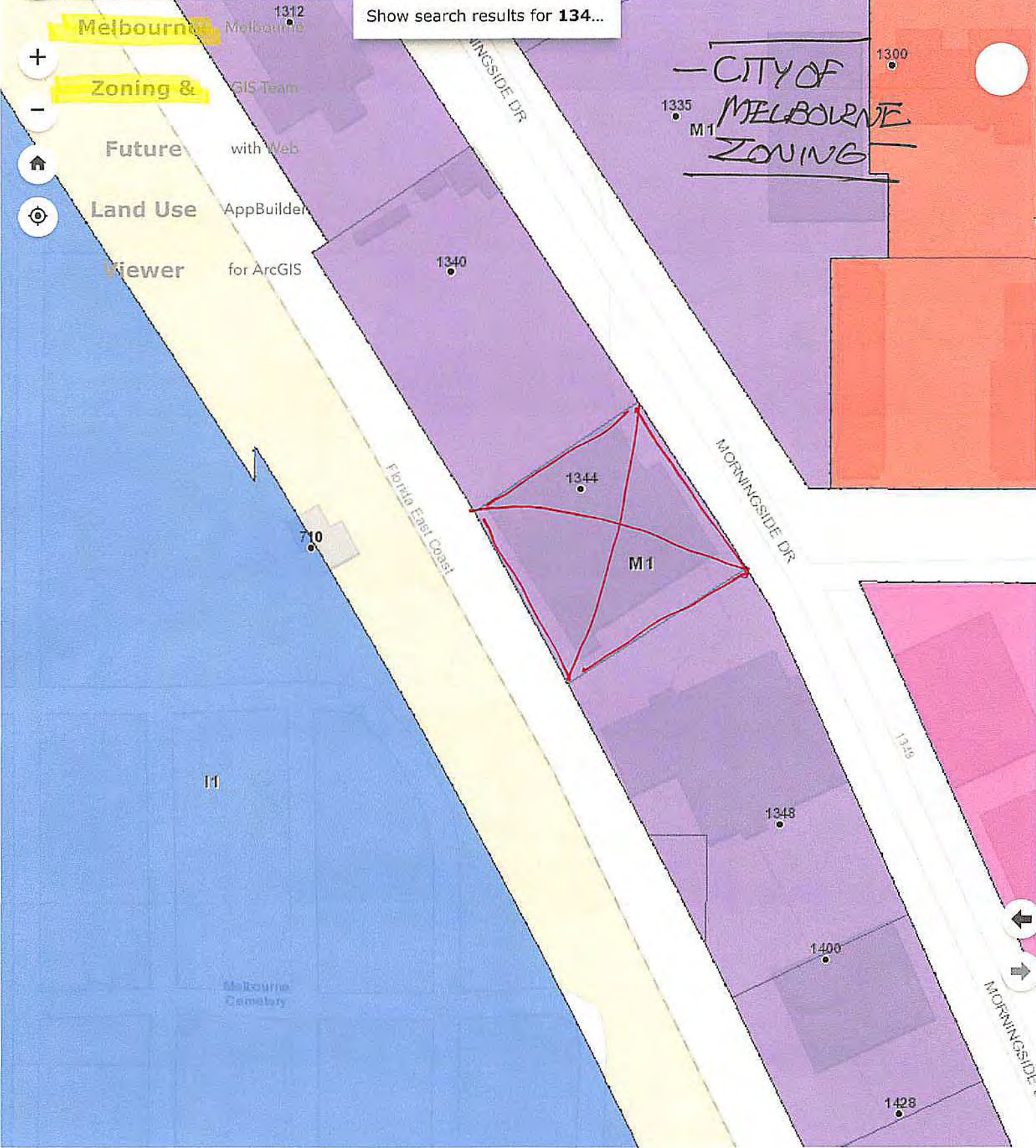


Show search results for 134...

