or residential. Parking spaces in the parking structure shall be allocated to implement the master street network and to encourage active uses along Riverwalk and Cramer Street (Lighthouse Promenade);
- d) A master street and pedestrian network plan.

**Objective 1.10** The Town shall continue to maintain land development regulations for the Riverwalk Corridor (as shown on the Town’s Future Land Use Map) along the Intracoastal Waterway providing for pedestrian movement, encouraging non-vehicular movement of people and complimenting the visual features and natural resources of the Intracoastal Waterway north and south of Indiantown Road.

**Policy 1.10.1** Creation of a Riverwalk Corridor to provide waterfront multi-purpose pedestrian linkages for public entertainment, water-oriented, commercial and residential uses along the Intracoastal Waterway and establish a recognizable, genuine identity that capitalizes on the existing natural features of the Intracoastal Waterway.

**Policy 1.10.2** The Riverwalk Corridor shall provide public access to the Intracoastal Waterway from the Jupiter Inlet south to the Jupiter Ridge Preserve property in a continuous linkage of pedestrian pathways within the corridor.

**Policy 1.10.3** All new development and redevelopment shall provide a 25' easement primarily located adjacent to the water's edge, 25' landward of the jurisdictional line of the State of Florida. The 25' easement shall include an unobstructed pedestrian path, with a desired width of 15' and associated landscaping with public amenities. In no case shall the path width be less than 8'. When adjacent to environmentally sensitive publicly-owned uplands, the Riverwalk alignment may be adjusted (to reduce impacts to these uplands) without requiring a change to the alignment shown on the Future Land Use Map, provided that a continuous pathway is maintained. Additionally, the



Riverwalk alignment may be adjusted in a similar manner when it is not adjacent to any water bodies.

**Policy 1.10.4** The Town shall maintain land development regulations for the Riverwalk Corridor including but not limited to: variable landscape themes; public parking requirements for vistas of the Intracoastal Waterway within the Riverwalk Corridor; natural coastal vegetation within landscape buffering; providing access and support amenities to the Riverwalk Corridor which encourages the development of a public presence and provides public access to the Intracoastal Waterway.

**Policy 1.10.5** The Town shall maintain the Plaza Down Under below the Indiantown Road Bridge to incorporate a series of interrelated public uses adjacent Riverwalk Corridor and the properties to the north and south of Indiantown Road. These uses may include the following:

- a) Public parking facilities;
- b) Water taxi dock;
- c) Any additional activities allowed in the lease agreement with the Florida Department of Transportation for the area.

**Policy 1.10.6** The Town shall maintain land development regulations requiring the implementation of "safety" features through integration of Crime Prevention through Environmental Design (CPTED) techniques for the development of the area under the Indiantown Road Bridge and the Riverwalk Corridor.

**Policy 1.10.7** In the corridor, new development shall provide public parking and access to the Riverwalk. The public parking shall be situated to provide direct access onto and adjacent to the Riverwalk. Where feasible, the public parking areas shall

be designed to provide for the appearance of an open square or plaza that can be used for public entertainment events.

**Policy 1.10.8** Developers shall be responsible for construction of the Riverwalk Corridor in the upland areas or shall be required to pay for the cost of construction at the time of site plan approval for that portion of the Riverwalk Corridor equal to the length of water frontage for the property. In addition, developers shall be required to participate financially in the development/construction of the Riverwalk Corridor should it be located in the water.

**Policy 1.10.9** All properties owned by the Town of Jupiter within the Riverwalk Corridor are designated as a linear park to provide continuous multi-purpose pedestrian pathways along the waterway. Park amenities shall include public docks and water-oriented uses, which include but are not limited to water taxi, fishing boats, dive boats, sightseeing boats, and non-motorized watercraft rentals to maximize the enjoyment and accessibility of the Oxbow, Jupiter River, Jupiter Inlet and Intracoastal Waterway.

**Objective 1.11** The Town shall maintain land development regulations that provide for a Scenic Corridor which integrates a landscape and pedestrian easement along U.S. Highway One and provides for landscape enhancement, signage, pedestrian and bicycle paths and access to the natural resources in the Riverwalk Corridor and seating areas.

