



A DISCUSSION ON ROOMING HOUSES/BOARDING HOUSES IN THE CITY OF FORT PIERCE

Fort Pierce City Commission
Conference Agenda
October 11, 2021



Boarding Houses/Rooming Houses

Current Definition

Boardinghouse (roominghouse) means an establishment, other than an adult congregate living facility or a health care facility, with lodging for four, but not more than nine persons. There shall be no provision for cooking in individual sleeping rooms but meals may be regularly prepared and served for compensation, provided the food is placed upon the table family-style without service or ordering individual portions from a menu.

Boarding Houses/Rooming Houses

Proposed Definitions

Boarding house or rooming house shall mean a building in which sleeping accommodations are provided for a fee, where meals may be furnished for the occupants, but individual cooking facilities in the accommodations are prohibited. This definition shall not be deemed to include an adult congregate living facility or bed and breakfast.

Boarding house or rooming house unit shall mean any room used or intended to be used as sleeping accommodations, excluding common areas.

Boarding Houses/Rooming Houses

Comparison of Potential Residential Zoning Districts

Sec. 125-193. Single-family moderate density zone (R-3).

(a) *Purpose.* The major purpose of this zoning district is to provide for residential areas with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

Sec. 125-194. Medium density residential zone (R-4).

(a) *Purpose.* The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

Boarding Houses/Rooming Houses

Comparison of Potential Commercial Zoning Districts

Sec. 125-199. Neighborhood Commercial Zone (C-2).

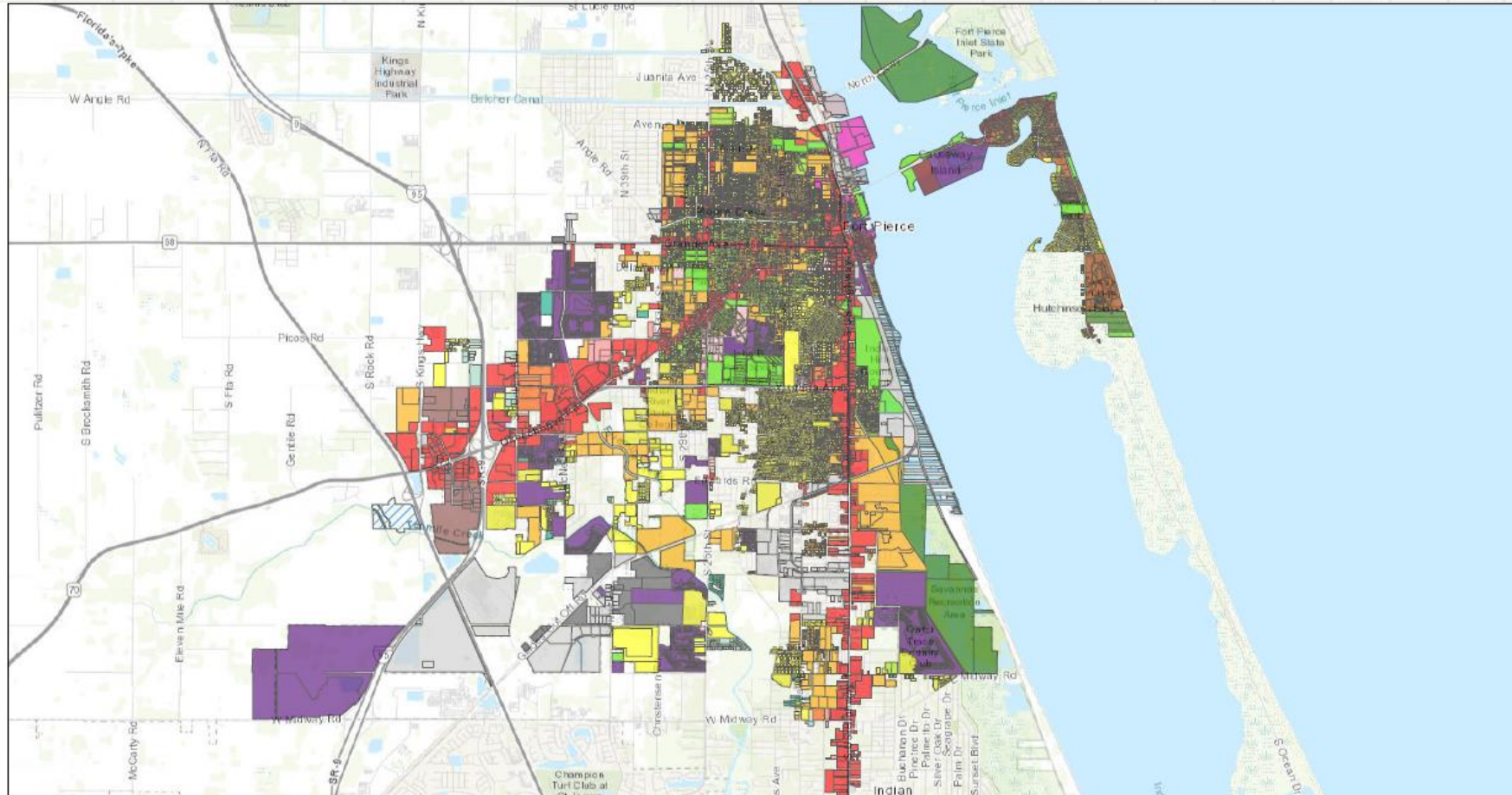
- (a) *Purpose.* This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.

