

**Revised Ordinance 07-015
Parking Ordinance**

The revisions made to this "Revised" Ordinance are highlighted.

copy to: growth
L. Olson

"Revised"

ORDINANCE NO. 07-015

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE SECTION 7.06.00, OFF-STREET PARKING AND LOADING; PROVIDING FINDINGS; AMENDING SECTION 7.06.01 TO ALLOW INCREASES IN CERTAIN TYPES OF BUILDING FLOOR AREA NOT UTILIZED BY PERSONS UP TO TEN PERCENT OF THE BUILDING SIZE WITHOUT REQUIRING ADDITIONAL PARKING SPACES, SPECIFYING IMPERVIOUS PARKING FACILITY SURFACING MATERIALS THAT ARE PERMITTED, AND CLARIFYING OTHER LANGUAGE; DELETING REFERENCES TO THE COMMUNITY DEVELOPMENT DIRECTOR THROUGHOUT SECTION 7.06.00 AND REPLACING THEM WITH THE TERM GROWTH MANAGEMENT DIRECTOR; AMENDING SECTION 7.06.02, OFF-STREET PARKING, TO PROVIDE CHANGED PARKING REQUIREMENTS FOR CERTAIN LAND USES, ADDING NEW LAND USES WITH REQUIRED PARKING STANDARDS, PERMITTING THE USE OF CERTAIN PVIOUS SURFACING MATERIALS, AMENDING CERTAIN DESIGN STANDARDS, PROVIDING FOR SPACING OF OFF-SITE PARKING, PROVIDING FOR SHARED PARKING AGREEMENTS, CREATING A NEW PROVISION FOR CONTEXT SENSITIVE PARKING IN DOWNTOWN AND WALKABLE COMMUNITY ENVIRONMENTS AND REQUIRING COMPLIANCE WITH RESOLUTION 442-05, "ST. LUCIE COUNTY FIRE PREVENTION CODE" AS IT MAY BE AMENDED FROM TIME TO TIME; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDNG AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, is desirous of updating the Land Development Code Parking Requirements and to include provisions for pervious surfacing materials; and

WHEREAS, the Smart Growth Committee has reviewed the parking requirements and made recommendations regarding amendments; and

WHEREAS, on March 15, 2007, the St. Lucie County Planning and Zoning Commission held a duly noticed public hearing regarding the proposed parking code amendments and made recommendations; and

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2 WHEREAS, on May 1, 2007, the Board of County
3 Commissioners of St. Lucie County, Florida, held a duly noticed
4 public hearing regarding the proposed parking code amendments,
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6 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
7 COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:
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9 Section one. Section 7.06 of the St. Lucie County Land Development Code is hereby
10 amended by adding the words shown in underlined type, and deleting the words shown
11 in strike—through type, as follows:
12

13 7.06.00 OFF-STREET PARKING AND LOADING

14 7.06.01 GENERALLY

15 A. PURPOSE

16
17 The requirements of this Section are intended to insure that every building, structure, or use erected or
18 instituted, except for bona-fide agricultural uses and buildings, shall be provided with adequate off-street
19 parking facilities for the use of occupants, employees, visitors, and patrons, and that certain uses be
20 provided with adequate off-street loading facilities, thereby reducing congestion to the public streets and
21 promoting the safety and welfare of the public.
22

23 B. EXISTING USES /CHANGES IN USE

24
25 Buildings or structures existing as of the effective date of this Code may be modernized, altered, or repaired
26 without providing additional off-street parking or loading facilities, provided there is no increase in floor area
27 or capacity and no change of use. * Except that when building alterations result in consist of an expanded
28 entry or vestibule, or increased storage area not occupied by employees, customers, or other persons, the
29 expansions may be permitted without additional parking so long as the total increased floor area does not
30 exceed ten percent of the gross floor area of the building prior to the alterations.
31

32
33 Effective March 1, 1999, any change in use to an existing building or structure, will require that all on-site
34 parking and loading facilities be brought into full compliance with the provisions of this Code, * except as
35 otherwise provided here in section 7.06.00, as it may be amended from time to time. If it is determined by
36 the * Community Development Growth Management Director that it is not possible to meet the numeric or
37 size parking requirements of this Code due to the size or configuration of the existing parcel, the *
38 Community Development Growth Management Director may grant administrative relief, subject to
39 determining consistency with the Standards of Review set out in Section 10.01.02, to the number or size of
40 parking spaces to be required. Any such administrative relief shall be specific to the parcel or property in
41 question and shall be the minimum necessary to address the particular problem. Any such administrative
42 relief shall include specific findings of fact and shall be issued in a manner and form that is acceptable to the
43 County Attorney. Any determination for relief that is made by the *Community Development Growth
44 Management Director shall be recorded in the public records of St. Lucie County. The Growth Management
45 Director's authority to grant administrative relief as provided in this subsection shall be limited to a maximum
46 reduction of 10% of the minimum required standard. In addition, the Board of County Commissioners may
47 grant specific additional relief from the parking standards due to environmental considerations, such as
48 micrositing for large trees, for mass transit considerations, such as providing transit stops in an area to be
49 served with mass transit services, and superior design considerations determined exceeding the minimum
50 requirements of the Land Development Code. All other requirements of this Code relating to parking
51 surfaces, perimeter and interior landscaping and stormwater management shall be *complied with met,
52 unless varied in accordance with the *provisions of Section 10.00.00 of this Code. For *the purposes of this
53 Section, "change in use" shall mean any change in use or activity that requires the issuance of a new zoning
54 compliance. The provisions of this paragraph shall not apply for those changes in use interior to a common
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1 shopping center or similar multi-user building or structure provided that no additional parking is required by
2 the proposed change in use.

