

*Planned Development (P.D.) District
Dogs & Cats Forever*

- (a) Purpose. The Dogs & Cats Forever Planned Development District classification is intended as a guide for existing uses and future development for the property located at 4600 Selvitz Road, Fort Pierce, Florida 34981 (Parcel ID 2432-333-0001-0003). Allowable uses within this District include Animal Shelter, Enclosed Kennels, Veterinary Sciences (pertinent to the Dogs & Cats Forever operation) and Warehouse/Storage (pertinent to the Dogs & Cats Forever operation).
- (b) Basic use standards. Uses in the Dogs & Cats Forever District must meet the requirements of this section. Any additional uses will require a zoning amendment as approved by the City Commission of Fort Pierce.
 - (1) Lot size.
 - a. The minimum lot area shall be ten thousand (10,000) square feet.
 - b. The minimum lot width shall be one hundred (100) feet.
 - c. The minimum lot depth shall be one hundred (100) feet.
 - (2) Yards.
 - a. The minimum depth of the front yard will be fifty (50) feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way shall be twenty (20) feet.
 - c. The minimum depth of the side yard will be twenty (20) feet.
 - d. The minimum depth of the rear yard will be thirty (30) feet.
 - (3) Lot coverage. Buildings shall not cover more than sixty (60) percent of the lot area. All sites shall maintain at least twenty (20) percent as open space.
 - (4) Building height. No building shall exceed a height of sixty-five (65) feet above grade.
- (c) Other applicable use standards.
 - (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with the parking standards indicated below.

- (6) Landscape requirements will comply with the standards located in Land Development Regulations of the City of Fort Pierce, Section 22-187.
- (7) Signage requirements will comply with the standards located in Chapter 15 of the Land Development Regulations of the City of Fort Pierce.
- (8) Lighting requirements will comply with the standards located in the Land Development Regulations of the City of Fort Pierce.

OFF-STREET PARKING REQUIREMENTS

Dogs & Cats Forever Planned Development (P.D.) District

- (a) Off-street parking space size.
 - (1) Each off-street parking space shall be at least nine and one-half (9½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and nineteen (19) feet deep and have a minimum vertical clearance of at least nine (9) feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two (2) parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.
- (b) Amount and location of required spaces for the handicapped.
 - (2) Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that the handicapped shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles. There shall be one (1) regular parking space per every 400 square feet of building area designed for human activities. Other parking spaces are calculated on an as-needed, case-by-case basis. There shall be at least one (1) handicapped parking space for each 25 regular off-street parking spaces.