CITY OF MELBOURNE ZONING



-80.605 28.088 Degrees







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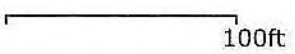
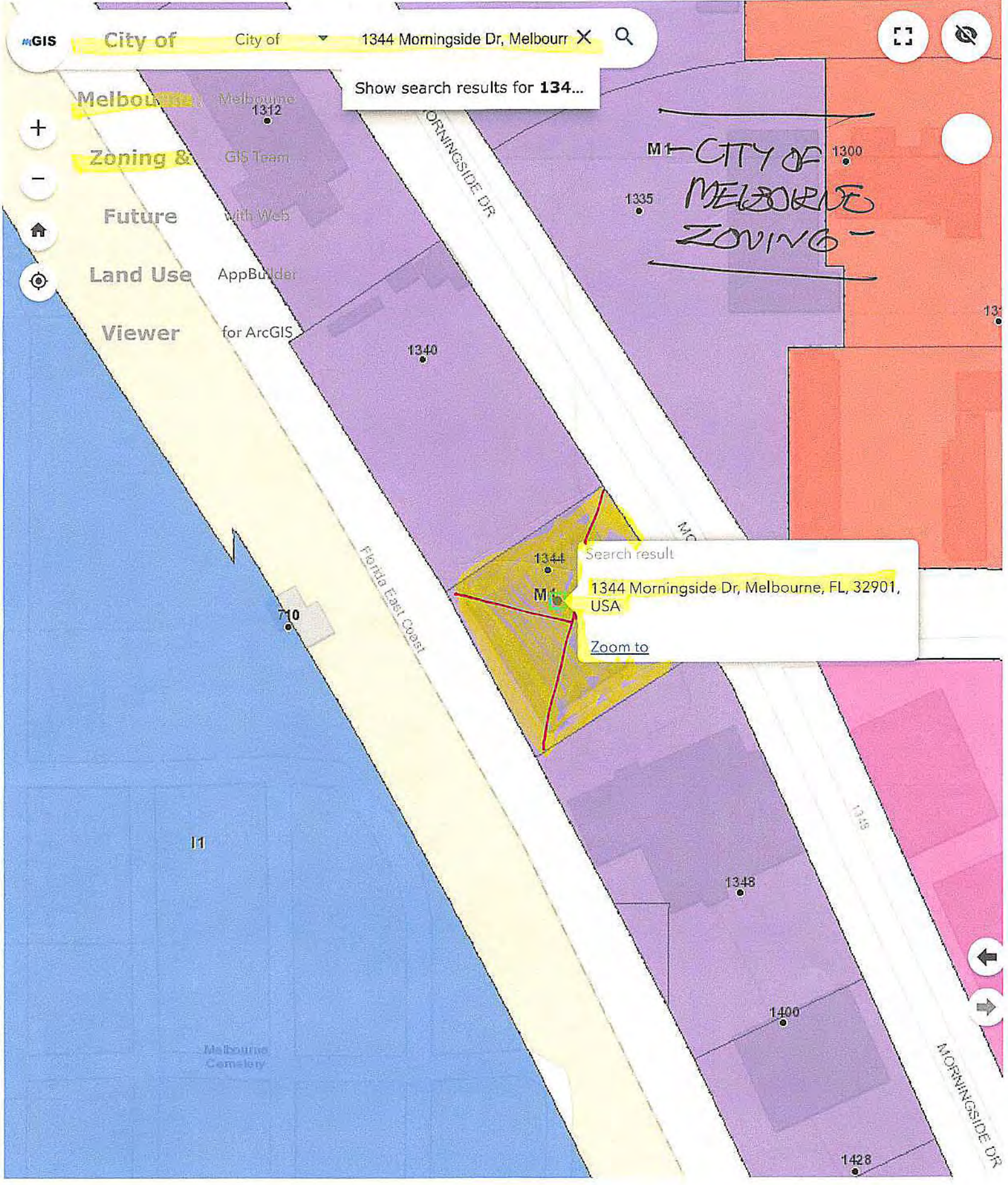
- Melbourne
- Zoning & Future
- Land Use
- Viewer

CITY OF MELBOURNE ZONING

Search result

1344 Morningside Dr, Melbourne, FL, 32901, USA

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CITY OF MELBOURNE M1 ZONING



Melbourne GIS Team with Web AppBuilder for ArcGIS

(1 of 3)

**Zoning District: M1**

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**Zoning District:**  
[M1 \(Click here for Definition\)](#)

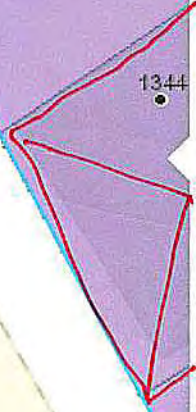
**Zoning Number & Ordinance:**  
 , Ord.