3
4 C. EXPANSION OF STRUCTURE

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6 The proposed expansion in floor area, volume, capacity, or space occupied of any structure existing on or
7 before July 1, 1984, shall ~~*result in the~~ require compliance with all off-street parking and loading
8 requirements contained in this Code ~~*shall to be complied with met~~ for both existing and new ~~*or expanded~~
9 structures*, except as otherwise provided here in section 7.06.00.

10
11 D. REQUIREMENT FOR ALL ~~*WEATHER WETHER~~ SURFACE FOR ALL REQUIRED OFF-STREET
12 PARKING AND VEHICULAR USE AREAS.

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14 All required off-street parking spaces, access aisles, vehicular use and off-street loading areas constructed,
15 expanded or altered after March 1, 1999, shall be constructed with an all weather surface meeting the
16 requirements of the St. Lucie County Public Works Department. *The permitted impervious surface materials
17 shall be concrete, asphalt, brick pavers, stamped concrete, or paving block. Pervious paving systems and
18 grass paving systems shall be permitted when the paving systems and materials are approved by the
19 County Engineer. Stabilized unpaved parking areas may be permitted at locations outside of the urban
20 service area upon approval of the County Engineer, so long as parking spaces, accessways, and driveways
21 are clearly marked and the vehicular/pedestrian circulation system is safe. The County Engineer shall
22 publish a list of commercially available paving systems and pervious and impervious paving materials that
23 are approved for use. The County Engineer shall publish a list of commercially available paving systems and
24 pervious paving materials that are approved for use. County engineer shall approve design material and
25 specifications on each site.

26
27 E. NONCONFORMING USES

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29 When repairs and alterations are to be made in a building occupied by a nonconforming use, all off-street
30 parking requirements contained in this Code shall be ~~*complied with met~~ if the cost of repairs and alterations
31 exceed fifty (50) percent of the assessed value of the building and structures.

32
33 F. ADMINISTRATIVE RELIEF

34
35 The Growth Management Director's authority to grant administrative relief as provided in this subsection
36 shall be limited to a maximum reduction of 10% of the minimum required standard. In addition, the Board of
37 County Commissioners may grant specific additional relief from the parking standards due to environmental
38 considerations, such as micrositing for large trees, for mass transit considerations, such as providing transit
39 stops in an area to be served with mass transit services, and superior design considerations determined by
40 exceeding the minimum requirements of the Land Development Code.

41
42 **7.06.02 OFF-STREET PARKING**

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44 A. REQUIRED OFF-STREET PARKING

45 The following off-street parking shall be provided for the uses described in Table 7-20

TABLE 7-20

USE	REQUIRED NUMBER OF PARKING SPACES	COMMENTS
Detached Single Family	2.0 spaces per dwelling unit	For detached single family dwelling units, <u>except as otherwise noted herein</u> , paved parking spaces and/or driveways are not required, except that driveway connections to any street or road must comply with the requirements of Section 7.05.06(C)(1)(d). *For detached single family dwelling units on lots of 1.5 acres or less, paved parking spaces and driveways are required in addition to any garage parking required, unless the lots are located in an agriculture zoning district and are part of an agricultural operation, or the lots connect to an unpaved county road. For AG-PUD parking requirements, see 7.XX.XX.XX. Pervious paving materials permitted here in section 7.06.01(D).
Multi-Family Dwelling	1.5 spaces per dwelling unit*, plus 2 spaces per 10 dwelling units for guest parking.	For multi-family dwelling units, up to 1/2 space per dwelling unit may be stabilized grass parking. *Parking lot surfacing shall consist of either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D).
Mobile Home Park	2.0 spaces per dwelling unit*, plus 2 spaces per 10 dwelling units for guest parking.	For multi-family dwelling units, up to 1/2 space per dwelling unit may be stabilized grass parking. *Parking lot and driveway surfacing shall consist of either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D).
Recreational Vehicle Park	1.0 space per lot not including the recreational vehicle. Each space shall be a minimum of 8' X 18'.	Any Recreational Vehicle that is in any way altered, modified, added to, converted or replaced with a detached single family dwelling unit must provide two (2) off-street parking spaces. Each parking space may be 8' X 18' and each space shall be usable.
Hotel/Motel Units	1.1 spaces for each guest room, plus 10 spaces per 1,000 square feet of floor area for restaurants and lounge areas.	*Parking lot surfacing shall consist of either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D).

