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ORDINANCE NO. 2023 - \_\_\_\_\_

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**AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS BY AMENDING SECTION 63.04, PARKING RATIOS, TO REVISE THE PARKING RATIOS FOR ALLOWED USES; PROVIDING FOR TERM CAPITALIZATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENER’S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council proposes to amend the zoning text of the City of Vero Beach Code, pursuant to Chapter 65 of the City’s Land Development Regulations; and

**WHEREAS**, it is in the interest of public health, public safety, and general welfare of the City of Vero Beach to regulate development in the City to ensure sufficient off-street parking spaces are provided to serve the traffic generated by development to protect public safety, protect the capacity of the public road system, and reduces potential adverse impacts on adjacent properties; and

**WHEREAS**, the City’s Comprehensive Plan, Land Use Element, Objective 3, requires the City to administer and maintain its Land Development Regulations in a manner consistent with the goals, objectives, and policies of the Comprehensive Plan; and

**WHEREAS**, there is compelling local interest to ensure the proposed uses and site development in the City does not adversely impact public health, safety and general welfare of the community and adjoining properties; and

**WHEREAS**, the Planning and Zoning Board, serving as the local planning agency under Florida Statute 163.3174, after a public hearing held on August 17, 2023, finds that the Code amendments provided in this Ordinance are consistent with relevant goals, objectives and policies contained within the City’s Comprehensive Plan; and

**WHEREAS**, notice was given as required by law that the text of the Land Development Regulations of the City of Vero Beach, Florida, be amended to revise the parking ratios for allowed use in the City; and

**WHEREAS**, advertisements were placed in a newspaper of general circulation and provided the public with at least ten (10) days advance notice of this Ordinance's public hearings to be held by the Planning and Zoning Board and the City Council of the City of Vero Beach (“City Council”) in the City Council Chambers, located on the first floor of City Hall in the City of Vero Beach; and

**WHEREAS**, public hearings were held pursuant to the notices described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; and

**WHEREAS**, the City Council, after providing legal notice and holding a public hearing, finds that the Code amendments provided in this Ordinance serve a municipal purpose and promote

1 and protect the public health, safety, and welfare to revise the parking ratios for allowed uses in  
2 the City.

3 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**  
4 **OF VERO BEACH, FLORIDA THAT:**

5 **Section 1 – Adoption of “Whereas” clauses.**

6 The foregoing “Whereas” clauses are hereby adopted and incorporated herein as forming the  
7 legislative findings, purpose, and intent of this Ordinance.

8 **Section 2 – Amendment of Section 63.04. – Parking Ratios**

9 Section 63.04, Parking Ratios is hereby amended to read as follows:

10 **Sec. 63.04. - Parking ratios.**

11 (a) Applicability. The required off-street parking requirements in subsection (b) shall apply to  
12 all zoning districts, except where expressly stated otherwise in this title.

13 (b) Table 63.1, Parking Ratios, designates ~~The following~~ are the required parking ratios by use  
14 type:

15 **Table 63.1: Parking Ratios**

<b>Use Type</b>	<b>Required Parking</b>
<b><u>Residential Uses - Dwellings</u></b>	
<b>Single family (<u>attached, detached, or zero lot line</u>)</b>	<b>2 spaces /unit (<u>garages may be used to fulfill this requirement</u>)</b>
<b>Duplexes</b>	<b>2 spaces/unit (<u>garages may be used to fulfill this requirement</u>)</b>
<b>Mobile homes</b>	<b><u>2</u>1.25 spaces/unit</b>
<b><u>Multiple family (including upper story)</u></b>	
<b>Efficiency (&lt;500 sq. ft. of floor area)</b>	<b>One space/unit</b>
<b>One bedroom</b>	<b>1.<u>2</u>5 spaces/unit</b>
<b>Two or more bedrooms</b>	<b>2.<u>0</u> 1.5 spaces/unit</b>
<b><u>Residential Uses – Group Living</u></b>	
<b><u>Adult family-care homes</u></b>	<b><u>2</u> spaces / unit</b>
<b><u>Assisted living facilities</u></b>	<b>1 space / 4 beds</b>
<b><u>Congregate multi-family housing</u></b>	<b><u>0.5</u> space / unit</b>
<b>Community Residential</b>	<b>One space/3 beds</b>
<b><u>Group homes</u></b>	<b><u>2</u> spaces / unit</b>
<b><u>Hospice residential facilities</u></b>	<b>1 space / 4 beds</b>
<b><u>Nursing facilities homes, skilled nursing, intermediate care facilities and assisted living centers</u></b>	<b>One space/<u>3</u>4 beds</b>