**Policy 1.11.1** The Town shall maintain land development regulations to create a 50' scenic corridor along U. S. Highway One beginning on the north end of the U.S. 1 Mixed Use Residential district running parallel along the western side of U.S.

Highway One to the Jupiter Ridge Natural Area. The pedestrian pathway will transverse across U. S. Highway One at Ocean Way and connect to the existing pedestrian sidewalk on east side of U. S. Highway One. Future developments south of Ocean Way shall provide for the continuation of the sidewalk to the Town’s southern limit.

**Policy 1.11.2** The Town shall maintain land development regulations which shall provide for a 50' buffer (21' located within the right-of-way and 29' located on adjacent properties) containing a pedestrian and bicycle path (to be located within the right-of-way), which shall be of sufficient width to accommodate multiple activities, such as bicyclists, rollerbladers, pedestrian and disabled pedestrians, etc., and plantings of coastal scrub vegetation. The Town Council may permit variations in the corridor width, where existing vegetation, topography, or land configuration requires deviation, no less than 15’ provided with an average of 29’ maintained across the adjacent property.

**Policy 1.11.3** The Scenic Corridor shall encourage the utilization of a streetscape system for the U. S. Highway One zoning district, which recognizes the entertainment and commercial activity centers and the existing Intracoastal Waterway as a focal point with individual identities.

**Policy 1.11.4** The Town shall coordinate and cooperate with the Florida Department of Transportation (FDOT) with regards to the design of the Scenic Corridor.

**Economic Development for the U. S. Highway One Corridor**

**Objective 1.12** The Town shall maintain U. S. Highway One Corridor as an entertainment oriented activity center

**which will provide a stable economic base through a variety of uses.**

**Policy 1.12.1** Maximize the economic position of commercial activities, while incorporating and introducing an orientation towards the Intracoastal Waterway, and introducing residential uses which will provide public presence along the waterway, while satisfying neighborhood and sub regional demand.

**Policy 1.12.2** Focus pedestrian-intensive uses toward the Intracoastal Waterway through the Riverwalk Corridor.

**Policy 1.12.4** Restrict uses which are predominately auto related from the Waterway, Entertainment and Commercial sector as well as specified intersection areas by restricting auto related uses which incorporate drive-through uses.

**Policy 1.12.5** The Town shall maintain land development regulations which establish design standards for the Riverwalk Corridor.

**Infill Development, Redevelopment and Upgrading of Existing Properties**

**Objective 1.13** To provide incentives that bring value to the community for infill development, desired redevelopment efforts, and upgrading of existing properties through implementation of the following policies:

**Policy 1.13.1** The Town shall assess and identify specific locations for possible infill and desired redevelopment areas, including substandard housing areas.

**Policy 1.13.2** The Town shall continue to provide incentives through its land development regulations for attracting

private investments into desired infill and redevelopment areas to allow:

- a) Residential apartments as an accessory use to existing businesses in nonresidential (commercial and industrial land use) areas;
- b) Increased density if workforce housing is provided;
- c) Greater flexibility through land development regulations including but not limited to parking, landscaping, greenspace and setbacks so long as existing nonconformities are reduced.

**Policy 1.13.3** At a minimum, infill, redevelopment plans and activities, and upgrading of existing properties shall:

- a) Be consistent with other policies of the Comprehensive Plan.
- b) Be coordinated with the availability of public facilities and services at the levels of service adopted in the Comprehensive Plan.
- c) Address the impact of redevelopment activities on natural systems and any historic and archaeological resources.
- d) Provide for visual continuity of the target study area through the application of sound principles of architectural design and landscaping.
- e) Be consistent with future character as outlined in neighborhood plans and master plan studies for specific areas; or the surrounding established character of a neighborhood or area, including but not limited setbacks, lot coverage, building scale, and/or massing.
- f) Ensure development addresses or reduces existing non-conformities or demonstrates that the proposal will not create adverse impacts by allowing alternative solutions.
- g) Be consistent with Section 723.0612, Florida Statutes, related to mobile home parks and include relocation strategies for

those residents displaced by the implementation of the plan, which ensure that the displaced residents are provided adequate notice, equitable compensation and assistance in locating comparable alternative housing in proximity to employment and necessary public services and/or provide a minimum percentage of replacement housing on site.