USE	REQUIRED NUMBER OF PARKING SPACES	COMMENTS
<p>*Resort Hotel (ITE Land Use Code 330): Providing sleeping accommodations, restaurants, cocktail lounges, retail shops, guest services catering specifically to the tourist and vacation industry providing a wide variety of recreational facilities and programs (such as beach access, tennis, golf, etc.), rather than catering mainly to the convention and meeting industry. Resort hotels are often located in beach, suburban, and outlying locations on larger lots than other hotels.</p>	<p>1.4 spaces per room plus required parking for any other uses located on the site, located in separate buildings</p>	<p>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</p>
<p>Religious Facilities</p>	<p>15 spaces per 1,000 square feet of chapel or sanctuary floor areas</p>	<p>For religious facilities, seventy-five (75) percent of total parking requirement may be stabilized grass parking.</p>
<p>Places of Public assembly, such as theaters auditoriums and similar uses</p>	<p>25 spaces for every 1,000 square feet of floor area used for public assembly and/or seating.</p>	<p>For auditoriums, seventy-five (75) percent of the total parking requirement may be stabilized-grass-parking *pervious paving systems permitted in subsection 7.06.01(D).</p>
<p>Pre-School, Elementary and Middle School</p>	<p>2 spaces for each classroom.</p>	<p>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</p>
<p>High Schools</p>	<p>8 spaces for each classroom.</p>	<p>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</p>
<p>Colleges</p>	<p>15 spaces for each classroom</p>	<p>All schools and colleges shall provide adequate areas for the parking of bicycles and other non-motorized modes of transportation. These areas shall be accessible from the primary traffic circulation network and shall be located so as to provide convenient access from all structures on the education site. *Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</p>
<p>Hospitals</p>	<p>1.5 spaces for each bed.</p>	<p>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</p>
<p>Nursing and Convalescent Homes, Congregate living facilities and related uses</p>	<p>*0.25 0.45 spaces per bed.</p>	<p>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</p>
<p>Medical Clinics, outpatient, emergency and diagnostic care</p>	<p>4.43 spaces per 1,000 sq. ft. gross floor area</p>	<p>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</p>

USE	REQUIRED NUMBER OF PARKING SPACES	COMMENTS
Medical and Dental Offices	7.0 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Movie Theater	0.36 spaces per seat	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Roller Skating Rink	5.8 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Health, Fitness Club	5.2 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Recreational Community Centers, including public indoor facilities YMCA and similar facilities	3.8 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Day Care Centers	3.2 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Libraries	2.6 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Free Standing Discount Store	4 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Shopping Center (ITE Land Use Code 820)	3 spaces per 1,000 sq. ft. gross floor area, plus one space per 1,000 sq. ft. gross floor area overflow parking	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways. Overflow parking shall be surfaced using grass pavers or similar pervious paving material that is compatible with shopping center landscaping.

USE	REQUIRED NUMBER OF PARKING SPACES	COMMENTS
*Supermarkets, free standing	Rural Sites: 2.5 spaces per 1,000 sq. ft. gross floor area Within Urban Service Area: 4.7 spaces per 1,000 sq. ft. gross floor area, plus 0.5 space per 1,000 sq. ft. overflow parking Walkable Urban Centers: 3.2 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways. Overflow parking shall be surfaced using grass pavers, or similar pervious paving material that is compatible with shopping center landscaping.
*Home Improvement, Toy/Children's and Electronics Superstores	4.4 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Carpet Store (retail)	3 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Video Rental Store	3 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Banks Walk in Drive in/Walk in Suburban Urban and walkable developments	2.5 spaces per 1,000 sq. ft. gross floor area 5 spaces per 1,000 sq. ft. gross floor area 4.2 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
*Dry Cleaners	3 spaces per 1,000 sq. ft. gross floor area	*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.

USE	REQUIRED NUMBER OF PARKING SPACES	COMMENTS
<p><u>*Eating and Drinking Establishments</u></p> <p><u>Restaurant, low turnover (ITE land use code 931)</u></p>	<p>10-0 spaces per 1,000 feet of floor area</p>	<p><u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u></p>
<p><u>Restaurant, high turnover (ITE land use code 932)</u></p>	<p>*17 spaces per 1,000 sq. ft. gross floor area</p>	
<p><u>Restaurant, high turnover, with bar or lounge</u></p>	<p>13 spaces per 1,000 sq. ft. gross floor area</p>	
<p><u>Fast Food Restaurant hamburger service without drive through window (ITE Land Use Code 933)</u></p>	<p>16 spaces per 1,000 sq. ft. gross floor area</p>	
<p><u>Fast Food Restaurant non-hamburger service without drive through window</u></p>	<p>12 spaces per 1,000 sq. ft. gross floor area</p>	
<p><u>Fast Food Restaurant with Drive Through Window, hamburger service</u></p>	<p>8 spaces per 1,000 sq. ft. gross floor area</p>	
<p><u>*Bars and Nightclubs</u></p>	<p>10 spaces per 1,000 sq. ft. gross floor area</p>	<p><u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u></p>
<p><u>*Golf Courses</u></p>	<p>10 spaces per 1,000 sq. ft. gross floor area</p>	<p><u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u></p>
<p><u>*Marinas</u></p>	<p>8.7 spaces per hole</p>	<p><u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u></p>
<p>General Office Building</p>	<p>0.75 spaces per berth</p>	<p><u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u></p>
<p>less than 250,000 sq ft</p>	<p>*5-0 3.5 spaces per 1,000 square feet of floor area.</p>	<p><u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u></p>
<p>more than 250,000 sq ft.</p>	<p>3.0 spaces per 1,000 square feet of floor area.</p>	<p><u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u></p>
<p>General Business or Personal Service Establishments</p>	<p>5.0 spaces per 1,000 square feet of floor area.</p>	<p>For shopping centers and other mixed occupant commercial buildings under a unified site plan in excess of 50,000 square feet, the general parking standard of 5 spaces per 1,000 square feet may be used in lieu of the specific use standards set out in this Section. <u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u></p>

