

ORDINANCE NO. \_K-464\_

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CODE OF ORDINANCE; AMENDING SECTIONS 22-3, 22-27, 22-27.1, AND 22-28 TO PROVIDE FOR THE PLATTING OF TOWNHOMES IN THE R-4, R-4A AND R-5 ZONING DISTRICTS AS A SEMI-RESTRICTED USE CATEGORY WITH LAND USE REGULATIONS THAT GOVERN THIS TYPE OF RESIDENTIAL LAND USE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION 1: Section 22-3. (Definitions – Generally) is and the same shall be amended so that such Section shall read hereinafter as follows:

Sec. 22-3. Definition – Generally

*Dwelling, single-family:* A building containing ...

*Dwelling, townhome :* A single dwelling unit attached by at least one but no more than two party wall(s) along more than 50 percent of the maximum depth of the unit to one or more other dwelling unit on a continuous foundation, with said party wall(s) being centered on the common property line(s) between adjacent lots.

*Educational service establishments:* Businesses primarily engaged ...

...

*Substantially improved existing manufactured home parks or subdivision:* Is where the ...

*Townhome development:* A series of townhome units proposed on one or more parcels which, prior to replatting, has a contiguous frontage of at least two hundred (200) feet along a public roadway. The maximum length of contiguous building line in a townhome development is two hundred (200) feet. The *townhome development* shall be exempt from Sec. 18-11(e), *Design Standards*.

*Variance:* A grant of relief from ...

SECTION 2: Section 22-27. (Medium Density Residential Zone (R-4)) is and the same shall be amended so that such Section shall read hereinafter as follows:

Sec. 22-27. 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 (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (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.

(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-4 Zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:

- (1) Single-family dwellings, except mobile homes.
- (2) Duplexes.
- (3) Triplexes and quadraplexes.
- (4) Multifamily housing developments.
- (5) Townhome dwellings; including those approved prior to (Adoption Date to be inserted), which conform to standards in Sec. 22-27(e), are hereby exempt from Sec. 18-11(g)(3 and 4), Design Standards, Lots, and Sec. 22-27(d)(1-5), Basic use standards.
- (6) Home occupations which satisfy requirements in section 22-63.
- (7) Temporary uses which fulfill provisions in section 22-65.

(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-4 Zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:

- (1) Innovative residential developments which satisfy standards in section 22-82.
- (2) Mobile home subdivisions and conventional home/mobile home subdivisions which satisfy regulations in section 22-84.
- (3) Mobile home parks.
- (4) Boarding houses.
- (5) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.
- (6) Churches, schools and day care centers.
- (7) Park or recreation areas.
- (8) Community centers and nonprofit clubs.
- (9) Cemeteries.
- (10) Public utility structures, such as utility substations.
- (11) Neighborhood commercial uses listed in section 22-30(b).
- (12) Dwelling rentals.

(d) *Basic use standards.* Uses in an R-4 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 a single-family dwelling shall be five thousand (5,000) square feet.
  - b. The minimum lot area for a duplex, triplex or a quadraplex shall be four thousand (4,000) square feet per unit.
  - c. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.

- d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed ten (10) units per acre.
- e. The minimum lot width for duplexes, triplexes, quadraplexes, and multifamily housing development shall be seventy-five (75) feet.
- f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
- g. The minimum lot width for other uses will be sixty (60) feet.
- h. The minimum lot depth for duplexes, triplexes, quadraplexes, townhomes and multifamily housing development shall be ninety (90) feet.
- i. The minimum lot depth for other uses will be seventy (70) feet.

(2) *Yards.*

- a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
- b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.
- d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.
- f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.
- g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.



surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. Yards: Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(e) *Other applicable use standards.*

- (1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58.
- (2) 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 five (5) feet from the rear lot line.
- (3) On any lot used for residential purposes, other than a multifamily housing development, 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 thirty thousand (30,000) square feet or more in size.~~
- (4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a single townhome lot shall be sixteen (16) feet.
- (5) 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.
- (6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.
- (7) Conditional uses will meet the requirements in section 22-74 through 22-86.
- (8) Signs will comply with standards referred to in section 22-55.
- (9) All other applicable ordinance requirements will also be satisfied.

SECTION 3: Section 22-27.1. (Hutchinson Island Medium Density Residential Zone (R-4A)) is and the same shall be amended so that such Section shall read thereafter as follows:

Sec. 22-27.1. Hutchinson Island Medium Density Residential Zone (R-4A).