Use Type	Required Parking
<b>Independent living or adult congregate living facilities</b>	One space/unit
<b><u>Residential Uses - Accommodations</u></b>	
<b>Boarding Houses</b>	One space/room plus 2 spaces
<b>Bed and breakfast inns</b>	2 spaces plus one space per guest room
<b>Guest house and transient quarters</b>	2 spaces per unit
<b>Hotels/ and motels</b>	1.25 spaces/rentable room; one-half of the standard parking ratio for each accessory retail or restaurant use where entry is through the hotel lobby; $\frac{3}{4}$ of the standard parking ratios for all other retail and restaurant accessory uses
<b><u>Nonresidential Uses - Commercial and Service Uses</u></b>	
<b>Art, dance and music studios</b>	1 space / 350 sq. ft. of floor area
<b>Art galleries</b>	One space / 400 <del>500</del> sq. ft. of floor area
<b>Automobile tire and parts stores</b>	One space/400 sq. ft. of floor area including service bays and retail sales/display area; service bays are not included as parking spaces
<b>Broadcast studios</b>	1 space / 350 sq. ft. of floor area
<b>Clubs, health &amp; fitness and exercise clubs</b>	1 space / 300 <del>200</del> sq. ft. of floor area
<b>Commercial amusements (enclosed)</b>	One space / 200 <del>400</del> sq. ft. of floor area
<b>Commercial food services</b>	One space / 400 sq. ft. of floor area
<b>Financial institutions and banking services</b>	
<b>With drive-thru facilities</b>	One space / 400 sq. ft. of floor area and stacking for 4 vehicles per drive-thru window or automatic teller machine
<b>Without drive-thru facilities</b>	One space / 250 <del>300</del> sq. ft. of floor area
<b>Medical offices and clinics</b>	One space/175 sq. ft. of floor area
<b>Microbreweries</b>	One space / 600 sq. ft. of floor area
<b>Motor vehicle sales and services</b> <b>Automobile, boat, and trailer sales</b>	One space / 500 sq. ft. of floor area plus one space / 2,500 sq. ft. of outdoor sales area
<b>Motor vehicle servicing, car wash</b>	One space / 500 sq. ft. of floor area (in addition to spaces dedicated to vacuums) plus 6 stacking spaces per lane
<b>Motor vehicle servicing, Gasoline service stations</b>	One space per two pumps (in addition to spaces dedicated to pumps) plus 2 spaces per <del>375</del> sq. ft. of non-retail floor area, including service bays and car wash tunnels plus 1 space/250 sq. ft. of retail floor area (service bays are not included as parking spaces)
<b>Motor vehicle servicing (general or heavy repair and services) Automobile repair, automobile body, and diagnostic shops</b>	One space/400 sq. ft. of floor area including 2 spaces per service bays or 6 spaces, whichever is greater; (service bays are not included as parking spaces)

<b>Use Type</b>	<b>Required Parking</b>
<u>Motor vehicle servicing, self-service car wash</u>	One space per two washing bays or stalls (in addition to spaces dedicated to vacuums) plus one stacking space per bay or stall
<u>Museums, commercial</u>	One space / 500 sq. ft. of floor area
<u>Offices (Bbusiness, and professional, medical, and veterinary) offices</u>	One space / <del>300</del> <u>350</u> sq. ft. of floor area or 4 spaces, whichever is greater
<u>Personal services</u>	One space / 200 sq. ft. of floor area
<u>Restaurants</u>	One space / 100 sq. ft. of floor area
<u>Restaurants, bar and drinking places</u> <u>With 4COP alcoholic beverage license</u> <u>without SRX modifier</u>	One space / 75 sq. ft. of floor area
<u>Restaurants, carry-out</u> <u>Take-out only</u>	One space / 200 sq. ft. of floor area
<u>All other restaurants</u>	One space/100 sq. ft. of floor area
<u>Restaurants, fastfood</u> <u>With Drive-thru facilities</u>	One space / 150 sq. ft. of floor area plus 8 <del>8</del> <u>8</u> stacking spaces per lane(s) for a minimum of 8 cars in addition to uses above
<u>Restaurants, specialty eating</u>	One space / 150 sq. ft. of floor area
<u>Retail sales and services (general or large scale)</u> <u>Furniture and appliance stores, lawn and garden supplies, wholesale establishments, building supplies machinery, and equipment sales and service</u>	One space / 400 sq. ft. of floor area
<u>Retail sales and services, restricted</u>	One space / <del>250</del> <u>300</u> sq. ft. of floor area
<u>Telemarketing/call centers if the amount of floor area is less than 100 square feet per employee per shift</u>	One space/100 sq. ft. of floor area
<u>Trade and service repair uses</u>	One space / <del>400</del> <u>500</u> sq. ft. of floor area or 2 spaces, whichever is greater
<u>Veterinary hospitals, boarding kennels</u>	One space/300 sq. ft. of floor area
<u>Wholesales trades and services</u>	One space / 1,000 sq. ft. of floor area
<b><i>Nonresidential Uses - Institutional and Community Facilities and Uses</i></b>	
<u>Administrative services</u>	One space / 250 sq. ft. of floor area
<u>Art and cultural centers</u>	One space / 200 sq. ft. of floor area
<u>Day Child care facilities</u>	1.5 spaces / licensed employee
<u>Public eEducational institutions, public facilities</u>	As set by the State Department of Education or School District
<u>Private colleges, universities, and technical/vocational schools</u>	One space/2 seats of classroom seating capacity plus parking standards for accessory uses specified in this section
<u>Educational institutions, Pprivate and charter elementary schools</u>	One space / 10 seats in the main auditorium or 2 spaces for each classroom, whichever is greater