**Zoning Date:**  
 12/30/1899

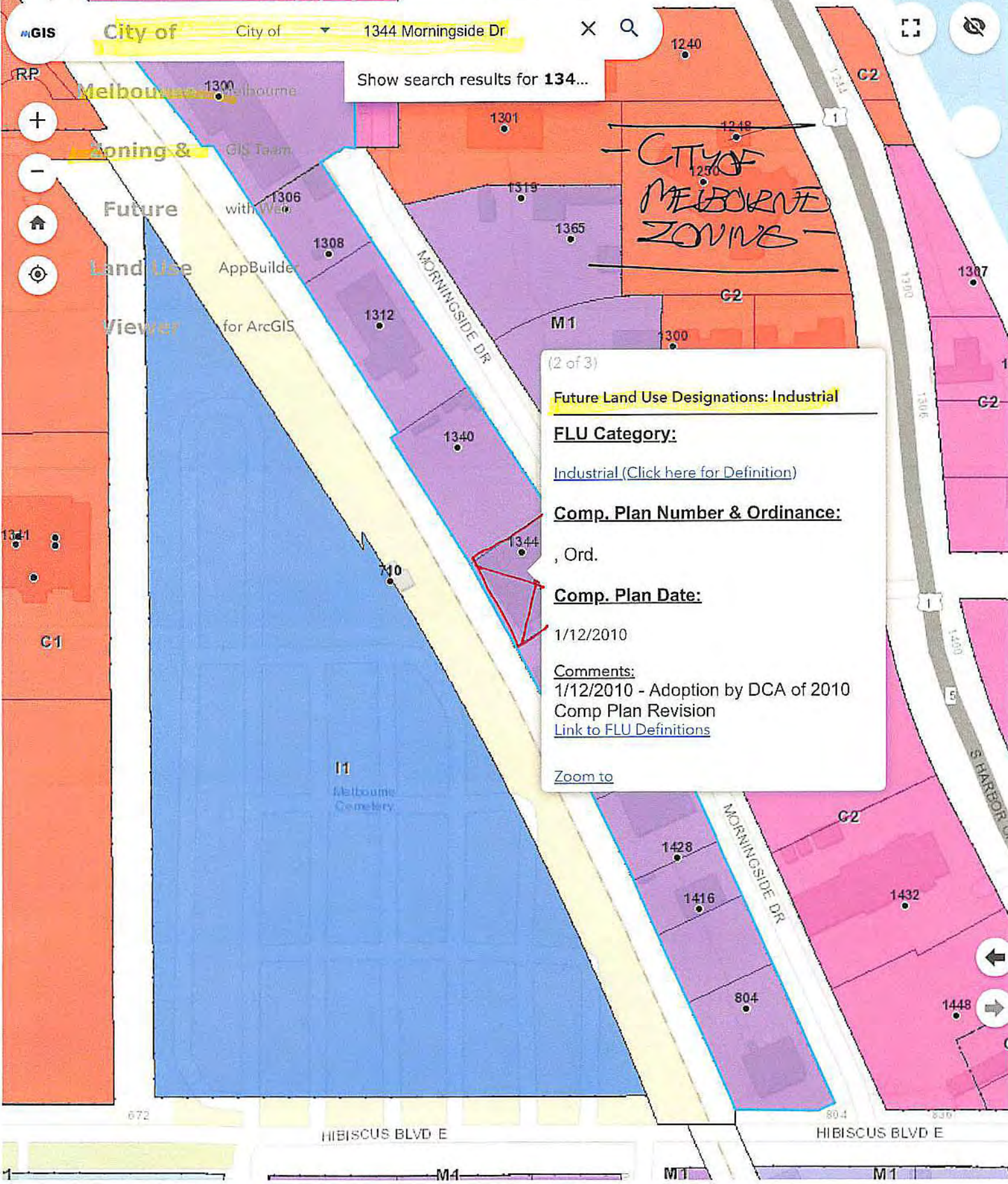
**Comments:**

[Link to Zoning Definitions](#)

[Zoom to](#)







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CITY OF MELBOURNE ZONING

(2 of 3)

**Future Land Use Designations:** Industrial

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**FLU Category:**

Industrial ([Click here for Definition](#))

**Comp. Plan Number & Ordinance:**

, Ord.

