

ORDINANCE NO. L-284

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 22, ZONING, ARTICLE III; AMENDING SECTION 22-27(a), MEDIUM DENSITY RESIDENTIAL ZONE (R-4), AMENDING PURPOSE STATEMENT; AMENDING CHAPTER 22, ZONING, ARTICLE III; AMENDING SECTION 22-27(c) TO PERMIT **COMBINED MOBILE HOME AND RECREATIONAL VEHICLE PARKS AS A CONDITIONAL USE IN THE R-4 ZONING DISTRICT**; AMENDING CHAPTER 22, ARTICLE V; CREATING SECTION 22-88, SETTING OUT STANDARDS FOR REVIEW FOR COMBINED MOBILE HOME AND RECREATIONAL VEHICLE PARKS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, as follows:

SECTION 1. Section 22-27(a) of Chapter 22, is hereby amended as follows:

(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, recreational vehicles, 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 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.

SECTION 2. Section 22-27(c) of Chapter 22, is hereby amended as follows:

(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 subsection 22-30(b).
- (12) Dwelling rentals.

(13) Student housing.

(14) Combined mobile home and recreational vehicle parks which satisfy regulations in section 22-88.

SECTION 3. Section 22-88 is hereby created so that the same shall read as follows:

Sec. 22-88. - Combined mobile home and recreational vehicle parks.
Combined mobile home and recreational vehicle parks shall comply with the following standards:

(1) Establishment.

a. Combined mobile home and recreational vehicle parks must be established in an existing mobile home park.

b. The mobile home park must continue to exist and abide by all ordinances not in conflict with this section.

(2) General layout standards.

a. Intent. To the fullest extent possible, recreational vehicle sites should be collocated and clustered together in combined mobile home and recreational vehicle parks.

b. Implementation. Combined mobile home and recreational vehicle parks must comply with the following layout limitations which are intended to restrict the location of recreational vehicle sites to mitigate the impact of recreational vehicles on existing mobile home residents:

1. If no vegetative buffer or roadway exists between a recreational vehicle and an existing mobile home, the recreational vehicle must be located at least twenty (20) feet from the nearest exterior wall of the nearest preexisting mobile home.

2. If a vegetative buffer of a minimum of one (1) foot in width, four (4) feet in height, and the length of the lot, or an improved roadway exists between a recreational vehicle and an existing mobile home, the recreational vehicle must be located ten (10) feet from the nearest exterior wall of the nearest preexisting mobile home.

3. A recreational vehicle may be located next to a vacant mobile home with no minimum distance or buffer requirement.

4. A recreational vehicle may be located next to a preexisting mobile home that is occupied with no minimum distance or buffer requirement if the existing mobile home owner or resident provides the park owner their consent in writing.

(3) Transportation standards.

a. Recreational vehicles located in combined mobile home and recreational vehicle parks shall not be used for routine transportation.

b. Recreational vehicles located in combined mobile home and recreational vehicle parks shall be self-contained in nature, must be configured to utilize the electric, water, and sewer utilities of the park, and must be greater than

thirty (30) feet in length.

(4) Additional standards.

- a. Permanent structures may not be constructed at recreational vehicle sites. A recreational vehicle may be located at a site with an already existing carport, storage room, or other permanent structure.
- b. No recreational vehicle space lease may be for less than thirty (30) consecutive days or more than eighteen (18) months in duration.

SECTION 4. All ordinances of parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance is and the same shall become effective immediately upon final passage hereof.

STATE OF FLORIDA)
ST. LUCIE COUNTY)^{ss}

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. L-284 was duly advertised in accordance with F.S. 166.041(3)(c)(2) in the St. Lucie Tribune on October 26, 2012 and on November 9, 2012; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on November 5, 2012; and was duly introduced, read by title only, and passed on second and final reading on November 19, 2012, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HERewith, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 19th day of November 2012.

MAYOR COMMISSIONER

CITY CLERK

(CITY SEAL)