**Policy 1.13.4** The Town shall maintain zoning incentives that bring value to the community while also allowing greater flexibility in the land development regulations for owners of properties that wish to architecturally rehabilitate, refurbish or upgrade existing properties.

**Policy 1.13.5** By December 2021, the Town shall adopt a new mixed-use zoning district in the land development regulations for properties 100 acres or less in size, which shall establish:

- a) minimum requirements for mandatory workforce housing units; and
- b) maximum sizes for a proportion of the residential units in the district.

**Public Educational Facilities Planning and Siting**

**Objective 1.14** The Town and the School District shall coordinate the location of new and/or expanded sites for public educational facilities in order to ensure compatibility and consistency with the Town’s Comprehensive Plan, in accordance with Section 1013.33, F.S., and to maintain and enhance the joint planning procedures for coordination and development of public school facilities in time and place with plans for residential development and other services.

**Policy 1.14.1** The Town shall identify sufficient available land in the Future Land Use Element to accommodate public educational facilities as necessary to serve the current and projected population.

**Policy 1.14.2** Public educational facilities shall be an allowable use within the Public Institutional and Mixed Use land use designations.

**Policy 1.14.3** The Town shall seek to collocate public facilities, such as parks, libraries, and community centers, with schools, to the extent possible, as sites are chosen.

**Policy 1.14.4** The Town shall encourage the location of schools proximate to the urban residential areas they will serve.

**Neighborhoods Enhancement and Preservation**

**Objective 1.15** Provide for the protection and enhancement of the Town’s neighborhoods.

**Policy 1.15.1** The Town shall recognize the value of strong and stable neighborhoods by encouraging neighborhood identity and promoting neighborhood enhancement projects.

**Policy 1.15.2** The Town shall promote public/private programs and activities that strengthen, stabilize, improve and enhance neighborhoods.

**Guiding Future Urban Development**

**Objective 1.16** The Town shall guide urban form and development to appropriately encourage development (infill and

redevelopment) in areas with existing infrastructure and populations.

**Policy 1.16.1** The Town shall encourage development infill and redevelopment in the area east of the Florida Turnpike.

**Policy 1.16.2** Proposed development for the area west of the Turnpike shall demonstrate that appropriately located and sufficiently sized land area for the development is not available in other areas of the Town. The array of uses shall be complementary and supportive of those uses east of the Florida Turnpike.

**Policy 1.16.3** Desired or necessary Town services or uses in a redevelopment area that are proposed to be displaced should, to the extent feasible, be relocated or allowed to occur in the Town east of the Florida Turnpike.

**Bioscience Research Protection Overlay**

**Objective 1.17** The Town shall promote a cluster of sites for bioscience research and biotechnology uses through the creation of an Overlay. The Bioscience Research Protection Overlay is intended to protect parcels of land in the Town for the development of bioscience research and biotechnology uses which are expected to be attracted to Northern Palm Beach County due to the location of the Scripps Florida Research Institute at Florida Atlantic University’s Jupiter Campus. The Town shall encourage uses within the Overlay, which are supportive of and compatible with the Scripps Florida Research Institute, or which are accessory to bioscience research and biotechnology uses. The Overlay does not limit the uses currently allowed consistent with the property’s land use designation including

uses allowed pursuant to planned development approvals and developments of regional impact.

**Policy 1.17.1** The uses permitted and encouraged within the Overlay shall include bioscience research and biotechnology uses and their supporting facilities, laboratories, other industrial uses including manufacturing uses for parcels with commercial (consistent with the Commercial future land use designation) and industrial land uses, clinical research, and commercial retail or office uses that are accessory to bioscience research and biotechnology uses and shall be incorporated into the Town’s Land Development Regulations.