**Comp. Plan Date:**

1/12/2010

**Comments:**

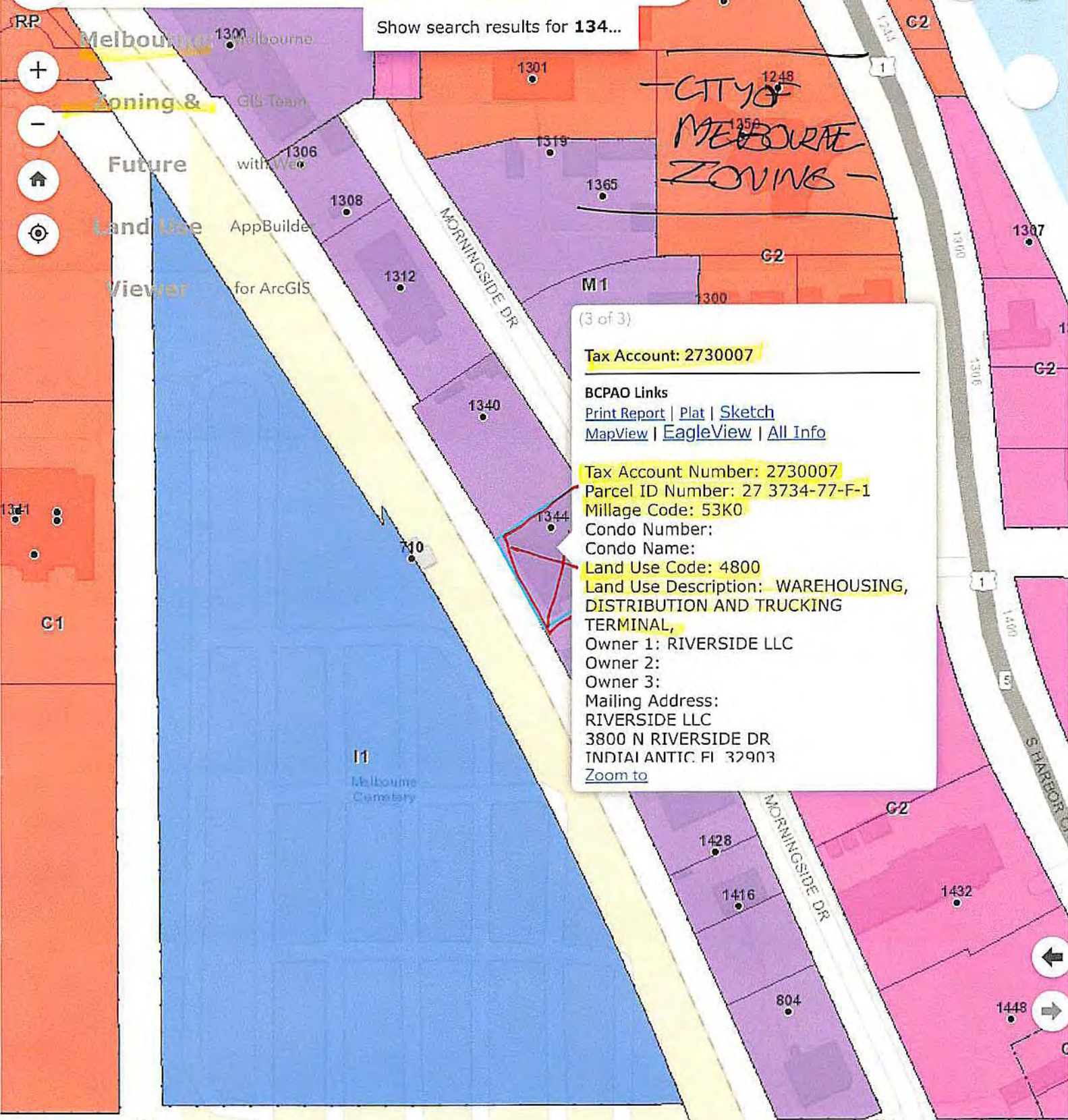
1/12/2010 - Adoption by DCA of 2010  
 Comp Plan Revision  
[Link to FLU Definitions](#)

[Zoom to](#)

-80.601 28.089 Degrees

200ft





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CITY OF MELBOURNE ZONING

(3 of 3)

**Tax Account: 2730007**

**BCPAO Links**  
[Print Report](#) | [Plat](#) | [Sketch](#)  
[MapView](#) | [EagleView](#) | [All Info](#)

**Tax Account Number: 2730007**  
**Parcel ID Number: 27 3734-77-F-1**  
**Millage Code: 53K0**  
**Condo Number:**  
**Condo Name:**  
**Land Use Code: 4800**  
**Land Use Description: WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,**  
**Owner 1: RIVERSIDE LLC**  
**Owner 2:**  
**Owner 3:**  
**Mailing Address:**  
**RIVERSIDE LLC**  
**3800 N RIVERSIDE DR**  
**INDIA ANTTIC FL 32903**  
[Zoom to](#)



# — CITY OF MELBOURNE ZONING —

## Sec. 2. - Zoning districts and intent.

For the purpose of classifying, regulating and restricting the location of trades and industries, and the location of buildings designed for industry, business, residence and other uses, the City of Melbourne is hereby divided into the following zoning districts, which implement the City of Melbourne Comprehensive Plan. The designation of use districts and uses by letter symbols as set forth herein, when used throughout this code and upon the zoning map shall have the same effect as if the full description of said district were stated.

- (A) *AEU — Agricultural Estate Use District.* The AEU agricultural estate district encompasses lands devoted to agricultural pursuits and single-family residential development of spacious character. The AEU zoning district is intended to be similar to the Brevard County AU zoning district in rural areas.
- (B) *REU — Rural Estate Use District.* The REU rural estate district encompasses lands devoted to single-family residential development of spacious character. The REU zoning district is intended to be similar to the Brevard County RR-1 zoning district in rural areas that are transitioning from rural to suburban use.
- (C) *R-1AAA, R-1AA, R-1A — Single-Family Low Density Residential Districts.* The provisions of these districts are intended to apply to an area of single-family residential development. Lot sizes and other restrictions are intended to protect and promote high quality residential development.
- (D) *R-1B — Single-Family Low Density Residential District.* The provisions of this district are intended to apply to an area of single-family residential development with incentives on lot size for affordable housing projects. (See appendix B, article V, section 2, Table 2A, Footnote 6 and appendix B, article VI, section 1(B)). Lot sizes and other restrictions are intended to permit a flexibility of design and a variety of housing styles, promote affordable single-family housing, and encourage the preservation of natural features such as scrub habitat, unique hardwood canopies and wetlands.
- (E) *R-2 — One-, Two- and Multiple-Family Dwelling Medium Density District.* The provisions of this district are intended to apply to an area of low or medium density residential development with a variety of housing types. Lot sizes and other restrictions are intended to promote and protect low or medium density residential development, maintaining an adequate amount of open space for such development. Some nonresidential uses compatible with the character of the district are also permitted as conditional uses.
- (F) *R-3 — Multiple-Family Dwelling High Density District.* The provisions of this district are intended to apply to an area of low, medium, or high density residential development. Lot, height, and other building restrictions are intended to accommodate a variety of residential development, maintaining an adequate amount of open space for residential uses. Some nonresidential uses compatible with the character of the district or as accessory uses to serve high density residential are also allowed.
- (G) *R-4 — Two-Family Dwelling District.* The provisions of this district are intended to apply to an area to be developed solely for duplexes at a low or medium density. It is intended that this district accommodate a compatible development of residential use at a higher density than single-family use, but at no lower standard of quality. Internal design, attractiveness, order and efficiency are encouraged by providing for adequate usable open space for dwellings and related facilities and through consideration of good functional relationship both between dwellings and surrounding uses.
- (H) *R-A — Residential Holding District.* The provisions of this district are intended to apply to a sparsely developed area capable of supporting single-family residences at very low densities. This classification is also intended to place land in a holding pattern until such time that a specific development request is presented which is consistent with the comprehensive plan.