- (a) *Purpose.* It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A Zone is compatible with the Medium Density Residential Hutchinson Island designation in the Comprehensive Plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive

barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-4A Zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:

- (1) Single-family dwellings, except mobile homes.
- (2) Duplexes.
- (3) Triplexes and quadraplexes.
- (4) Multifamily housing developments.
- (5) Within multifamily housing developments the following uses are permitted, provided that all such uses located within an apartment structure and the area of the individual businesses combined does not comprise more than five (5) per cent of the total floor area:
  - a. Personal service establishments such as a beauty parlor, barber shop, tailor and other similar uses, provided not more than three (3) persons are employed in any one establishment.
  - b. Retail sales establishments intended primarily for the use of the tenants, provided that any one establishment does not exceed one thousand six hundred (1,600) square feet.
  - c. Doctors' offices and medical clinics primarily for the use of the tenants, provided that any one establishment does not exceed one thousand two hundred (1,200) square feet.

(6) Townhome dwellings

- (7) Home occupations which satisfy requirements in section 22-65.
- (8) Temporary uses which fulfill provisions in section 22-65.

(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-4A Zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:

- (1) Sanitariums, rest homes, convalescent homes and adult congregate living facilities.
- (2) Churches, schools and day care centers.
- (3) Park or recreation areas.
- (4) Community centers and nonprofit clubs.
- (5) Public utility structures, such as utility substations.
- (6) Neighborhood commercial uses listed in section 22-30(b).
- (7) Dwelling rentals.

(d) *Basic use standards.* Uses in an R-4A 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 a single-family dwelling shall be five thousand (5,000) square feet.
- b. The minimum lot area for a townhome dwelling lot shall be one thousand five hundred (1,500) square feet.
- c. The minimum lot area for a duplex, triplex or a quadraplex shall be five (5,000) square feet per unit.
- d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed eight (8) units per acre.
- e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be seventy-five (75) feet.
- f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
- g. The minimum lot width for other uses shall be sixty (60) feet.
- h. The minimum lot depth for duplexes, triplexes and multifamily housing developments shall be ninety (90) feet.
- i. The minimum lot depth for townhome development shall be ninety (90) feet.
- j. The minimum lot depth for other uses shall be seventy (70) feet.

(2) *Yards.*

- a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
- b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.
- d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.
- f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The

minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

g. All other uses: The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) 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 five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

h. The minimum distance between residential buildings ~~located on the same property~~ shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

a. Buildings in multifamily housing developments shall not cover more than forty-five (45) per cent of the lot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) percent of the building site.

c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.

(4) *Buildings heights.* No building shall exceed forty-five (45) feet above grade.

(5) *Density.* Unless otherwise provided, densities on land within the city situated east of the Indian River may not exceed eight (8) units a gross acre, other provisions of this chapter notwithstanding. However, upon application in the manner provided for by section 22-58, the commission may allow one additional density bonus for landscaping, for a maximum allowable addition of one (1) density bonus unit per acre upon consideration by the commission of their compatibility with the natural features of the area and surrounding development and the availability of supporting infrastructure. The application shall demonstrate compliance with each of the following criteria depending upon the categories for which density bonuses are sought:

a. *Landscaping.*

1. Landscape area requirements as specified in section 22-59 shall be increased by twenty (20) per cent;

2. Landscape tree planting requirements as specified in section 22-59 shall be increased by twenty (20) per cent;

3. Minimum height levels of required trees at time of planting, as specified in section 22-

59(b)(3)b.1. shall be increased by fifty (50) per cent;

4. Landscape irrigation/sprinkler systems shall be installed;
5. All plant species must be salt tolerant and meet with the approval of the director of development. An approved species list may be obtained from the director of development.

(6) Additional requirements Dwelling, townhome.

- a. Ownership: 100 percent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.
  - b. Common Area: Any portion of the original lot not divided among and incorporated into the resulting individual Townhome Dwelling Unit lots shall be held by either of the following or a combination of the following, ~~in a form and manner acceptable to the City Attorney~~: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).
  - c. Parking: Two (2) parking spaces per dwelling units shall be provided for townhome developments; garages shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.
  - d. Access: When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty (20) foot wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.
  - e. Yards: Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.
- (e) *Other applicable use standards.*
- (1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58.
  - (2) 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 five (5) feet from the rear lot line.

- (3) On any lot used for residential purposes, other than a multifamily housing development, no more than one (1) residential building will be allowed on the lot, except one (1) building without kitchen facilities may be allowed as a guest house, ~~provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.~~
- (4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a townhome development shall be sixteen (16) feet.
- (5) 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.
- (6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.
- (7) Conditional uses will meet the requirements in sections 22-74 through 22-86.
- (8) Signs will comply with standards referred to in section 22-55.
- (9) All other applicable ordinance requirements will also be satisfied.

