

PROJECT NARRATIVE

A Special Event/Meeting Use Facility, located in the E-1 or E-2 Zoning District, is intended to provide opportunities for small, boutique styled event centers, that could accommodate small meetings, family gatherings, weddings, or other intimate setting type of meetings or activities. The proposed use, a Special Event Meeting/Use Facility, is to be identified as a Conditional Use, and would be subject to review by the City Planning Board and City Commission, following noticed public hearings. These uses would be subject to specific development and review standards as set forth within the proposed draft regulations. While this proposed text amendment would potentially have citywide applicability to those areas zoned E1 or E2, the petitioner is ultimately seeking to establish such activity at their property along S. 25th St.

Creating this conditional use category allows for these small-scale operations to be located in areas of the community that may not warrant a more intense commercial designation, that could permit these use uses as a matter of right, but that would open up the property to a host of other uses that may not be as compatible with surrounding uses. The uses are intended to be limited in nature and duration, and through the conditional use press, reasonable limiting conditions be added or applied as necessary to address specific property or neighborhood concerns. Uses are subject to all applicable city codes, governing development activities.

Sec. 125-187. Allowed uses.

- (a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the use table.
- (b) *Permitted uses.* Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (c) *Conditional uses.* Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (d) *Innovative community development.* Uses identified with a "I" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines the proposal conforms to the standards for innovative community developments at section 125-243 of this Code.
- (e) *Prohibited uses.* Uses identified with a "-" in the use table are expressly prohibited.
- (f) *Planned development zone (PD) and planned unit redevelopment zone (PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.
- (g) *Edgartown Settlement (ES) zoning district.* Permitted, conditional, and accessory uses shall be allowed in the ES district consistent with section 125-197.
- (h) *Use table.*

Note: this Table of Uses has been reduced to address just the proposed addition the special events facility conditional use activity in the E1 and E2 Zoning District. All other uses as indeed in Section 125-187(h) of the Ft. Pierce Code of Ordinances as listed on the effective date of this proposed amendment shall remain as listed, unless otherwise lawfully amended.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
COMMERCIAL																							
<i>(X see note above)</i>																							
<u>-Special Events/Use Facility</u>	<u>C</u>	<u>C</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>(X see note above)</i>																							

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Sec. 125-188. Single-Family Estate Density Zone (E-1).

- (a) *Purpose.* This classification is intended to provide for areas of single-family dwellings with an average net density of approximately one unit per acre.
- (b) *Basic use standards.* Uses in an E-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
 - (1) *Lot size.*
 - a. The minimum lot area for single-family dwellings shall be 30,000 square feet.
 - b. The minimum lot width shall be 100 feet.
 - c. The minimum lot depth shall be 200 feet.
 - (2) *Yards.*
 - a. The minimum depth of the front yard will be 85 feet.
 - b. The minimum depth of the side yards shall be 15 feet, except on corner lots the minimum side yard depth on a street side will be 20 feet.
 - c. The minimum depth of the rear yard shall be 40 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 40 feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be 14 feet, except on double-frontage and waterfront lots it shall be 40 feet.
 - (3) *Lot coverage.* Buildings will not cover more than 25 percent of the lot.
 - (4) *Building heights.* No building shall exceed a height of 35 feet above grade.
- (c) *Other applicable use standards.*
 - (1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven feet from the rear lot line.
 - (2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is 30,000 square feet or more in size.
 - (3) Every lot shall abut a street other than an alley for at least 25 feet, except the minimum frontage for a lot on a cul-de-sac shall be 15 feet.
 - (4) Materials or objects which would detract from open space character of an uncovered and unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
 - (6) Conditional uses will meet the requirements in sections 125-235 through 125-247. [Conditional Use applications seeking authorization for a Special Event/Use Facility must meet the Supplemental Use standards set forth in Section 125-250, and other applicable provision of this Code.](#)
 - (7) Signs will comply with standards referred to in section 125-310.
 - (8) All other applicable ordinance requirements will also be satisfied.