- (I) *R-2T — Planned Residential Development for Mobile Home Parks.* Mobile home parks developed in such a manner as to make efficient, economical and aesthetically pleasing use of the land, so restricted that same will be continually maintained by the owner, and when such is provided for in a carefully drawn plan, the city council may permit upon recommendation of the planning and zoning board such development providing the conditions contained in article V, section 2(G) of this code are met.
- (J) *PUD — Planned Unit Development District.* The planned development is a concept which encourages mixed uses and unconventional development designs in those cases where the developer can demonstrate improved living environments, protection of natural resources or increased effectiveness of service delivery and the reduction of external trips. The purpose of a planned development is to encourage the development of large tracts of land as planned residential neighborhoods and communities that provide a more varied and interesting urban pattern and a full range of residence types as well as commercial uses designed to serve the inhabitants of the planned development. It is recognized that only through ingenuity, imagination and flexibility can residential developments be produced which are in keeping with the intent of this section while departing from the strict application of conventional use and dimension requirements of other zoning districts and subdivision regulations.

The standards for planned unit developments contained in article V are intended to achieve the following objectives:

- (1) Accumulation of large areas of usable open spaces for recreation and preservation of natural amenities.
  - (2) Flexibility in design to take the greatest advantage of natural land, trees, historical and other features.
  - (3) Creation of a variety of housing types and compatible neighborhood arrangements that give the home buyer greater choice in selecting types of environment and living units.
  - (4) Allowance of sufficient freedom for the developer to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the City of Melbourne.
  - (5) Efficient use of land that may result in smaller street and utility networks and reduce development costs.
  - (6) Establishment of criteria for the inclusion of compatible associated uses to complement the residential areas within the planned unit development.
  - (7) Simplification of approval procedures of proposed developments through simultaneous review by the city of proposed land use, site consideration, lot and setback consideration, public needs and requirements, and health and safety factors.
  - (8) Economical and efficient use of land, utilities and streets with resulting lower housing costs.
- (K) *R-P — Residential—Professional District.* The provisions of this district are intended to apply to a transition area between commercial and residential uses. Principal uses and restrictions of the district are intended to promote and protect low or medium density residential development in combination with low intensity commercial development to provide a buffer area between residential and nonresidential areas as well as to facilitate cohesive grouping of more intensely developed commercial activities with high traffic generating capabilities.
- (L) *C-1A — Professional, Offices and Services District.* The provisions of this district are intended to apply to an area adjacent to major streets and convenient and complementary to major commercial, industrial and/or transportation facilities. The types of uses permitted and other restrictions are intended to provide an amenable environment for the development of



professional offices and services separate from the intensive development of commercial and industrial facilities.