Sec. 125-200. General Commercial Zone (C-3).

- (a) *Purpose.* The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

Boarding Houses/Rooming Houses

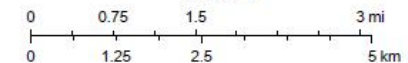
City Zoning Map



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AG1, Agriculture - 1	C-5, Tourist Commercial	I-1, Light Industrial	R-1, Single Family Low Density
AR1, Agriculture Residential - 1	C-6, Marine Commercial	I-2, Marine Industrial	R-2, Single Family Intermediate Density
C-1, Office Commercial	CP-1, - Commercial Parkway	I-3, Heavy Industrial	R-3, Single Family Moderate Density
C-2, - Neighborhood Commercial	E-1, Single Family Estate Density	OS-1, General and Recreational Open Space	R-4, Medium Density Residential
C-3, General Commercial	E-2, Residential Single Family 2 Units/Acre	OS-2, Conservation Open Space	R-4A, Hutchinson Island Medium Density Residential
C-4, Central Commercial	E-3, Residential Single Family, 3 Units/Acre	PD, Planned Development	R-5, High Density Residential
ES, Edgartown Settlement District	PUR, Planned Unit Redevelopment		

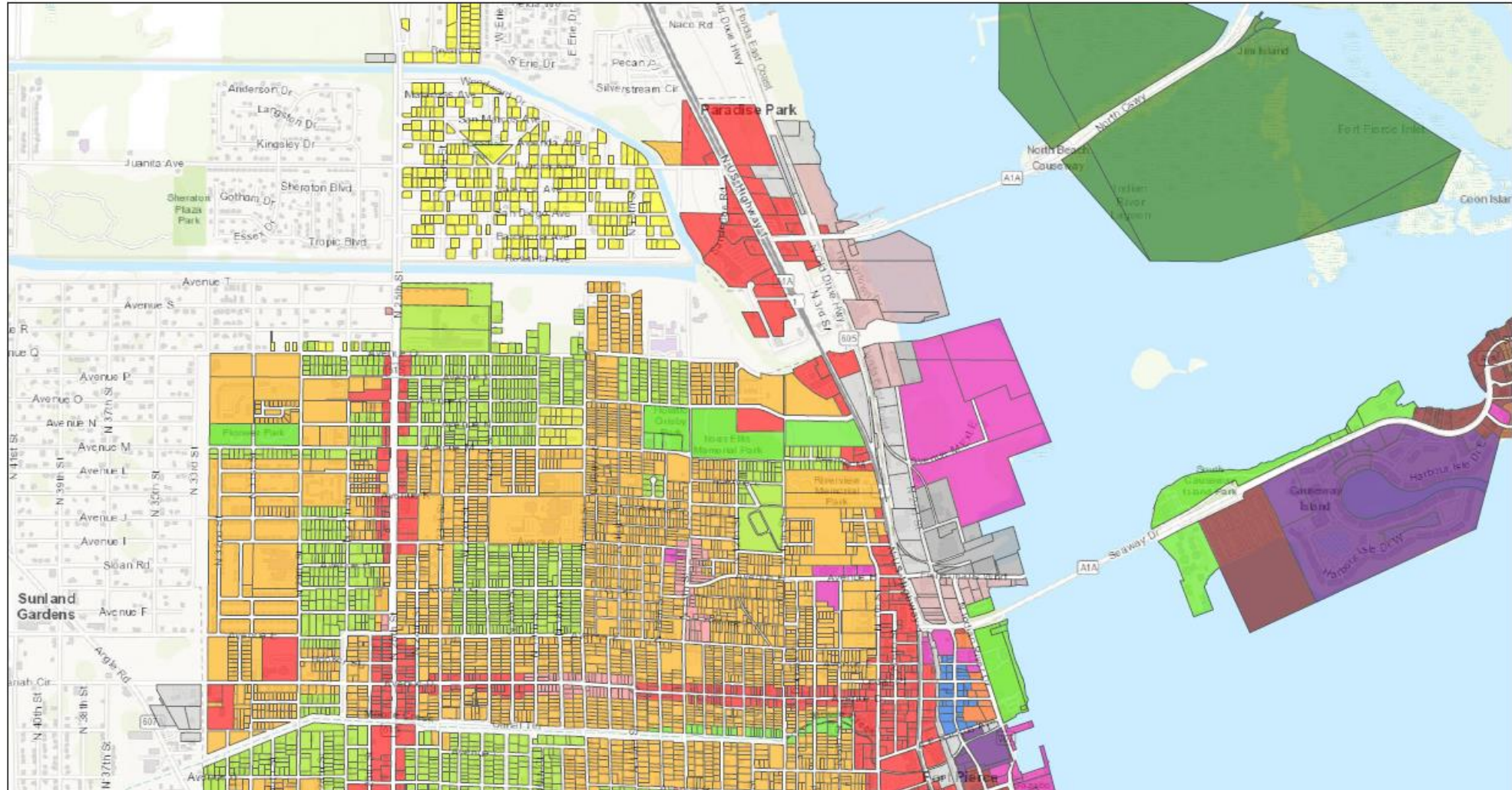
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SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, NGA, EPA, USDA