- (d) *Nonconforming situations.* Nonconforming structures and characteristics of farmstand sales establishments that have been damaged or destroyed by natural disaster or other catastrophic event, i.e., fire or other calamity, may be replaced or reconstructed provided that:
- (1) The significance of the property owner's hardship is more compelling than, and reasonably overbalances, the public benefit resulting from not allowing the use or structure to be re-established;
 - (2) Replacement or reconstruction of the use or structure is compatible with the character of the neighborhood and will not jeopardize future development of the area in compliance with the provisions and intent of the city's land development regulations;
 - (3) The value of properties in the vicinity of the replacement or reconstruction will not be adversely affected;
 - (4) No expansion of gross floor area occurs;
 - (5) The degree of nonconformity is not increased;
 - (6) The replacement structure is in compliance with the city's adopted building code, coastal construction control line, and FEMA regulations; and
 - (7) A building permit is issued within 24 months after the date of destruction and the construction is diligently pursued to completion.

DRAFT

Sec. 125-189. E-2 Residential single-family—two units per acre.

- (a) *Purpose.* This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than two units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.
- (b) *Basic use standards.* Uses in an E-2 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
 - (1) *Lot size.*
 - a. The minimum lot area for single-family dwellings shall be 15,000 square feet.
 - b. The minimum lot width shall be 100 feet.
 - c. The minimum lot depth shall be 110 feet.
 - (2) *Yards.*
 - a. The minimum depth of the front yard will be 25 feet.
 - b. The minimum depth of the side yards shall be ten feet, except on corner lots the minimum side yard depth on a street side will be 20 feet.
 - c. The minimum depth of the rear yard shall be 20 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 20 feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven feet, except on double-frontage and waterfront lots it shall be 20 feet.
 - (3) *Lot coverage.* Buildings will not cover more than 25 percent of the lot.
 - (4) *Building heights.* No building shall exceed a height of 35 feet above grade.
- (c) *Other applicable use standards.*
 - (1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven feet from the rear lot line.
 - (2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is 30,000 square feet or more in size.
 - (3) Every lot shall abut a street other than an alley for at least 25 feet, except the minimum frontage for a lot on a cul-de-sac shall be 15 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 applicable access, parking and loading standards sections 125-315 and 125-316.
 - (6) Conditional uses will meet the requirements in sections 125-235 through 125-247. [Conditional Use applications seeking authorization for a Special Event/Use Facility must meet the Supplemental Use standards set forth in Section 125-250, and other applicable provision of this Code.](#)
 - (7) Signs will comply with standards referred to in section 125-310.
 - (8) All other applicable ordinance requirements will also be satisfied.

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ARTICLE V. CONDITIONAL USES

Secs. 125-235. thru 125-249. -- *no change*

Sec. 125-250. Special Event/Use Facilities in the E-1 or E-2 Zoning District.

Special Event Meeting/Use Facilities located in the E-1 or E-2 zoning district shall comply with the following provisions:

- (1) All Special Event Meeting/Use Facilities shall be located on property with a minimum of 5 acres in gross area.
- (2) All Special Event Meeting/Use Facilities shall provide a landscaped buffer area which separates the site activity areas from surrounding property. These buffer areas shall be at least 15 feet deep and landscaped in accord with the provisions of Section 123.37 of the Ft Pierce Code of Ordinances.
- (3) Suitable sight-obscuring fences, walls, evergreen hedges and/or berms shall be located in all required buffer areas in order to visually separate the Special Event Meeting/Use Facilities from adjoining property unless they are determined through the Conditional Use Review Process to be unnecessary because of topographical barriers.
- (4) Lot size, yard, lot coverage, building height and other requirements of the E-1 and E-2 zoning district shall apply to the property proposed for the Special Event Meeting/Use Facility.
- (5) Parking for the Special Event Meeting/Use Facility shall comply with the provisions of Section 125 – 315(d)(3)(d), of the Ft Pierce Code of Ordinances, except that only 10% of the required parking need to be paved with an all-weather surface. The remainder of the parking may, subject to the approval of the City through the Conditional Use Review process, may consist of compacted grass, millings, crushed concrete or other suitable parking surfaces.
- (6) Special Event Meeting/Use Facilities may include, if specifically approved through the Conditional Use Review Process, up to two (2) overnight accommodations within the primary residential structure located on the petitioned property. Overnight use of these on-site facilities is limited to two nights per scheduled event.

Secs. 125-~~250~~ 251 — 125-276. Reserved.

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