Use Type	Required Parking
<u>Educational institutions, Private and charter high schools</u>	One space / 8 seats in the main auditorium or <del>3</del> <u>5</u> spaces for each classroom, whichever is greater
<u>Fire stations</u>	One space / 500 sq. ft. of floor area
<u>Hospitals</u>	2 spaces / bed
<u>Libraries and museums</u>	One space / <del>400</del> <u>500</u> sq. ft. of floor area
<u>Offices, Government use administrative offices</u>	One space / 300 sq. ft. of floor area
<u>Public health services</u>	One space/ <del>175</del> sq. ft. of floor area
<b><i>Nonresidential Uses - Public Assembly Structures/Uses</i></b>	
<u>Auditoriums, places of worship, live (performance theaters, or movie motion pictures theaters), community centers, stadiums, and other places of public assembly</u>	One space / <del>3</del> <u>per 4</u> fixed seats or one space / 100 sq. ft. of floor area in public assembly area, if no fixed seats
<u>Clubs, private (beach, non-profit, or Social and Country Clubs)</u>	One space / 100 sq. ft. of floor area for clubhouse and dining facilities, plus required parking spaces for each associated use or structure creating user parking demand
<u>Cultural and civic activities and Community centers</u>	One space / 200 sq. ft. of floor area or <del>1 space/3</del> <u>fixed seats</u> or 1 space / 100 sq. ft. of auditorium; <u>or meeting rooms or place of public assembly</u> without fixed seats, whichever is greater
<u>Exhibition or conference centers</u>	One space / 200 sq. ft. of floor area or 1 space / <u>100 sq. ft. of auditorium or meeting rooms</u> without fixed seats, whichever is greater
<u>Mortuaries or funeral homes</u>	One space / 200 sq. ft. of floor area and one space / 3 fixed seats or one space / 100 square feet in public assembly areas, if no fixed seats <u>plus stacking lanes for a minimum of 25 cars</u>
<u>Places of worship</u>	One space <u>per 5 fixed seats in the main auditorium or sanctuary</u>
<u>Stadiums</u>	One space <u>per 4 fixed seats</u>
<b><i>Nonresidential Airport Uses - Transportation and Structures</i></b>	
<u>Aeronautical student dormitory</u>	One space / sleeping room plus one space / 20 rooms; plus ½ of the standard parking ratio for each accessory use
<u>Aeronautical schools</u>	3 spaces / classroom
<u>Conventional hangars (excluding commercial or employment generating activities)</u>	One space/ <u>1,000 sq. ft. of floor area up to 10,000 sq. ft. and one space / 2,000 sq. ft. thereafter</u>
<u>T-hangars</u>	One space / 5 hangars or tie-downs except for manufacturing inventories or pilot training aircraft

