

BUILDING REQUIREMENTS

When the occupancy of a building is changed to a different occupancy, such as changing from Residential to an Art Gallery, Retail Sales or a Professional Office, the building must comply with the 2004 Florida Building Code, Existing Building Chapter 8. This **may require** the following:

- Fire rated walls to separate the commercial and residential units.
- Fire rated exterior walls and window/door fire protection based on distance to property line.
- New handicap accessible toilet room or renovation of the existing toilet room depending on its location.
- Handicap parking space.
- An accessible route from the public sidewalk to the building entrance. This may involve sidewalks, ramps or chair lifts.
- Floors above grade may have to be redesigned to comply with additional concentrated live loads associated with the new occupancy.
- Widen the means of egress or add additional exits and/or emergency lighting.
- Modify air conditioning system to comply with the increased ventilation requirements for the new occupancy.



It is recommended that you consult an Architect early in the process, to determine the specific requirements for your project. A good Architect can assist in reviewing certain exceptions in the Code or potentially re-classifying the entire building so that fire rated walls may not be required. The City of Melbourne's Building Department will be glad to answer any specific Code questions; however, they can not design the building or provide the client with all the specific code requirements for their unique building. The Plans Examiners at the Building Department can be reached at 953-6252.



Several departments and community boards will be on hand to assist you with your proposed development. The City of Melbourne will guide you through the process to redevelop a property with residential and commercial uses in one or more buildings.

**PLANNING
ENGINEERING
BUILDING
OLDE EAU GALLIE CRA
ARCHITECTURAL REVIEW BOARD**



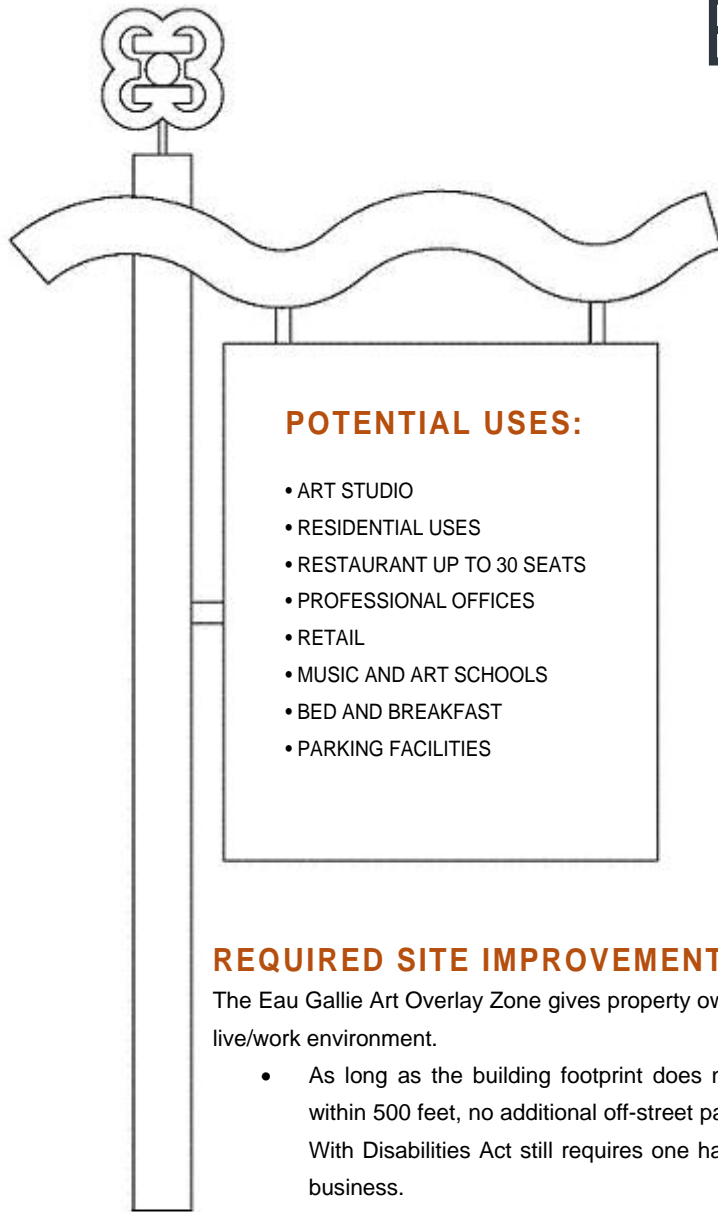
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**EAU
GALLIE
ART
OVERLAY
ZONE**

Eau Gallie Art Overlay Zone

LIVING AND WORKING IN A CREATIVE URBAN NEIGHBORHOOD



POTENTIAL USES:

- ART STUDIO
- RESIDENTIAL USES
- RESTAURANT UP TO 30 SEATS
- PROFESSIONAL OFFICES
- RETAIL
- MUSIC AND ART SCHOOLS
- BED AND BREAKFAST
- PARKING FACILITIES