- (M) *C-1 — Neighborhood Commercial District.* The provisions of this district are intended to apply to an area adjacent to arterial and major collector streets and convenient to major residential areas. The types of uses permitted are intended to serve consumer needs. Lot sizes and other restrictions are intended to reduce conflicts with adjacent residential uses and to minimize the interruption of traffic along thoroughfares.
- (N) *C-2 — General Commercial District.* The provisions of this district are intended to apply to an area intended to be developed and preserved as a major commercial center serving the commercial needs of the community and region as well as the motoring public. The types of uses and other restriction are intended to promote adequate protection from conflicts with adjacent residential and other noncommercial uses, and to minimize the interruption of traffic along adjacent thoroughfares.
- (O) *C-3 — Central Business District.* This district is intended to apply to the central commercial, professional, financial, governmental and civic core of the city. Lot and building regulations are intended to permit intensive development of the area and to discourage uses not requiring a central location and which would create friction with performance of central functions.
- (P) *C-P — Commercial Parkway District.* The provisions of this district are intended to apply to areas located adjacent to a main highway. The types of uses permitted and restrictions are intended to serve the needs of the motorist and provide an amenable impression of the city. Large lot sizes and other restrictions are intended to minimize frequent ingress and egress to the highway from abutting uses, thereby allowing the thoroughfare to serve its primary function of carrying an uninterrupted flow of traffic.
- (Q) *M-1 — Light Industrial District.* The provisions of this district are intended to apply to an area located in close proximity to rail, air or major roadway facilities and which can serve intensive commercial uses and light manufacturing, warehousing, distribution, wholesaling and other industrial functions of the city and the region. Restrictions herein are intended to minimize adverse influences of the industrial activities on nearby non-industrial areas and to eliminate unnecessary industrial traffic through non-industrial areas.
- (R) *M-2 — General Industrial District.* The provisions of this district are intended to apply to an area located in close proximity to rail, air and major roadway facilities and which can serve general manufacturing, storage, distribution and other general industrial functions of the city, state and region. Restrictions herein are intended to minimize adverse influence of the industrial activities on nearby non-industrial areas and to eliminate unnecessary industrial traffic through non-industrial areas.
- (S) *I-1 — Institutional District.* The provisions applicable to this district are intended to apply to an area which can serve the needs of the community for public and semi-public facilities of an educational, recreational, health or cultural nature. Since the site and building requirements for such uses vary with the size and type of use, a review and approval of the plans is specified and the zoning itself is predicated upon the approval of the site plan.
- (T) *C-E — Integrated Commercial Edge District.* This district is intended to apply to an area that has historically served the heavy commercial and light industrial needs of the community while providing for supporting accessory residential opportunities. This zoning district is generally located just outside of a central business district or in an area that transitions between industrial and lighter intensity uses.

(Ord. No. 2005-120, § 2, 11-8-2005; Ord. No. 2009-31, § 2, 8-25-2009; Ord. No. 2010-14, § 3, 4-13-2010; Ord. No. 2017-31, § 2, 7-11-2017; Ord. No. 2019-30, § 1, 6-11-2019)











Public utility service facilities*	C	C	C	C	C	C	C	C	C	C
Retail and service establishments	N	N	N	N	N	N	P/A <sub>4</sub>	N	C/A <sub>5</sub>	
Recovery home/halfway house*	N	N	N	N	N	C	C	N	C	
School	C	C	C	C	C	C	C	C	C	

\* See article VI, section 1 for special conditions

P - Permitted uses;

C - Uses that require conditional use approval;

N- Prohibited;

P/A - Permitted as accessory use;

P/C - Permitted or conditional use

NOTE: See detailed use requirements for the AEU, REU, R-2T, and PUD in the sections that follow:

- 1 No commercial agricultural use activities shall be allowed.
- 2 Shall be constructed as a condominium or on platted (subdivided) lots.
- 3 City council approval required. See appendix D, chapter 9, article V, section 9.77.
- 4 See article VII, section 2(l), retail and service establishments in multifamily developments, for special conditions.
- 5 Allowed only as accessory use if directly associated with a principal use that is allowed.

Table 1B. Table of Uses, Nonresidential Districts

Uses	R-P	C-1A	C-1	C-2	C-3	C-P	C-E	M-1	M-2	I-1
Amusement center*	N	N	C	P	C	P	P	P	P	P
Agricultural uses*	N	N	N	N	N	N	C	C	C	N
Assembly, light*	N	N	N	C	N	C	P	P	P	N
Assisted living facilities	C	C	P	P	C	P	P	P	P	P
Bars (see art. VI, sale of alcohol)*	N	N	C	C	C	C	C	C	C	C
Bed and breakfast	N	N	P	P	P	N	P	N	N	N

M-1







M-1

Landfill for non-household waste	N	N	N	N	N	N	N	C	C	N
Manufacturing, heavy	N	N	N	N	N	N	N	N	P	N
Manufacturing, light	N	N	N	N	N	N	P	P	P	N
Marinas*	N	N	C	C	C	C	C	N	N	N
Micro-brewery	N	N	N	C	C	C	C	C	P	N
Micro-distillery	N	N	N	C	C	C	C	C	P	N
Mini-storage facilities	N	N	C	C	N	C	P	P	P	N
Nursing and convalescent homes*	P	P	P	P	N	P	P	N	N	P
Office/financial institutions	P <sup>3</sup>	P	P	P	P	P	P	P	P	N
Outdoor display (see article VII, section 2(G))	N	N	N	N	P/A	P/A	P	P	P	N
Parking facilities as a principal use	C	C	P	P	P	P	P	P	P	P
Plant nurseries*	N	N	N	N	N	P	P	P	P	N
Public use*	C	C	C	P	C	P	P	P	P	P
Public utility service facilities*	C	C	C	C	C	C	P	P	P	P*
Recovery home/halfway house*	N	N	N	C	N	C	C	N	N	C
Recreation, indoor	N	N	C	P	C	P	P	P	P	P
Recreation, outdoor	N	N	N	N	N	C	C	C	C	N
Recreational vehicle (RV) parks*	N	N	N	N	N	C	N	N	N	N
Recycling facility*	N	N	N	N	N	N	N	C	P	N
Restaurants*	N	C	P	P	P	P	P	P	P	N
Retail	P/A <sup>4</sup>	P/A <sup>4</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P	P	P	P	N
Schools*	C	C	P	P	P	P	P	P	P	P