Food Stores <u>*other than supermarkets</u>	5.0 spaces per 1,000 square feet of floor area.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
General Financial Facilities	5.0 spaces per 1,000 square feet of floor area.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Furniture Stores	2.0 spaces per 1,000 square feet of floor area.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Mortuaries & Funeral Homes	10.0 spaces per 1,000 square feet of floor area.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Gasoline Service Stations	3.0 spaces per station; plus 2.0 spaces per vehicle service bay.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
<u>*Industrial Park</u>	1.85 parking spaces per 1,000 sq. ft. gross floor area	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
<u>*Manufacturing</u>	1.2 spaces per 1,000 sq. ft. gross floor area	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
General Industrial	less than 100,000 sq ft.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
	more than 100,000 sq ft.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Wholesaling	less than 150,000 sq ft.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
	more than 150,000 sq ft.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Warehousing (not associated with any other industrial or wholesale use)	0.5 spaces per 1,000 sq. ft. of floor area for the first 50,000 sq. ft. & .01 space per 1,000 sq. ft. of additional floor area, or fraction thereof.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Household Good Storage - Mini-Warehousing	1.0 spaces per 5,000 sq. ft. of floor area for enclosed warehouses* or, one space in front of each warehouse door for unenclosed warehouses plus office parking for the office area	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>

Museums, Art Galleries and similar uses	2.0 spaces per 1,000 square feet of floor area, plus one (1) bus parking stall (12x45) per 10,000 square feet of floor area.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Libraries	4-0 3.0 spaces per 1,000 square feet of floor area.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Bowling Alleys	4.0 spaces per lane.	<u>*Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.</u>
Stadiums, Racetracks, and related uses	2.0 spaces per four (4) seats.	For stadiums, racetracks and related uses, seventy-five (75) percent of total parking requirements may be in stabilized-grass-parking stabilized grass parking or *pervious paving systems permitted in subsection 7.06.01(D).
Bingo parlors	10.0 spaces per 1,000 square feet of floor area.	For Bingo Parlors located in a shopping centers or other mixed occupant commercial building that is included a unified site plan and that is in excess of 50,000 square feet, the general parking standard of 5 spaces per 1,000 square feet may be used in lieu of the specific use standards set out in this Section. *Either pervious paving systems or impervious paving materials permitted in subsection 7.06.01(D) shall be used to surface parking areas and driveways.
<p>For any uses not specifically mentioned, the requirements for off-street parking shall be the same as those for the use that is most similar to the unmentioned use. Such determination shall be made by the Community-Development Director Growth Management Director.</p> <p>The Community-Development Director-of-Growth-Management Growth Management Director shall utilize additional, professionally recognized standards, such as but not limited to those promulgated by the Institute of Transportation Engineers and the American Planning Association, in the determination of these requirements.</p>		

1 B. OFF-STREET PARKING REGULATIONS

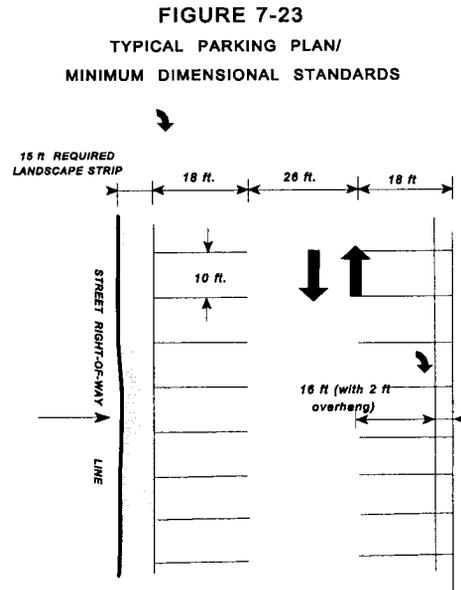
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3 1. Design Standards

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5 a. The minimum size of a parking stall shall be
6 as follows:

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8 standard: *40-foot 9 10 feet X 18 feet
9 *angled 9 10 feet X 18 feet
10 parallel 8 feet X 23 feet
11 handicapped 12 feet X 18 feet
12 (CH 316.1955(3) F.S.)

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16 Two (2) feet of the required eighteen (18) feet
17 *provides for the overhang of the front of the
18 vehicle beyond the front wheels, and
19 therefore may be in grass instead of
20 pavement if that two (2) feet is not included in
21 any other required landscape or separation
22 area*, and if wheel stops or curbs are used to
23 prevent vehicular encroachment into the two
24 (2) foot area.

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27 Angled parking may be used consistent with
28 the method of measurement identified in
29 Figure 7-23.