SECTION 4: Section 22-28. (High Density Residential Zone (R-5)) is and the same shall be amended so that such Section shall read thereafter as follows:

Sec. 22-28. High Density Residential Zone (R-5).

- (a) *Purpose.* This residential category is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed fifteen (15) units per acre for conventional developments and eighteen (18) units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.
- (b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-5 Zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
  - (1) Triplexes and quadraplexes.
  - (2) Multifamily housing developments.
  - (3) Within multifamily housing developments the following uses are permitted, provided that all such uses are located within an apartment structure and the area of the individual businesses combined does not comprise more than five (5) per cent of the total floor area:

- a. Personal service establishments such as a beauty parlor, barber shop, tailor and other similar uses, provided not more than three (3) persons are employed in any one establishment.
  - b. Retail sales establishments primarily for the use of the tenants, provided that any one establishment does not exceed one thousand six hundred (1,600) square feet.
  - c. Doctors' offices and medical clinics primarily for the use of the tenants, provided that any one establishment does not exceed one thousand two hundred (1,200) square feet.
- (4) Townhome dwellings.
- (5) Home occupations which satisfy requirements in section 22-63.
- (6) Temporary uses which fulfill provisions in section 22-65.
- (c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-5 Zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
  - (1) Innovative residential developments which satisfy standards in section 22-82.
  - (2) Single-family dwellings and duplexes.
  - (3) Mobile home parks.
  - (4) Boarding houses.
  - (5) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.
  - (6) Churches, schools and day care centers.
  - (7) Park or recreation areas.
  - (8) Community centers and nonprofit clubs.
  - (9) Cemeteries.
  - (10) Public utility structures, such as utility substations.
  - (11) Neighborhood commercial uses listed in section 22-30(b).
  - (12) Dwelling rentals.
- (d) *Basic use standards.* Uses in an R-5 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 a single-family dwelling shall be five thousand (5,000) square feet.
    - b. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.
    - c. The minimum lot area for a duplex shall be seven thousand (7,000) square feet.
    - d. The minimum lot area for a triplex and quadraplex shall be twenty-five hundred (2,500) square feet per unit.

- e. Multifamily housing developments will utilize a lot with a gross density that shall not exceed fifteen (15) units per acre.
  - f. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be sixty (60) feet.
  - g. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
  - h. The minimum lot width for other uses will be sixty (60) feet.
  - i. The minimum lot depth for duplexes, triplexes, quadraplexes and multifamily housing developments shall be eighty (80) feet.
  - j. The minimum lot depth for other uses will be seventy (70) feet.
  - k. The minimum lot depth for townhome development shall be ninety (90) feet.
- (2) *Yards.* The following yard requirements shall apply except when a lot has a building over forty-five (45) feet tall. In such cases, side and rear requirements and the minimum distance between residential buildings located on the same property will be increased by one foot for every foot the tallest building on the lot exceeds forty-five (45) feet in height.
- a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
  - b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily housing developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
  - c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.
  - d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
  - e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily housing developments.
  - f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

- g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.
  - h. The minimum distance between residential buildings ~~located on the same property~~ shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.
- (3) *Lot coverage.*
- a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.
  - b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) percent of the building site.
  - c. Buildings in other developments shall not cover more than forty-five (45) per cent of the lot area.
- (4) *Building heights.* No building shall exceed two hundred (200) feet above grade.
- (5) *Additional requirements Dwelling, townhome.*
- a. Ownership: 100 percent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.
  - b. Common Area: Any portion of the original lot not divided among and incorporated into the resulting individual Townhome Dwelling Unit lots shall be held by either of the following or a combination of the following, ~~in a form and manner acceptable to the City Attorney:~~ Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).
  - c. Parking: Two (2) parking spaces per dwelling units shall be provided for townhome developments; garages shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.
  - d. Access: When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a

service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty (20) foot wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. Yards: Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(e) *Other applicable use standards.*

- (1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58.
- (2) 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 five (5) feet from the rear lot line.
- (3) On any lot used for residential purposes, other than a multifamily housing development, 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 thirty thousand (30,000) square feet or more in size.~~
- (4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a townhome development shall be sixteen (16) feet.
- (5) 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.
- (6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.
- (7) Conditional uses will meet the requirements in sections 22-74 through 22-86.
- (8) Signs will comply with standards referred to in section 22-55.
- (9) All other applicable ordinance requirements will also be satisfied.

SECTION 5: All Ordinances or parts of Ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 6: This Ordinance is and the same shall become effective immediately upon final passage thereof.

(Approved by Fort Pierce City Commission – December 18, 2006)