

City of Fort Pierce Zoning:

Sec. 22-31. General commercial zone (C-3).

- (a) *Purpose.* The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.
- (b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in a C-3 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) Uses allowed as semi-restricted uses in a C-1 zone.
 - (2) Retail sales establishments (including incidental manufacturing and repairing of goods on the premises, provided, however, that the space devoted to manufacturing and repairing does not exceed twenty (20) per cent of the gross floor area of the establishment) such as restaurants, bars, grocery stores, bakeries, department stores, clothing stores, fabric shops, luggage stores, gift shops, jewelry stores, florist shops, camera shops, record stores, toy stores, book stores, newsstands, stationery stores, drug stores, sporting goods stores, furniture stores, appliance stores, hardware stores, auto parts stores, gasoline service stations, bicycle shops and auto sales facilities.
 - (3) Motels/hotels.
 - (4) Personal service establishments, such as laundering and dry-cleaning establishments (except those which primarily serve other businesses), beauty and barber services, garment alterations and funeral homes.
 - (5) Repair service establishments which facilitate light repair work, including: Auto repair such as tune-ups, transmissions, mufflers, reupholstering, pinstriping (excludes auto body and paint shops) and truck repair not to exceed trucks over one-ton capacity; radio and television repair services; watch, clock and jewelry repair services, and shoe repair services.
 - (6) Educational service establishments, such as vocational and trade schools, business and stenographic schools, art and music schools, dancing schools and correspondence schools.
 - (7) Public and semi-public facilities, except hospitals, sanitariums, rest homes, convalescent homes, public utility structures and public works maintenance facilities.
 - (8) Private indoor amusement, entertainment and/or recreation establishments, such as theaters, bowling alleys, pool halls, dance halls and indoor tennis courts and handball and swimming pool facilities.
 - (9) Taxi stations.
 - (10) Commercial off-street parking lots.
 - (11) Temporary uses meeting the requirements in [section 22-65](#)
 - (12) Adult establishments, pursuant to [Chapter 11.5](#)
- (c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-3 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) Repair service establishments not allowed as a semi-restricted use in this zone.
 - (2) Wholesale trade, warehouse and distribution establishments (including trucking terminals).
 - (3) Contract construction service establishments.
 - (4) Kennels.
 - (5) Bus depots.
 - (6) Hospitals, sanitariums, rest homes, convalescent homes, and adult congregate living facilities. The maximum residential density for an adult congregate living facility shall not exceed thirty (30) units per acre.
 - (7) Public utility structures and public works maintenance facilities.
 - (8) Cemeteries.
 - (9) Amusement parks.
 - (10) Marinas, including marinas with charter fishing facilities.

- (11) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in [section 22-102](#)
 - (12) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone.
 - (13) *Reserved.*
 - (14) Flea markets.
 - (15) Nonprofit bingo halls.
 - (16) Industrial, semi-restricted uses permitted in [section 22-34\(b\)](#) [Light industrial zone (I-1)] except the uses specified in sections [22-34\(b\)\(6\)](#) and (7).
 - (17) Ship and boat building and repair facilities.
 - (18) Recreational vehicle parks.
 - (19) Day care centers and schools other than educational service establishments.
 - (20) Railroad passenger station.
 - (21) Amusement arcades and arcade amusement centers.
- (d) *Basic use standards.* Uses in a C-3 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 shall be ten thousand (10,000) square feet.
 - b. The minimum lot width shall be seventy (70) feet.
 - c. The minimum lot depth shall be ninety (90) feet.
 - (2) Yards.
 - a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.
 - (3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.
 - (4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.
- (e) *Other applicable use standards.*
- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) 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 in sections [22-60](#) and [22-61](#)
 - (6) Conditional uses will meet the requirements in sections [22-74](#) through [22-86](#)
 - (7) Signs will comply with standards referred to in [section 22-55](#)
 - (8) All other applicable ordinance requirements will also be satisfied.
 - (9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:
 - a. One thousand (1,000) feet from any other adult establishment:
 - b. Four hundred (400) feet from any established church, public or private school, public playground or public park;
 - c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
 - (10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
 - a. Front door of the main building occupied by any other adult establishment or any established church; or
 - b. To the nearest property line of any residential district, playground, school or park.