

Indian River County Land Development Regulations

TABLE OF USES - Section 911.08. – Multi-family Residential Districts

- (4) *Uses.* Uses in the multiple-family districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings except single-family dwellings.

| Uses | District | | | | |
|--|----------|------|------|------|-------|
| | RM-3 | RM-4 | RM-6 | RM-8 | RM-10 |
| <i>Agricultural</i> | | | | | |
| Noncommercial nurseries and greenhouses | A | A | A | A | A |
| Noncommercial stables | A | A | A | A | A |
| <i>Residential</i> | | | | | |
| Accessory single-family dwelling unit | A | A | A | A | A |
| Small lot single-family subdivision | - | - | A | A | A |
| Single-family dwellings | P | P | P | P | P |
| SF dwelling (attached) | P | P | P | P | P |
| Duplex | P | P | P | P | P |
| Multifamily dwellings | P | P | P | P | P |
| Single-family docks and private observation/fishing piers on vacant lots | A | A | A | A | A |
| Uses | RM-3 | RM-4 | RM-6 | RM-8 | RM-10 |
| Bed and breakfasts | S | S | S | A | A |
| Residential resort | - | - | S | S | S |

| Uses | District | | | | |
|---|----------|------|------|------|-------|
| | RM-3 | RM-4 | RM-6 | RM-8 | RM-10 |
| Guest cottage and servant's quarters | A | A | A | A | A |
| Small-scale Traditional Neighborhood Design (TND) | A | A | A | A | A |
| <i>Institutional</i> | | | | | |
| Child or adult care facilities | S | S | S | A | A |
| Foster care facilities | P | P | P | P | P |
| Group home (level I) | A | A | A | P | P |
| Adult congregate living facility (8 residents maximum) | A | A | A | P | P |
| Group home (level II & III) | S | S | S | A | A |
| Adult congregate living facility (20 residents maximum) | S | S | S | A | A |
| Group homes (residential centers) | S | S | S | S | S |
| Adult congregate living facility (21+ residents) | S | S | S | S | S |
| Residential treatment centers | - | - | - | S | S |
| Total care facilities | - | - | - | S | S |
| Places of worship | S | S | S | A | A |
| Cemeteries | S | S | S | S | S |
| <i>Community Service</i> | | | | | |

| | District | | | | |
|---|----------|------|------|------|-------|
| Uses | RM-3 | RM-4 | RM-6 | RM-8 | RM-10 |
| Cultural and civic facilities | - | - | - | S | S |
| Emergency services | P | P | P | P | P |
| Schools, primary and secondary | S | S | S | S | S |
| Colleges and universities | S | S | S | S | S |
| Libraries | S | S | S | S | S |
| Community centers | S | S | S | A | A |
| Government administrative buildings | S | S | S | S | S |
| Civic and social membership organizations | - | - | - | S | S |
| <i>Recreation</i> | | | | | |
| Beach clubs | S | S | S | S | S |
| Country clubs | S | S | S | S | S |
| Golf courses | S | S | S | S | S |
| Public parks and playgrounds | A | A | A | A | A |
| Tennis facilities | S | S | S | S | S |
| Yacht clubs | S | S | S | S | S |
| Health and fitness clubs | S | S | A | A | A |
| Public/private docks | S | S | S | S | S |
| <i>Utility</i> | | | | | |

| Uses | District | | | | |
|---|----------------|----------------|----------------|----------------|----------------|
| | RM-3 | RM-4 | RM-6 | RM-8 | RM-10 |
| Communications towers (wireless facilities including cell towers) | A ¹ | A ¹ | A ¹ | A ¹ | A ¹ |
| Communications towers (non-wireless facilities including TV and radio broadcast towers) | | | | | |
| Amateur radio (accessory use) | | | | | |
| Less than 80 feet | P | P | P | P | P |
| 80 feet or taller (see 971.44(4) for special criteria) | S | S | S | S | S |
| Commercial | | | | | |
| Up to 70 feet: | | | | | |
| Camouflaged | P | P | P | P | P |
| Non-camouflaged | - | - | - | - | - |
| 70 feet to 150 feet: | | | | | |
| Camouflaged | A | A | A | A | A |
| Monopole (minimum of 2 users) | - | - | - | - | - |
| Not camouflaged and not monopole | - | - | - | - | - |
| Over 150 feet: | | | | | |
| All tower types (see 971.44(1) for special criteria) | - | - | - | - | - |
| Limited public and private utilities | S | S | S | S | S |

| | District | | | | |
|------------------------------------|----------|------|------|------|-------|
| Uses | RM-3 | RM-4 | RM-6 | RM-8 | RM-10 |
| Public and private utilities heavy | S | S | S | S | S |

P - Permitted use

A - Administrative permit use

S - Special exception use

¹ For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.