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36 b. All off-street parking shall be designed with access aisles in accordance with the Table 7-21 below:

TABLE 7-21

MINIMUM PARKING ACCESS AISLE DIMENSIONS		
Angle of parking (degrees)	Aisle Width (feet)	
	Two Way	One Way
90	26	26
75	22	22
60	20	20
45	20	16
30	20	16
0 (parallel)	20	16

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39 c. Off-street parking facilities, including access drives and aisles for all multi-family, including two-

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family and three-family dwellings, and non-residential uses, shall be paved *using pervious and impervious materials permitted pursuant to subsection 7.06.01(D) and shall be marked either by painted lines, precast curbs, or in a similar fashion to indicate parking spaces.

- d. No paving or vehicular use area, other than shared entrance or exit drives located in accordance with Section 7.05.06, shall be installed within ten (10) feet of adjoining property or within fifteen (15) feet of any road right-of-way frontage, and said unpaved area shall be landscaped in accordance with Section 7.09.00.
- e. All off-street parking areas shall be designed so that motor vehicles can exit without backing into a street, except for single-family, two-family and three-family dwellings.
- f. Handicapped parking shall be provided as required the Standard Building Code and Sections 316.1955 and 316.1956, Florida Statutes. The number of designated handicapped parking spaces shall be determined as follows (Table 7-22):

TABLE 7-22

HANDICAPPED PARKING REQUIREMENTS	
TOTAL NUMBER OF REQUIRED PARKING SPACES	NUMBER OF REQUIRED HANDICAPPED PARKING SPACES**
0-15	1
16 - 25	2
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of total required parking
1000+	minimum of 20, plus 1 additional space for each 100 parking spaces over 1000

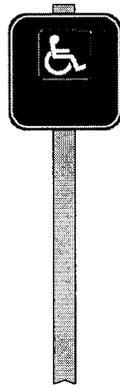
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****:** The number of required handicapped parking spaces may be included within the gross number of required parking spaces.

Parallel spaces that are being used for handicapped purposes, shall be located at the beginning or end of a block. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.

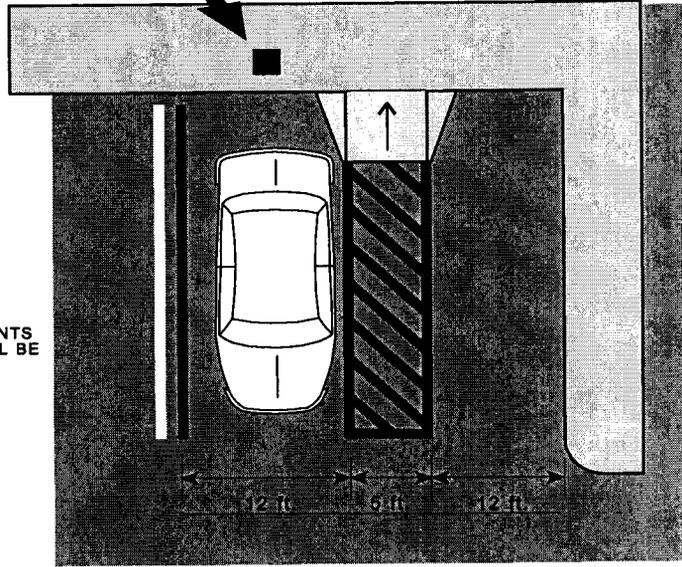
All handicapped parking spaces shall be appropriately outlined with Blue Painted lines, min. 4" wide, and shall be posted with the international symbol of accessibility. Handicapped accessible spaces shall meet the minimum design, signing and marking standards of the Florida Department of Transportation, and shall generally be located as depicted in Figure 7-24