**Policy 1.17.2** Parcels with industrial land uses designated with the Overlay, for all new development and redevelopment, shall prohibit commercial retail as a primary use.

**Policy 1.17.3** Residential is a prohibited use within the Overlay, except for those parcels designated with the Mixed-use Future Land Use category.

**Policy 1.17.4** Parcels of land which have been assigned the Overlay shall be depicted upon the Town’s Future Land Use Map.

**Policy 1.17.5** The Town shall deter the conversion of uses within the Overlay to commercial retail or residential uses, so as to achieve, in coordination with FAU, the County and those municipalities which are part of the executed (Overlay) Interlocal Agreement the purpose of which is to promote a clustering of bioscience research and biotechnology uses and the intellectual exchange between researchers, scientists, students and others in the workforce.

**Policy 1.17.6** The Town shall adopt and maintain land development regulations that provide incentives for bioscience development and promote a predominance of bioscience research and biotechnology uses so as to develop a cluster of the industry within the Overlay.

**Policy 1.17.7** Incentives to develop parcels within the Overlay with bioscience research and biotechnology uses shall include, but not be limited to, expedited permitting and land development regulations which allow increased floor heights, without increasing the maximum intensity standards allowed in the underlying Future Land Use category.

**Policy 1.17.8** Those parcels of land whose Future Land Use and zoning designations permit bioscience research and biotechnology uses and have been assigned the Overlay, shall not be converted to other commercial retail or residential uses, which are clearly not accessory uses to bioscience research and biotechnology, unless four members of the Jupiter Town Council vote in favor of amending a property’s Future Land Use designation or zoning.

**Policy 1.17.9** Any proposed Future Land Use Map amendment or rezoning on a property within the Overlay that, allows uses other than those encouraged by the Overlay, specifically disallows uses encouraged by the Overlay, or that the Director of Planning and Zoning determines would discourage uses encouraged by the Overlay, must be presented to the Bioscience Land Protection Advisory Board prior to action being taken by the Town Council. Further, the Department of Planning and Zoning shall notify the other municipalities subject to the executed (Overlay) Interlocal Agreement and Palm Beach County of any such proposals

prior to any public hearings on any such amendment or rezoning.

**Transit Oriented Development**

**Objective 1.18** By December 2023, the Town shall develop criteria to require that developments located within a half-mile of a public transit will station support transit use.

**Policy 1.18.1** Encourage greater densities and intensities around designated Tri-Rail stations.

**Policy 1.18.2** Develop criteria which will guide the location of transit-oriented developments.

**Policy 1.18.3** Encourage Transit Oriented Development (TOD) that provides a development pattern with a mix of uses located within a half-mile radius of designated Tri-Rail stations. Such uses may include but not be limited to: housing, retail, office, institutional and restaurant and be designed to provide 18 hours of daily activity.

**Policy 1.18.4** TOD projects shall be designed utilizing the principles of traditional urban design to achieve a pedestrian friendly environment to support transit users.

**Policy 1.18.5** Develop a block structure of streets to improve circulation and support pedestrian walkability.

**Policy 1.18.6** Develop design standards, locations, and features for transit stops.

**Design Standards**

**Objective 1.19** The Town shall maintain professionally accepted design standards to ensure high quality design for all residential and non-residential areas of the Town.

**Policy 1.19.1** The following special zoning districts identified in the Town’s Zoning Code shall maintain design standards:

- a) Indiantown Road Overlay Zoning District;
- b) Mixed Use Zoning District;
- c) U.S. One/Intracoastal Waterway Corridor Zoning District;

**Policy 1.19.2** Design guidelines to be considered when reviewing projects include:

- a) Use of related and complementary colors;
- b) Pedestrian friendly environment;
- c) Architectural diversity;
- d) Building scale consistency with adjacent structures.

**Policy 1.19.3** The Town shall maintain an architectural and community appearance ordinance that provides standards to enhance the architectural character and community appearance of present and future land development in the Town.