

OBJECTIVE 10: NONCONFORMING USES

With the exception of legally established non-conformities, all new development in Indian River County will be consistent with the future land use map.

Policy 10.1: Indian River County land development regulations shall allow legally established non-conforming uses to continue until ceased. When a non-conforming use has ceased, it can be replaced only with a conforming use. All new development, even development associated with non-conforming structures, must meet current regulations.

Policy 10.2: To allow for the reasonable use of such properties, Indian River County shall permit the development of nonconforming lots of record legally established under regulations in effect at the time that the lot was created. Provisions of this policy shall not apply to plats of reclamation, except when non-conforming parcels have been transferred by deed prior to February 13, 1990.

Policy 10.3: The county shall provide courtesy notification to adjacent property owners regarding staff determinations involving existing nonconforming non-residential uses.

Policy 10.4: Multi-family residential sections of The Moorings that were zoned RM-10 prior to February 13, 1990 shall be allowed to maintain their RM-10 zoning and shall be considered conforming uses within the L-1 designation. These phases include Windward, Southwinds, Harbour Side, The Pointes, River Mews, and South Passage.

OBJECTIVE 11: AREAS NEEDING REDEVELOPMENT OR REVITALIZATION

By 2016, Indian River County will have taken action to encourage redevelopment or revitalization in at least three areas.

Policy 11.1: By 2019, Indian River County shall develop guidelines and regulations to designate areas in need of redevelopment or revitalization.

Policy 11.2: Within one year of designating a redevelopment or revitalization area, Indian River County shall determine the needs and deficiencies as well as remedies and solutions for that area.

Policy 11.3: Indian River County shall enforce the provisions of the PRO, Professional Office zoning district. The purpose of this zoning district shall be to encourage infill development and the redevelopment or revitalization of residential areas which are no longer appropriate for strictly single-family use but are not considered appropriate for a broad range of commercial uses, as permitted in other commercial zoning districts.

Policy 11.4: Indian River County shall encourage the development, redevelopment, revitalization and upgrading of undeveloped and underdeveloped subdivisions through mechanisms such as