FIGURE 7-24



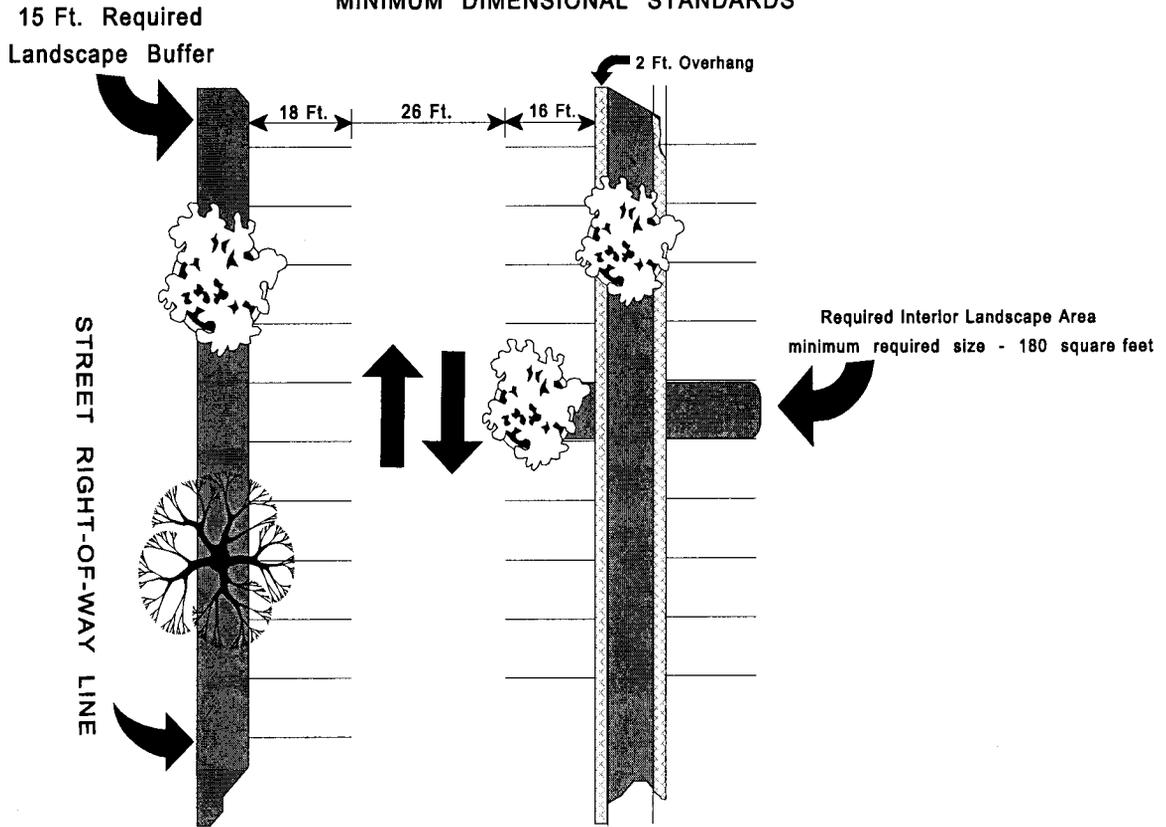
HANDICAPPED POSTINGS
TO MEET APPLICABLE
STATE AND LOCAL
REGULATIONS

ALL HANDICAPPED PARKING AREAS,
STRIPPING DETAILS, SIGN REQUIREMENTS
AND LOCATIONAL STANNARDS SHALL BE
IN ACCORDANCE WITH THE CHAPTER
XX.XX, FLORIDA STATUTES, AND THE
AMERICAN DISABILITIES ACT.



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FIGURE 7-23
 TYPICAL PARKING PLAN/
 MINIMUM DIMENSIONAL STANDARDS



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All handicapped spaces shall have an adjacent access aisle 60 inches wide. Two handicapped parking spaces may share a common access aisle.

All spaces shall have accessible thereto a curb-ramp or curb-cut, when necessary to allow access to the building served and shall be located so that users would not be compelled to wheel behind parked vehicles.

- g. Access for emergency fire vehicles shall be in accordance with NFPA standards.
- h. All directional and regulatory signage and all pavement markings shall be in accordance with the "USDOT Manual on Uniform Traffic Control Devices."
- i. No more than ~~fifteen (15)~~ **ten (10)** parking spaces shall be permitted in a continuous row without being interrupted by a minimum landscape area of 180 square feet for single row parking or 360 square feet for double row parking (see Figure 7-23).
- j. Vehicle Queuing Areas
 - (1) Adequate vehicle storage areas shall be provided at all drive-through and access regulating facilities. A vehicle queuing area is to be a minimum of 10 feet by ~~48~~ **25** feet.

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Minimum vertical clearance of fourteen (14) feet shall be required unless provisions for an unrestricted pass area are made.

- (2) No vehicle queuing area may block any other parking stall, access aisle, driveway or off-street parking facility.
- (3) All vehicle queuing measurements shall commence from the drive-through service window. In the case where two service windows are provided, the measurement shall commence at the second window from which services are provided.
- (4) The following table identifies the minimum amount of vehicle storage space that must be provided with all drive-through facilities.

TABLE 7-23

DRIVE UP/THRU VEHICLE STORAGE REQUIREMENTS	
FACILITY/USE	MIMUM VEHICLE QUEING AREA
Drive-in Bank	6 spaces per service window
Restaurant Drive-Thru	8 spaces per service window
Car Wash (Automatic)	3 spaces on approach to wash line
Car Wash (Self Service)	1 space on approach to wash line
Gatehouse/Entry Control Structure (manned or unmanned)	4 spaces (see Section 7.10.15)
All other commercial drive-thru uses	3 spaces per service position

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k. Parking or display of any motor vehicle, recreational vehicle, boat, trailer or other vehicle in any required landscape area is prohibited.

2. Combined Properties Used For Off-street Parking

Two (2) or more owners or operators of buildings, structures, or uses requiring off-street parking facilities may make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately*, and provided further that no off-site parking space shall be greater than 600 feet from any building it is designated to serve.

3. Shared Off-Street Parking Areas

Where, in the determination of the *Community Development Growth Management Director, the required number of spaces is excessive for a specific building or facility requiring site plan approval, and the owner of the property has submitted to the Development Growth Management Director an enforceable restriction of use, the *Development Growth Management Director may authorize the use of shared parking facilities effectively reducing the number of required parking spaces. In no case however, shall less than 75% of the required off-street parking spaces be provided. *The purpose of this provision is to allow land uses located within a unified development or on adjacent lots to enter into agreements to use parking spaces at different times of day which correspond to their different hours of operation. When shared parking agreements are applied in approving site plans, no land uses can be permitted that exceed the maximum allowable parking demand at the prescribed times of day, even though the initial land uses may eventually be proposed to be changed. Additional parking may have to be constructed in order to accommodate new land uses proposed to be operating simultaneously during the day or evening. Restrictions on the parking generation rates and

1 times of use of the affected buildings shall be required to be recorded in the public records of St. Lucie
2 County, Florida, and may be in the form of restrictions contained with in a development order or
3 development agreement, or in such other form as the Growth Management Director may prescribe with the
4 approval of the County Attorney required for all standard and special forms used for this purpose.
5