M-1

School, non-academic instruction	C	C	P	P	P	P	P	P	P	P
Service, vehicle*	N	N	N	C	N	C	P	P	P	N
Service, business	N	P	P	P	P	P	P	P	P	N
Service, major vehicle*	N	N	N	N	N	N	P	P	P	N
Service, personal	P	P	P	P	P	P	P	P	P	N
Soup kitchens*	N	N	N	C	N	N	C	C	C	P
Studio, art	N	N	P	P	P	P	P	P	P	N
Temporary labor agency*	N	N	N	P	N	P	P	P	P	N
Transitional homeless shelter*	N	N	N	C	N	N	C	C	C	C
Vehicle impounding yard*	N	N	N	C	N	C	P	P	P	N
Vehicle sales and rental with accessory services*	N	N	N	P	N	P	P	P	P	N
Veterinary facility*	N	C	P	P	C	P	P	P	P	N
Warehousing and wholesaling <sup>6</sup>	N	N	N	N	N	N	P	P	P	N
Wholesaling from sample stocks.	N	N	N	P	P	N	P	P	P	N

\* See article VI, section 2, use standards, or article VII, section 2, standards for specific accessory uses and structures, for special conditions.

P - Permitted uses;

C - Uses that require conditional use approval;

N- Prohibited;

P/A - Permitted as accessory use;

P/C - Permitted or conditional use

<sup>1</sup> Outside storage areas shall be effectively walled on all sides where adjacent to rights-of-way or non-industrial uses, per appendix D, chapter 9, article III, section 9.45, to avoid any deleterious effect on adjacent property.

<sup>2</sup> Provided that the minimum floor area for hotel and motel units shall be 230 square feet.

<sup>3</sup> Financial institutions in R-P require conditional use approval.

<sup>4</sup> Allowed only as accessory use if directly associated with a principal use that is allowed.



- <sup>5</sup> Except vehicular sales and rental. See article VII, section (2)(G) for outdoor display standards.
- <sup>6</sup> In enclosed structures, including refrigerated storage and bulk storage, excluding hazardous substances, hazardous wastes and petroleum products.
- <sup>7</sup> Single-, two-, and multiple-family dwellings existing prior to 2019 are permitted in C-E.

Residential	AEU	REU	R-A	R-1AAA	R-1AA	R-1A	R-1B	R-2	R-3	R-4	R-P	R-2T <sub>1</sub>
Density (units per gross acre)							4 <sup>2</sup>	15 <sup>3</sup>	25 <sup>4</sup>	8	10	
Minimum lot area (sq. ft.)										10,000	7,000	10 acres
One family	2.5 acres	1 acre	1 acre	12,000	10,000	7,500	5,000	7,500	7,500			
Two-family								10,000	10,000			
Three-family								12,000	12,000			
Townhouses								1,800	1,800			
Multiple-family								8,500	12,000			
Minimum lot width (ft.) <sup>5</sup>	150	125	150	100	85	75	50/65 <sup>6</sup>			100	70	
One family								50	50			
Two-family								100	100			
Three-family								120	120			
Townhouses								18	18			
Multiple-family								85	120			
Minimum lot depth (ft.)	150	125	200	120	110	100	80			100	100	
One family								100	100			







Maximum height (ft.) <sup>8</sup>	3 floors with a maximum height of 36 feet <sup>9</sup>							See footnote <sup>10</sup>	3 floors with a maximum height of 36 feet	See footnote <sup>10</sup>		
Residential								3 floors with a maximum height of 36 feet		3 floors with a maximum height of 36 feet		
One-, two- and three-family								3 floors with a maximum height of 36 feet				
Townhouses and multifamily								4 floors with a maximum height of 48 feet				
Nonresidential								3 floors with a maximum height of 36 feet		3 floors with a maximum height of 36 feet		
Minimum setback requirements (ft.) <sup>10</sup>												
Front	25	25	50	30	25	20	20	20 30 (MF)	20 30 (MF)	30	20	10
Side interior lot <sup>11</sup>	10	10	30	15	10	7.5	5 <sup>12</sup>	7.5 (SF) 15 (MF)	7.5 (SF) 25 (MF)	10	e.5 (SF) 15 (MF)	8
Side corner lot	25	25	30	25	25	20	20	20 (SF) 25 (MF)	20 (SF) 25 (MF)	25	20	8
Rear—permitted	20	20	40	25	25	25	25	25	25	25	20	8
Rear—abutting alley			35	20	20	20	15	20	20	20	15	
Minimum setback from water	35	35	35	35	35	35	35	35	35	35	35	35
Maximum building length (ft.) for townhome buildings								200	200			

Enclosed garage per single- or two-family unit	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
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NOTE: See appendix D, land development code, for additional setbacks and right-of-way dedications.

