



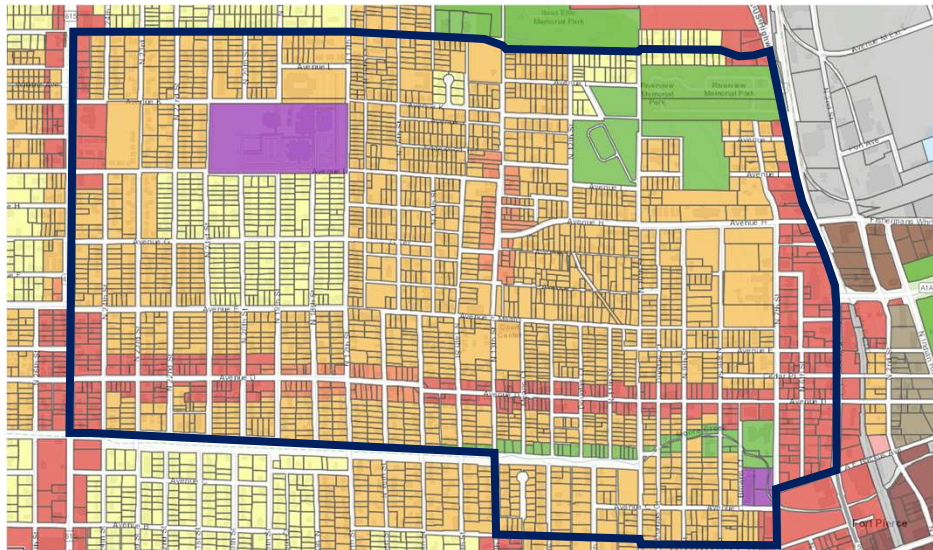
CITY OF FORT PIERCE COMMISSION CONFERENCE MEETING

August 14th, 2023

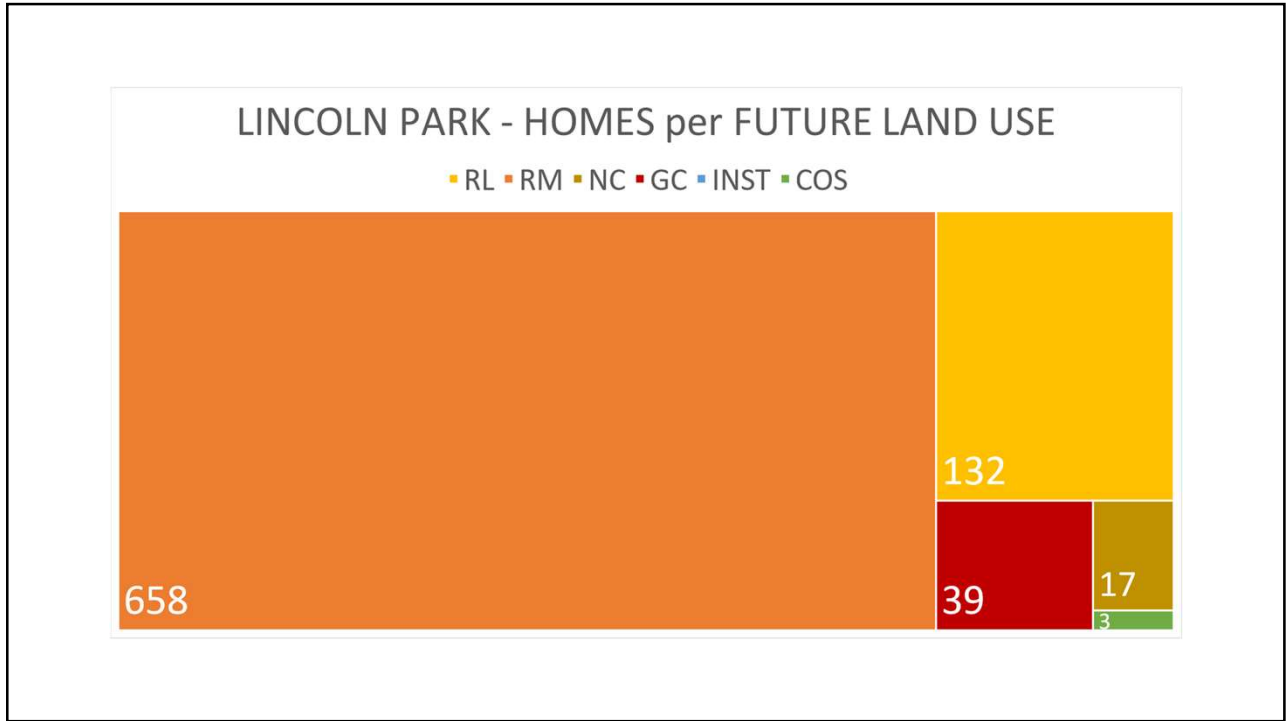
Housing - Density/Small Units/Bedrooms

1

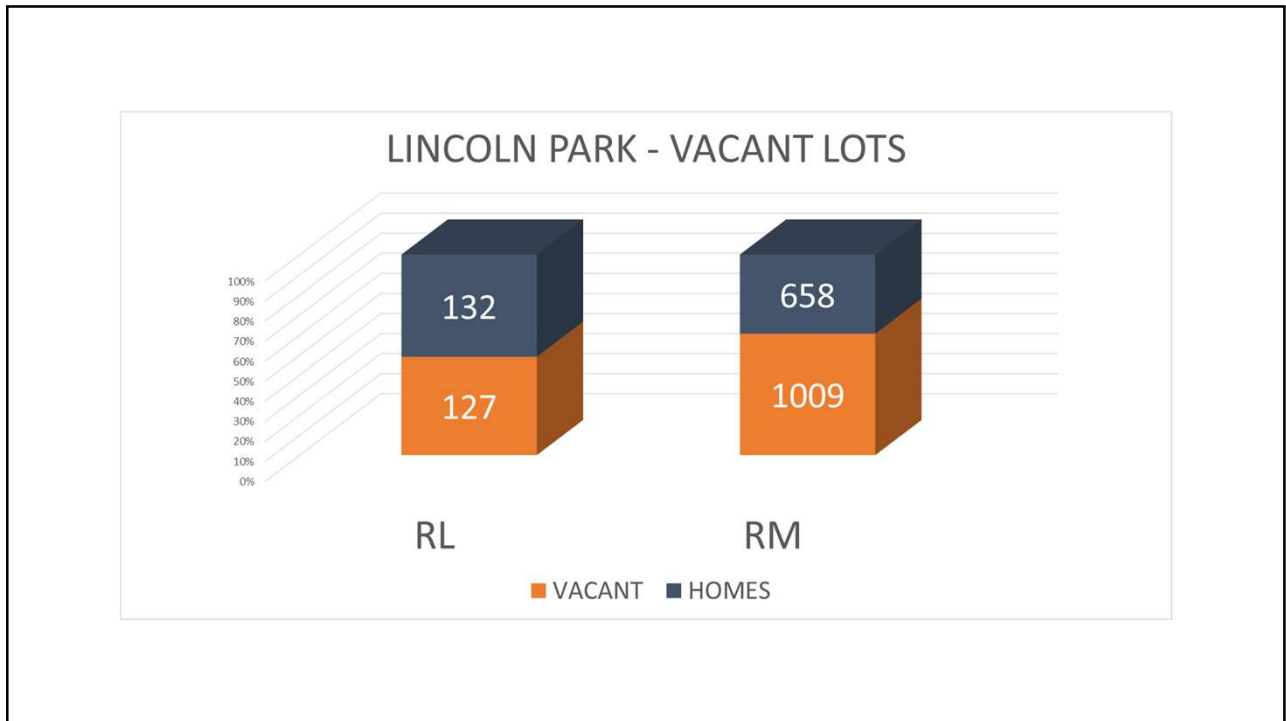
LINCOLN PARK



2



3



4

DENSITY ALLOWED BY ZONING



ONE DWELLING UNIT PER LOT

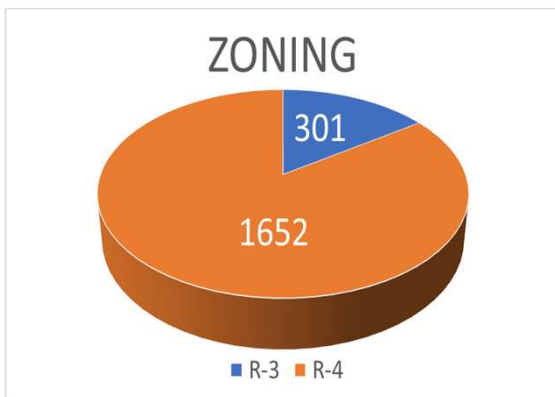
- SIZE OF UNIT LIMITED BY YARD SETBACKS AND IMPERVIOUS AREA.
- NO RESTRICTIONS ON NUMBER OF BEDROOMS