6 4. Provision of Reserved Parking Areas
7

8 Where, in the determination of the ~~Community Development Director~~ Growth Management Director, the
9 required number of required parking and loading spaces is excessive for a specific use, the owner or agent
10 may substitute landscaping in lieu of paving provided said areas are reserved for future parking and loading
11 should the County find those spaces are needed, and further provided:

- 12
- 13 a. The owner of the land upon which such parking is being reserved shall enter into a written
14 agreement with St. Lucie County which ~~may~~ shall include a schematic portrayal as to how the
15 required parking and loading areas can be provided with the County, to be filed with the Clerk of
16 the Circuit Court, with enforcement running to the County ensuring that the reserved parking and
17 loading area shall never be encroached upon, used, sold, leased, or conveyed, for any purpose
18 except in conjunction with the building or use which the reserved parking area serves so long as
19 the off-street parking facilities are required.
 - 20
 - 21 b. The owner of the land upon which such reserved parking and loading area is located agrees to
22 bear the expense of recording the agreement which shall bind his heirs, successors, or assigns.
 - 23
 - 24 c. The written agreement shall be voided by the County if the reserved parking and loading area is
25 converted to usable parking area or if the reserved parking area is no longer required.
 - 26
 - 27 d. No handicapped parking areas may be included within a reserved parking area.
 - 28

29 5. Parking of Commercial Vehicles
30

31 Off-street parking facilities supplied by the owner or operator under the requirements of this Section shall not
32 be used by commercial vehicles owned, operated, or used in the business of such owner or operator during
33 his regular hours of business, unless additional parking spaces are made for these commercial vehicles.
34

35

36 *6. Context Sensitive Parking
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39 Within downtowns and walkable scale communities having mixed uses, on-street parking, and which may
40 also include parking structures or common parking lots, on-site parking for each building may not be
41 required when all of the required parking for the land use proposed in the building is provided within 600 feet
42 of the building, and is not dedicated to another land use, except that shared parking agreements permitted
43 by subsection 7.06.02(B)(3) shall be allowed. Parking requirements for mixed use downtown and walkable
44 scale mixed use areas shall be computed for general retail land uses using the shopping center parking
45 standard. All other land uses and retail land uses that have parking rates that exceed the shopping center
46 rate shall have their parking requirements computed at their parking generation rates and added to the basic
47 retail shopping center requirement. Reductions may be made for land uses that enter into shared parking
48 agreements. The total parking requirement must be met by a combination of on-street parking, off-site
49 common parking facilities, shared parking (if used), and on-site parking. All on-street parking proposed
50 within a public right-of-way shall require the issuance of a right-of-way use permit by the County Engineer
51 prior to any land clearing or construction of pavement marking, whichever comes first. This section does not
52 authorize on-street parking on public right-of-way but only gives credits for the reduction of on-site parking
53 when properly approved on-street parking is available, as provided herein. The total parking requirement
54 derived as required herein may be reduced by up to 20% by the Growth Management Director for equivalent
55 facilities that provide for transit access and sheltered transit stops, park-and-ride facilities, remote parking
56 with motorized access between parking and destination, and/or bicycle parking and movements, or other
57 modes of ground transportation not included herein (e.g., golf cart paths).

1 7.06.03 OFF-STREET LOADING AND DELIVERY SPACES

2
3 A. OFF-STREET LOADING REQUIREMENTS

4 Off-street loading space shall be provided and maintained as follows:

5
6
7 1. For all commercial and industrial development:

size of building	number of spaces
0 to 14,999 Square Feet	0*
15,000 to 24,999 Square Feet	1
25,000 to 59,999 Square Feet	2
60,000 to 119,999 Square Feet	3
120,000 to 199,999 Square Feet	4
200,000 to 299,999 Square Feet	5

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17 For each additional ninety thousand (90,000) square feet over three hundred thousand (300,000) square feet or major fraction thereof, one (1) space.

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21 *: For those buildings less than 14,999 square feet, one delivery space shall be
22 required. This space shall have a minimum dimension of 12 feet X 30 feet and
23 shall be placed in such a manner as to comply with the intent of this Section.
24 (See Figure 7-26)

25
26 2. For each auditorium, convention hall, exhibition hall, museum, motel, hotel, office building, sports
27 arena, stadium, hospital, sanitarium, welfare institution, or similar use having an aggregate floor
28 area of:

size of building	number of spaces
over 10,000 sq ft, but less than 40,000 sq ft	1
for each added 60,000 sq ft or major fraction thereof	1

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38 For any use not specifically mentioned, the requirements for off-street loading facilities to which the
39 unmentioned use is most similar shall apply. Such determination shall be made by the Community
40 Development Director Growth Management Director.
41
42

43 B. LOCATION OF REQUIRED LOADING SPACES

44 Loading spaces shall be located on the same lot as the building or structure to which they are accessory.
45 No loading shall be located in a required front yard.
46
47