- 1 See standards in section 2.
- 2 Ten percent usable open space required. Shall include but not be limited to improved play areas and wetlands or other natural features, which are accessible to the residents of the development. Retention areas, required buffers, rights-of-way, and other code required tracts shall not be included in the calculation of open space.
- 3 For multifamily only. Densities exceeding 25 units per acre may be approved through conditional use and subject to future land use category limitations.
- 4 For multifamily only. Densities exceeding 25 units per acre may be approved through conditional use and subject to future land use category limitations.
- 5 If calculated a mean width, the width at the street line shall not be less than 80 percent of the required lot width except for lots on the turning circles of cul-de-sac or on the outside radius of a curve; in such cases the lot width at the street line shall be no less than 25 feet.
- 6 No more than half of the lots shall be allowed to have 50 feet in width; the other half shall have a minimum lot width of 65 feet. For affordable housing projects, all lots shall be allowed to have a minimum 50 feet in width.
- 7 Plus 100 square feet for each additional bedroom.
- 8 See article IV, section 1, exceptions and variations to height regulations.
- 9 Structures accessory to agriculture (AEU) may be 45 feet in height.
- 10 Additional height may be allowed subject to conditional use approval and the standards set forth in article IV, section 1 (height regulations) and appendix D, chapter 9, article 15, section 9.273.
- 11 Townhome setbacks are determined between buildings; interior townhome units do not have side setback requirements.
- 12 If the building envelopes are depicted on the approved final plat recorded in the Public Records of Brevard County, the sum of the side interior yards on both sides of the residential unit shall equal at least ten feet.

Table 2B. Table of Dimensional Standards, Nonresidential Districts

	R-P	C-1A	C-1	C-2	C-3	C-P	C-E	M-1	M-2	I-1
Minimum lot area (sq. ft.)										
Non-residential	7,000	6,000	5,000	5,000	4,000	22,500	5,000	10,000	10,000	20,000
Single-family residential	5,000	5,000	5,000	-	5,000	-	5,000	-	-	-

M-1



M-1

Two-family residential	10,000	10,000	10,000	-	10,000	-	5,000	-	-	-
Multi-family residential	7,000	7,000	7,000	-	7,000	12,500	5,000	-	-	-
Townhome	1,800	1,800	1,800	-	1,800	-	-	-	-	-
Minimum lot width <sup>1</sup>										
Non-residential	70	60	50	50	30	150	50	100	100	100
Single-family residential	See R-1B	See R-1B	See R-1B	-	See R-1B	-	50	-	-	-
Two-family residential	100	100	100	-	100	-	50	-	-	-
Multi-family residential	70	85	85	-	30	120	50	-	-	-
Townhome	18	18	18	-	18	-	-	-	-	-
Minimum lot depth (ft.)										
Non-residential	100	100	100	100	100	150	100	100	100	150
Single-family residential	80	80	80	-	80	-	100	-	-	-
Two-family residential	100	100	100	-	100	-	100	-	-	-
Multi-family residential	100	100	100	-	100	100	100	-	-	-
Townhome	80	80	80	-	80	-	-	-	-	-
Maximum lot coverage (%)										
Non-residential	40	50	50	50	100 <sup>2</sup>	40	50	50	50	n/a

M-1

Single-, two, and multi-family residential	40	50	50	-	100 <sup>2</sup>	40	50	-	-	-
Townhome	60	60	60	-	60	60	-	-	-	-
Minimum building area (sq. ft.)	300	300	300	300	300	300	300 <sup>3</sup>	300 <sup>3</sup>	300 <sup>3</sup>	
Minimum living area (sq. ft.)										
Single-family residential	1,000	1,000	1,000	-	1,000	-	See R-3	-	-	-
Two-family residential	900	900	900	-	900	-	See R-3	-	-	-
Multi-family residential	See R-P in table 2A	See R-2	See R-2	-	See R-3	See R-3	See R-3	-	-	-
Townhome	1,000	1,000	1,000	-	1,000	-	-	-	-	-
Maximum height (ft.) <sup>4,5</sup>	3 floors with a maximum height of 36 feet	4 floors with a maximum height of 48 feet			8 floors with a maximum height of 96 feet	4 floors with a maximum height of 48 feet			NA	
Minimum setback requirements (ft.) <sup>6</sup>			See footnote <sup>7</sup>							25 <sup>8</sup>
Front	20	20	20	20	None	50	20	20	20	
Side interior lot <sup>9</sup>	7.5	None	None	None	None	25	None	None	None	
Side corner lot	20	20	20	20	None	40	20	20	20	
Rear	20	20	15	20	None	30	20	20	20	
Rear-abutting alley	15	15	10	10	None	10	10	15	15	
Additional buffer <sup>10</sup>	N	N	Y	Y	N	Y	N	Y	Y	Y