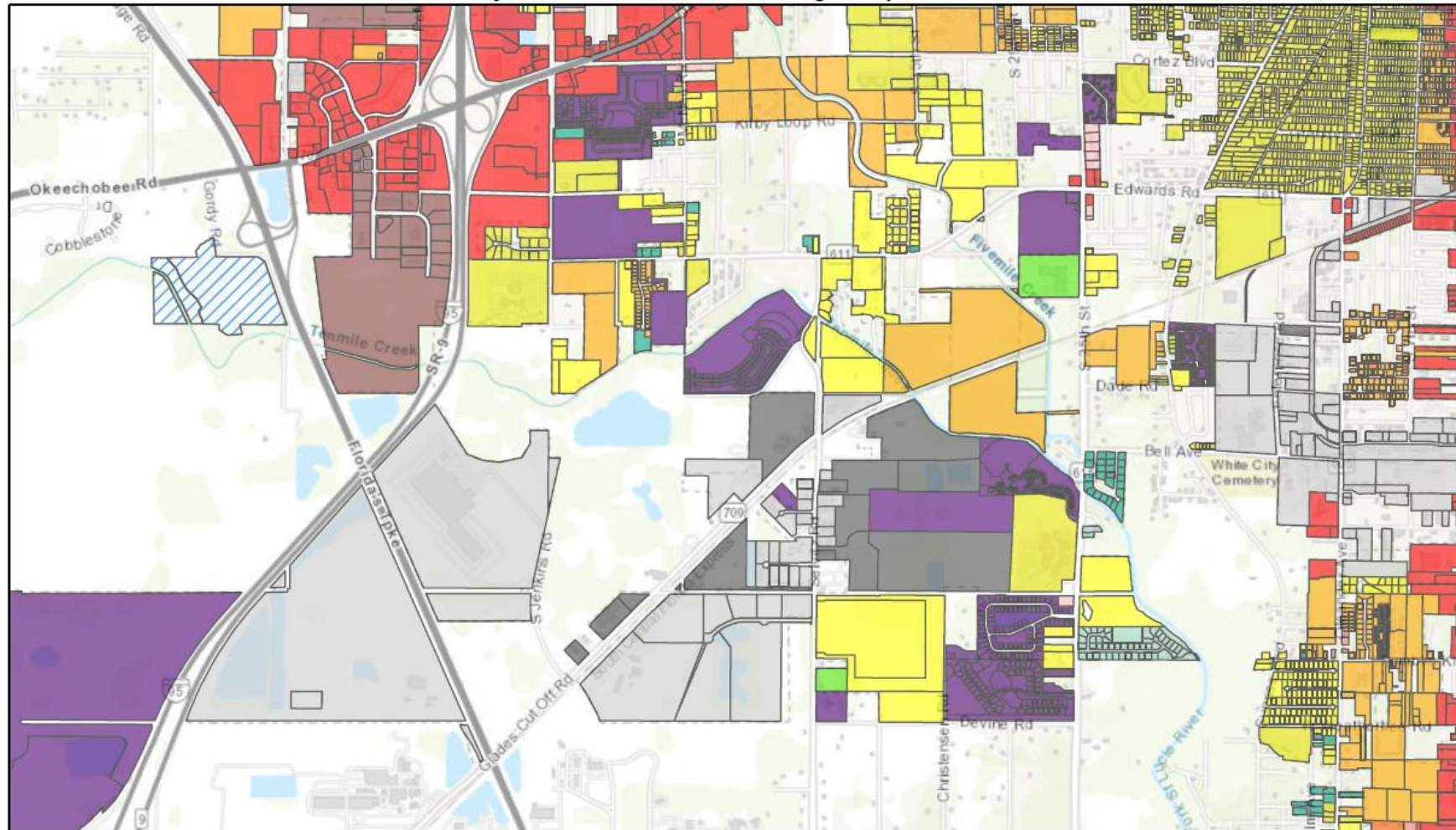
Boarding Houses/Rooming Houses

North Fort Pierce Zoning Map



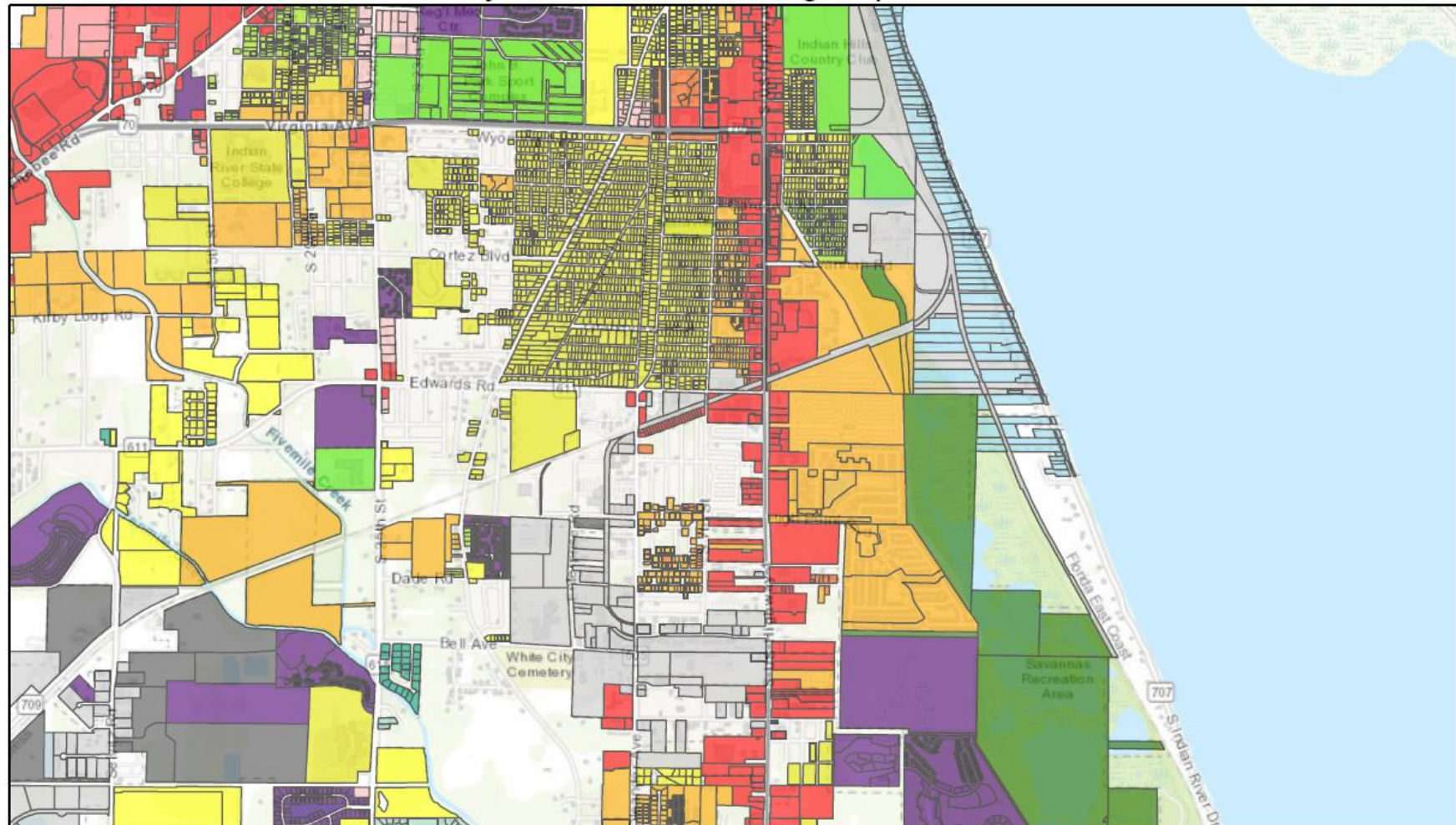
Boarding Houses/Rooming Houses

West City of Fort Pierce Map



Boarding Houses/Rooming Houses

South Fort Pierce Map



Boarding Houses/Rooming Houses

Proposed Code Section

Secs. 125-328. - Boarding Houses and Rooming Houses

Purpose and intent.

The purpose of this section is to establish and enforce standards for boarding houses and rooming houses in the city in a manner which protects and preserves the health, safety, welfare, appearance and general welfare of the citizens of the city.

Minimum maintenance standards.

- The owner of a boarding or rooming house shall not rent to another for occupancy, a boarding or rooming house unit that is not clean, sanitary, safe, and fit for human habitation as required by the standards established hereunder, and other codes of the City of Fort Pierce, St. Lucie County, and the State of Florida.

Boarding Houses/Rooming Houses

Proposed Code Section

Minimum maintenance standards.

- The owner of a boarding house or rooming house shall:

Maintain the premises and all equipment, furnishings, walls, floors, ceilings, and other building parts in a safe and sanitary condition;

Maintain all yards, courts, driveways, lawns, and shrubbery in a safe, clean, and orderly condition;

Provide shades, draperies, or other devices or materials to cover all windows so as to afford privacy to occupants;

Not permit cooking in any boarding or rooming unit;

Promptly dispose of all garbage, rubbish, and trash by placing same in approved containers;

Control and exterminate rodents, vermin, and other pests;

Maintain the exterior premises so as to prevent the accumulation of stagnant water thereon; and

Not allow animals or pets to be kept in any boarding or rooming unit, or on the premises, in such a manner that creates an unsanitary condition or a nuisance.

Boarding Houses/Rooming Houses

Supplemental Code Section

Minimum Space Requirements.

- Every room occupied for sleeping purposes shall:
 - (1) Have a gross floor area of not less than 70 square feet and, when occupied by more than one occupant it shall have a gross floor area of not less than 50 square feet for each occupant; and
 - (2) Have a minimum width of 8 feet.
- Gross floor area shall be calculated on the basis of total habitable room area, and those exclusions appearing in the definition of habitable room shall not be considered in the calculation of such floor areas.
- Every habitable room shall have a ceiling height of not less than 7 feet for at least one-half the floor area of the room. Any portion of a habitable room having a ceiling height of 5 feet or less shall not be included in computing the total floor area of such room.

Boarding Houses/Rooming Houses

Supplemental Code Section

Preexisting boarding houses or rooming houses.

- Preexisting boarding houses/rooming houses will be required to comply immediately with all minimum maintenance standards.
- Preexisting boarding houses/rooming houses will be allowed 24 months after the effective date to comply with the parking requirement and the minimum space requirement.

Enforcement.

- Any person who violates any provision of this section shall be subject to municipal enforcement as set forth in chapter 1, article II of the Code of Ordinances.
- Each day's failure to comply with the provisions of this section shall constitute a separate offense and shall be punishable as such.



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