48 C. DESIGNATION AND USE

49 Each required loading space shall be designated as such and shall be used only for loading purposes.
50
51

52 D. DESIGN AND MAINTENANCE

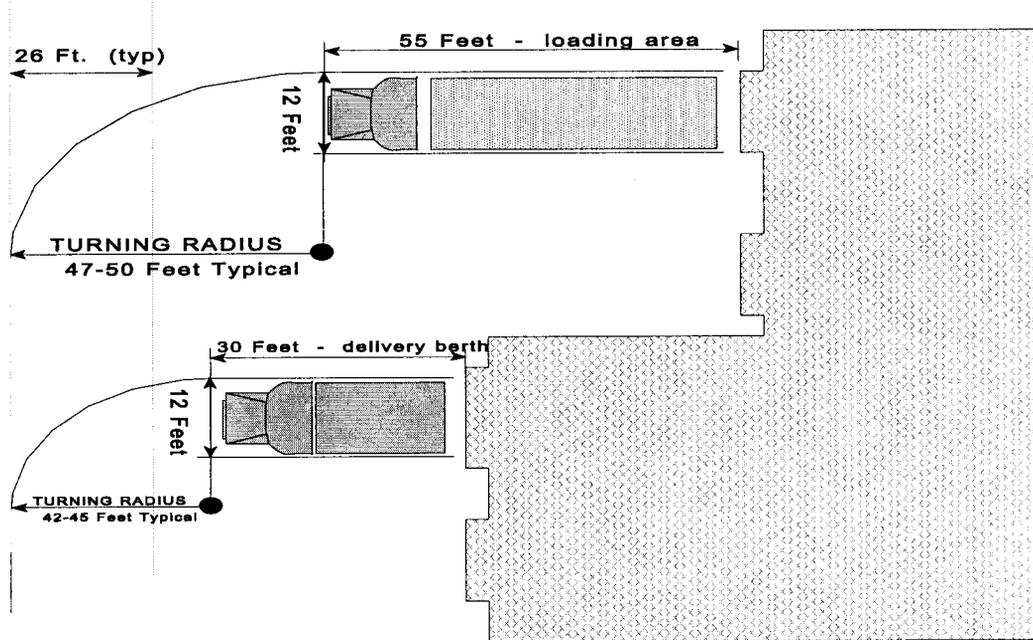
- 53 1. An off-street loading space shall be an area at grade level at least twelve (12) feet by fifty-five (55)
54 feet long with a fourteen (14) foot vertical clearance.
55
- 56 2. Each loading space shall be accessible from the interior of the building it serves without crossing or
57 entering any other required off-street loading space, off-street parking space, or circulation area.
58 Such loading spaces shall be arranged for convenient and safe ingress and egress by motor truck
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and trailer.

- 3. All loading spaces shall be paved.

FIGURE 7-26



1 **7.06.04 *Saint Lucie County Fire Code Standards**

2
3 A. Parking, loading and on site access facilities shall be designed and constructed in accordance with the
4 requirements of Section 20, Resolution No. 442-05 "St. Lucie County Fire Prevention Code", as it may be amended
5 from time to time. Fire lanes shall be constructed of the materials required by the Fire Code, and shall be of sufficient
6 load bearing strength to withstand the weight of heavy fire trucks, as determined by the Fire Marshal. Pavement
7 markings and signs shall be provided as required by the Fire Code. Parking or loading areas are prohibited from
8 being located within designated fire lanes.
9

10 **SECTION 2. CONFLICTS.**

11
12 All ordinances, or parts of ordinances, in conflict herewith are invalid to the extent of
13 such conflicts, and the same are hereby repealed.

14
15 **SECTION 3. SEVERABILITY.**

16
17 If any portion of this ordinance is for any reason held or declared to be
18 unconstitutional, inoperative or void, such holding shall not affect the remaining portions
19 of this ordinance. If this ordinance or any provision thereof shall be held to be
20 inapplicable to any person, property, or circumstance, such holding shall not affect its
21 applicability to any other person, property, or circumstance.
22

23 **SECTION 4. FILING WITH THE DEPARTMENT OF STATE.**

24
25 The Clerk is hereby directed forthwith to send a certified copy of this ordinance to
26 the Bureau of Administrative Code and Laws, Department of State, The Capitol,
27 Tallahassee, Florida 32304.
28

29 **SECTION 5. EFFECTIVE DATE.**

30
31 This ordinance shall take effect upon filing with the Department of State.
32

33 **SECTION 6. CODIFICATION.**

34
35 Provisions of this ordinance shall be incorporated in the Code of Ordinances of
36 St. Lucie County, Florida, and the sections of this ordinance may be renumbered or
37 relettered to accomplish such intention; provided, however, that Sections 2 through 4
38 shall not be codified.
39

40 **SECTION 7. APPLICABILITY**

41
42 This ordinance shall be applicable throughout the unincorporated area of St.
43 Lucie County, Florida.
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PASSED AND DULY ADOPTED this 1 day of May, 2007.

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**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

ATTEST:

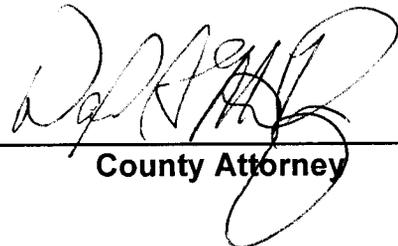


Deputy Clerk

BY: 

Chairman

**APPROVED AS TO FORM AND
CORRECTNESS:**



County Attorney