



**CITY OF FORT PIERCE**  
**CITY COMMISSION**  
 AUGUST 19<sup>th</sup>, 2024

**TEXT AMENDMENT**  
**ALLOWED USES TABLE**

1

**SUMMARY**

Approval of text amendments to City Code Sec. 125-187.

**PROPOSED AMENDMENT**

The proposed amendment seeks to cure conflicts, add allowed uses in certain districts, and encourage innovative residential development.

The revised code places emphasis on encouraging the supply of housing through the innovative community development process. It is intended that partner code amendments to section 125-243 - Innovative Community Developments will be moved forward to further aid the initiative.

TEXT AMENDMENT – ALLOWED USES



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### PROPOSED AMENDMENTS

Other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Entertainment Centers.

TEXT AMENDMENT – ALLOWED USES



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### PROMOTING INNOVATIVE COMMUNITY DEVELOPMENTS

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R 4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I 1	I 2	I 3	O S1	O S2	A 1	
-Detached House	P	P	P	P	P	P	P	P	€	€	€	-	€	€	-	-	-	-	-	-	-	€	-
-Duplex	-	-	-	-	!	€	P	P	€	€	€	-	€	€	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	€	P	P	P	€	€	-	€	€	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	€	P	P	P	€	€	€	-	€	€	-	-	-	-	-	-	-	-

TEXT AMENDMENT – ALLOWED USES



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**RECOMMENDATION**

Staff recommend APPROVAL of the text amendment to Sec. 125-187 of the City code of Ordinances.

**ALTERNATIVE RECOMMENDATION**

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

TEXT AMENDMENT – ALLOWED USES