HIGHLIGHTS

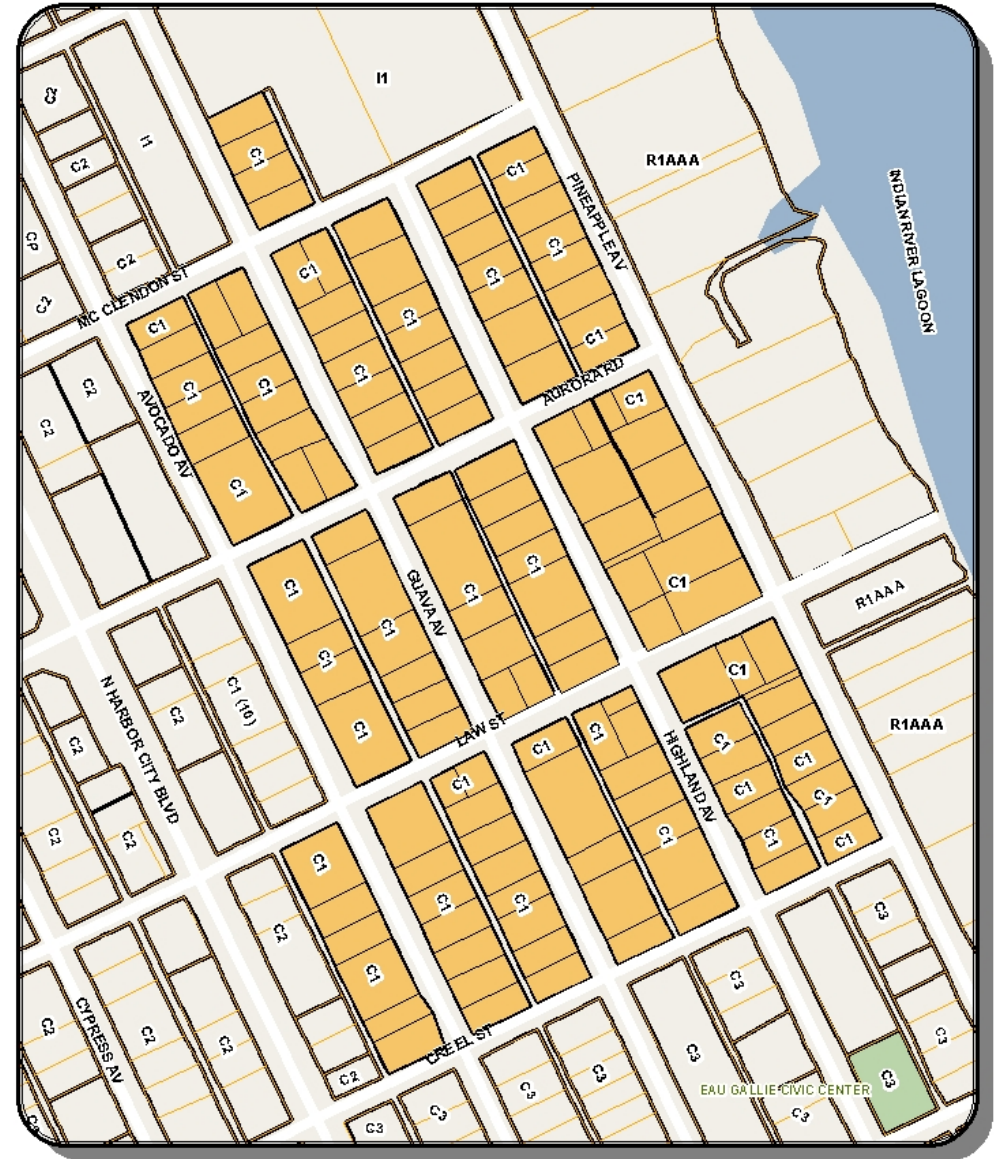
- Supporting live/work environments
- Promote pedestrian scale
- Consistent signage, sidewalks, and landscaping
- Utilize existing neighborhood scale
- Focus revitalization efforts and promote a historical, cultural, and artistic environment

Convert a home to a mixed use property

REQUIRED SITE IMPROVEMENTS

The Eau Gallie Art Overlay Zone gives property owners several benefits in order to promote a live/work environment.

- As long as the building footprint does not change and public parking is available within 500 feet, no additional off-street parking is required. However, the Americans With Disabilities Act still requires one handicap accessible parking space for every business.
- Landscaping codes require all commercial properties to have at least one hardwood tree for every 50 linear feet of property border. Additionally, a continuous hedge is required around all off-street parking or vehicular use areas.
- Reduced Pressure Backflow Preventers are required on the site to upgrade water lines for commercial uses.
- The Engineering Department will review storm water retention needs.
- **For additional information and assistance regarding site improvements or permitted uses, contact the Planning and Economic Development Department at 953-6209.**



0 145 290 580 870 Feet

MAP OF THE EAU GALLIE ART OVERLAY ZONE