NO ACCESSORY DWELLING UNITS

ACCESSORY UNIT IS A DWELLING UNIT WITH KITCHEN

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DENSITY ALLOWED BY ZONING



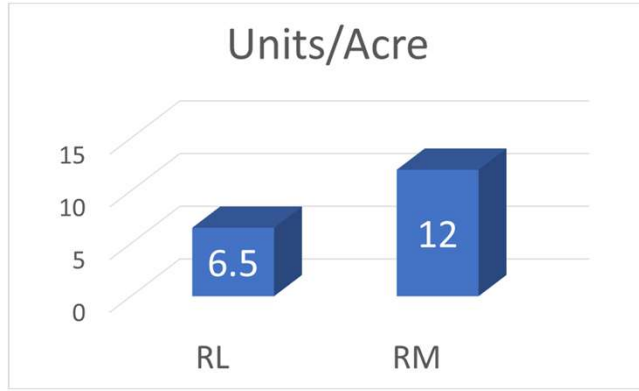
ZONING	MINIMUM LOT SIZE
R-3	7,200 sq.ft
R-4	5,000 sq.ft

ZONING	EXISTING AVERAGE
R-3	5,500 sq.ft
R-4	5,950 sq.ft

ZONING	NON- CONFORMING LOTS	
	SINGLE	DUPLEX
R-3	204	275
R-4	246	1157

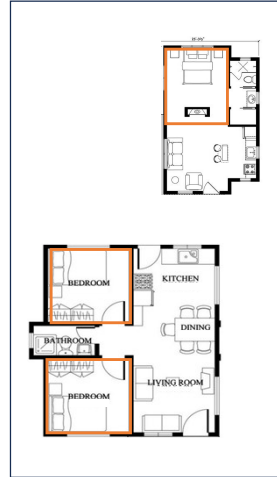
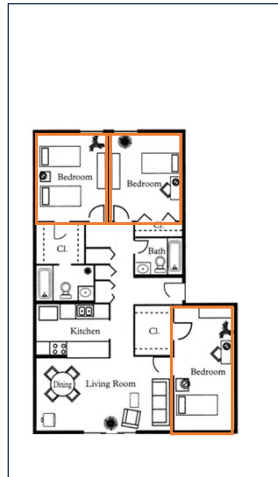
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DENSITY ALLOWED BY FUTURE LAND USE



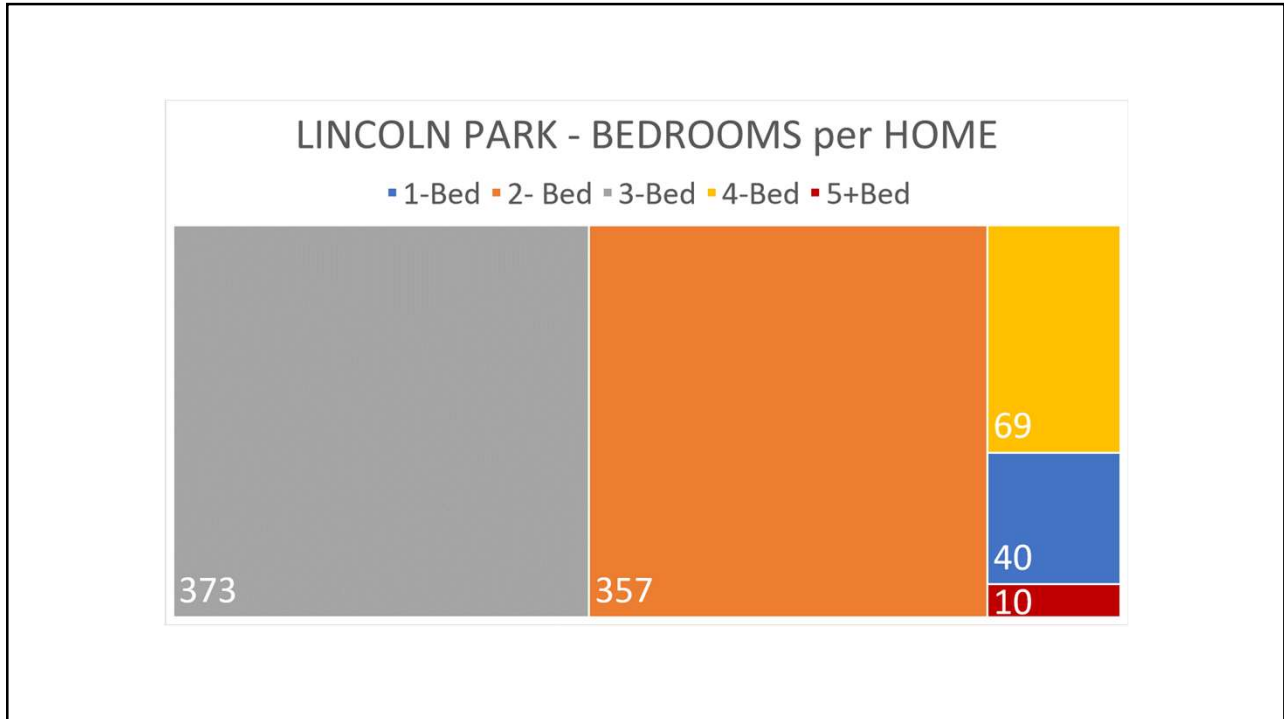
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DENSITY v BEDROOMS