Use Type	Required Parking
<b><u>Nonresidential Uses – Recreational</u></b>	
<b><u>Athletic training facility with dormitory facilities</u></b>	One space per two beds plus required parking spaces for facilities other than offices, club house, athletic fields or courts and dining facilities
<b>Golf course</b>	4 spaces / hole and one space / 100 sq. ft. of floor area for club and pro shop
<b>Marina</b>	One space / 3 dry storage, or wet slip or mooring, plus ½ of standard parking ratio for accessory retail uses and one space / 300 sq. ft. of administrative space
<b>Public parks and outdoor recreation uses</b>	2 spaces per gross acre of land generating user parking demand; 40 spaces per acre of public beach; one space / 100 sq. ft. of floor area for associated support buildings; plus required parking for other recreational uses and structures specified in this section
<b>Public, private, or commercial boat ramps</b>	6 spaces per ramp; all spaces shall be 14' by 55' to accommodate trailers and oversized vehicles
<b>Racquet ball or tennis courts</b>	3 spaces / court
<b>Skating rinks</b>	One space/200 sq. ft. of floor area
<b>Swimming pool (outdoor)</b>	One space/200 sq. ft. of pool area
<b><del>Rental of docks, dock space, and boat slips</del></b>	One space/3 boat slips or dock spaces
<b><u>Nonresidential Uses - Industrial and Whole Trade Uses</u></b>	
<b>Contractor's <u>yards</u> offices</b>	One space / <del>400</del> <u>500</u> sq. ft. or 2 spaces, whichever is greater
<b>Crematoria</b>	One space / 300 sq. ft. of floor area
<b>Manufacturing or industrial establishments, research and testing laboratories, creameries, bottling plants, warehouse or similar establishments, excluding direct sales to the public</b>	One space / 600 sq. ft. of floor area or 4 spaces, whichever is greater
<b><del>Plant nurseries and landscaping services</del></b>	One space/150 sq. ft. of gross floor area of enclosed buildings where merchandise is displayed and transactions occur [Note: Pole barns, mist houses, shade houses, and accessory structures shall not be included for purposing of determining parking requirements.]
<b>Self-service storage facilities</b>	3 spaces and a 24 ft. wide drive / access aisle to each individual storage unit
<b>Wholesale establishments, excluding direct sales to the public</b>	One space / <del>400</del> <u>1,000</u> sq. ft. of floor area

1 **Section 3 – Term Capitalization.**

2 For purposes of interpreting this Ordinance, any term that is capitalized shall have the same  
3 meaning if the term is not capitalized in other titles, chapters, articles or sections in the Code of  
4 Ordinances of the City of Vero Beach, Florida.

5 **Section 4 – Codification.**

6 The provisions of this Ordinance shall be codified in the Code of Ordinances of the City of Vero  
7 Beach, Florida.

8 **Section 5 – Conflict and Severability.**

9 In the event any provision of this Ordinance conflicts with any other provision of the Code or any  
10 other ordinance or resolution of the City of Vero Beach on the subject matter of this Ordinance,  
11 the more strict provision shall apply and supersede. If any provision of this Ordinance is held to  
12 be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction,  
13 such invalidity shall not affect the validity of the remaining portions of this Ordinance, which shall  
14 be deemed separate, distinct, and independent provisions enforceable to the fullest extent possible.

15 **Section 6 – Scrivener’s Error.**

16 The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected  
17 copy of this Ordinance with the City Clerk.

18 **Section 7 – Effective Date.**

19 This Ordinance shall become effective upon final adoption by the City Council.

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21 This Ordinance was read by title for the first time on the \_\_\_\_ day of \_\_\_\_\_  
22 2023, and was advertised on the \_\_\_\_ day of \_\_\_\_\_ 2023, for a public hearing to  
23 be held on the \_\_\_\_ day of \_\_\_\_\_ 2023, at the conclusion of which hearing it was  
24 moved for adoption by Councilmember \_\_\_\_\_, seconded by Councilmember  
25 \_\_\_\_\_, and adopted by the following vote of the City Council:

- 26 Mayor John E. Cotugno \_\_\_\_\_
- 27 Vice Mayor Linda Moore \_\_\_\_\_
- 28 Councilmember Tracey Zudans \_\_\_\_\_
- 29 Councilmember John M. Carroll, Jr. \_\_\_\_\_
- 30 Councilmember Rey Neville \_\_\_\_\_

1 ATTEST:

CITY OF VERO BEACH, FLORIDA

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\_\_\_\_\_  
Tammy K. Bursick  
City Clerk

\_\_\_\_\_  
John E. Cotugno  
Mayor




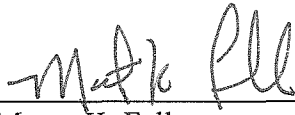
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**ADMINISTRATIVE REVIEW**  
(For Internal Use Only--Sec. 2-77 COVB Code)


9 Approved as to form and  
10 legal sufficiency:

Approved as conforming to  
municipal policy:

11  
12   
13 John S. Turner  
14 City Attorney

  
\_\_\_\_\_  
Monte K. Falls  
City Manager

15 Approved as to technical requirements:

16  
17   
18 Jason H. Jeffries, AICP  
19 Planning and Development Director