

## ARTICLE 13A – VILLAGE CENTER INDIAN RIVER DISTRICT (VC-IR)

(Rev. 09/28/11, Amendment #92)

### SECTION 13A.1 PURPOSE

This District is intended to provide for a concentration of residential, social, local commercial and public uses in a small community setting, while lessening the effects of sprawl. Reuse of existing structures shall be encouraged, with development review procedures implemented to provide for multi-family structures, pedestrian amenities, and small-scale commercial uses as well as recreational, shopping, and employment opportunities.

### SECTION 13A.2. PERMITTED USES

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| 13A.2.1. Arcades, bowling alleys or billiard parlors.<br><b>(Rev. 09/01/17, Amendment #140)</b> | 13A.2.13. Level 1 SES-PV Systems in accordance with<br>Section 17.30.6.A <b>(Rev. 03/01/19,<br/>Amendment #150)</b>         |
| 13A.2.2. Artisan workshop which may include an<br>artisan residence                             | 13A.2.14. Retail sales establishments, General  |
| 13A.2.3. Bakeries   | 13A.2.15. Retail sales establishments, Household  |
| 13A.2.4. Bar, Restaurant and Restaurant, carry out.<br><b>(Rev. 01/16/18, Amendment #144)</b>   | 13A.2.16. Retail sales establishments, Specialty  |
| 13A.2.5. Bed and Breakfasts.  | 13A.2.17. Single-family, two-family dwellings   |
| 13A.2.6. Day care centers.  | 13A.2.18. Personal service center <b>(Rev. 01/16/18,<br/>Amendment #143)</b>  |
| 13A.2.7. Farm product stands, farmers markets   | 13A.2.19. Pet grooming <b>(Rev. 01/16/18, Amendment<br/>#143)</b>   |
| 13A.2.8. Grocery and party stores.  | 13A.2.20. Type I, Level 2 SES-PV Systems in<br>accordance with Section 17.30.6.B <b>(Rev.<br/>03/01/19, Amendment #150)</b> |
| 13A.2.9. Home occupations subject to Section 17.21.   |   |
| 13A.2.10. Hotels and motels   |   |
| 13A.2.11. Multiple-family housing   |   |
| 13A.2.12. Offices   |   |

### SECTION 13A.3. USES REQUIRING SPECIAL LAND USE PERMITS

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| 13A.3.1. Assisted Living Center or Adult Daycare<br>Center <b>(Rev. 09/01/17, Amendment #141)</b>   | 13A.3.5. Motor vehicle sales and/or repair facility <b>(Rev.<br/>11/27/18, Amendment #149)</b>                              |
| 13A.3.2. Car wash <b>(Rev. 11/27/18, Amendment #149)</b>  | 13A.3.6. Outdoor recreation activities  |
| 13A.3.3. Dry cleaning and laundry establishments  | 13A.3.7. Veterinary hospitals   |
| 13A.3.4. Assembly, educational or social event facilities<br><b>(Rev. 09/01/17, Amendment #140)</b> | 13A.3.8. Visitor Center   |
|   | 13A.3.9. Type II, Level 2 SES-PV Systems in<br>accordance with Section 17.30.6.B <b>(Rev.<br/>03/01/19, Amendment #150)</b> |

### SECTION 13A.4. SUPPLEMENTAL REQUIREMENT FOR VILLAGE CENTER INDIAN RIVER

- 13A.4.1. The Planning Commission may waive all or a portion of the off-street parking requirements normally assigned to uses according to Article 17.6 if the Planning Commission finds that sufficient parking would exist through shared and/or on-street parking.
- 13A.4.2. Any outside storage shall be clearly an accessory use to the principal permitted use.
- 13A.4.3. Vehicles parked on a site shall not be used principally for storage or advertising.
- 13A.4.4. No use shall have a building footprint of more than 20,000 square feet.