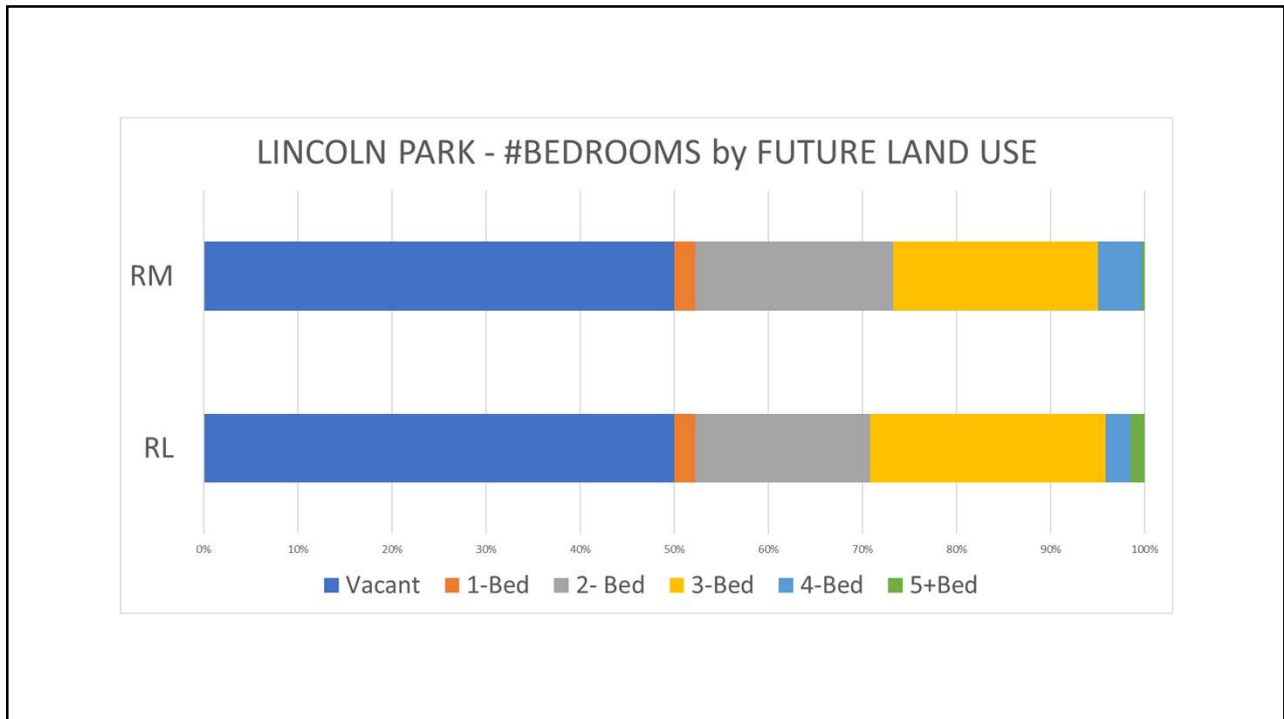


3-Bed v 3-Bed

8



9



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LINCOLN PARK - EXISTING BEDROOMS per ACRE

	20	25	30	35	40
RL	90%	97%	99%	100%	100%
RM	88%	94%	98%	99%	100%

LINCOLN PARK - RECOMMENDED BEDROOMS per ACRE

BEDROOMS PER ACRE	
RL	35
RM	40

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OPTIONS

- REZONE TO ADJUST MINIMUM LOT SIZE
- SMALL UNITS TO BE COUNTED AS LESS THAN 1 DWELLING UNIT FOR THE PURPOSES OF DENSITY
- MEASURE DENSITY AS THE NUMBER OF BEDROOMS PER ACRE RATHER THAN DWELLING UNITS PER ACRE

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