

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, CONCERNING AN AMENDMENT TO ITS LAND DEVELOPMENT REGULATIONS (LDRS); PROVIDING FOR AN AMENDMENT TO CHAPTER 971, REGULATIONS FOR SPECIFIC LAND USES; BY AMENDING SECTION 971.12(3), SELF-SERVICE STORAGE FACILITIES; AND BY PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; CODIFICATION; SEVERABILITY; AND EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA THAT THE INDIAN RIVER COUNTY LAND DEVELOPMENT REGULATIONS (LDRS) CHAPTER 971, REGULATIONS FOR SPECIFIC LAND USES, BE AMENDED AS FOLLOWS:

SECTION #1:

Amend LDR Section 971.12(3), Self-service storage facilities (administrative permit); as follows:

(3) Self-service storage facilities (administrative permit).

(a) *District requiring administrative permit approval, (pursuant to the provisions of 971.05): CG.*

(b) *Additional information requirements:*

1. A written statement that no commercial activity, vehicular service or repair, or storage of hazardous materials shall be allowed and that this requirement will be included in every tenant's lease agreement;
2. A site plan meeting all of the requirements of Chapter 914.

(c) *Criteria for self-storage facilities:*

1. ~~Storage unit areas shall not exceed fifteen (15) feet in height from storage buildings;~~ **All storage units shall have a maximum interior ceiling height of fifteen (15) feet, measured finished floor to finished ceiling;**
2. **Individual** storage units shall not exceed three hundred (300) square feet in size;
3. Outdoor storage, other than for vehicles and boats, is prohibited. Where outdoor storage of vehicles is to occur, a Type "C" bufferyard shall be provided between the outside storage area and adjacent right-of-way and adjacent properties;
4. All outdoor lights shall be shielded to direct light and glare only onto the self-service storage facility premises. Light and glare shall be deflected, shaded and focused away from all adjoining property;
5. Self-service storage facility sites shall not exceed three (3) acres gross area;

6. Quarters for resident managers may be included within the facility as an accessory use;
7. A Type B landscape buffer shall be required between all structures and adjacent rights-of-way; and
- 8. Maximum building height for self-storage buildings shall be measured as defined in Section 901.03, and shall be limited as follows:**
 - a. All portions of a self-storage building that are set back less than one hundred fifty (150) feet from a residential lot line shall be limited to fifteen (15) feet in height;**
 - b. All portions of a self-storage building that are set back at least one hundred fifty (150) feet, but less than two hundred (200) feet from a residential lot line, shall be limited to twenty-five (25) feet in height; and**
 - c. All portions of a self-storage building that are set back more than two hundred (200) feet from a residential lot line, shall be limited to thirty-five (35) feet in height.**
 - d. The above-referenced setbacks shall be measured from the finished exterior wall of the self-storage building to the nearest residential lot line.**

SECTION #2: SEVERABILITY

If any clause, section or provision of this Ordinance shall be declared by a court of competent jurisdiction to be unconstitutional or invalid for any cause or reason, the same shall be eliminated from this Ordinance and the remaining portion of this Ordinance shall be in full force and effect and be as valid as if such invalid portion thereof had not been incorporated therein.

SECTION #3: REPEAL OF CONFLICTING ORDINANCES

The provisions of any other Indian River County ordinance that are inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

SECTION #4: INCLUSION IN THE CODE OF LAWS AND ORDINANCES

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Indian River County, Florida. The sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or any other appropriate word.

SECTION #5: EFFECTIVE DATE

This Ordinance shall take effect upon filing with the Department of State.

ORDINANCE 2019-____

This ordinance was advertised in the Press-Journal on the 26th day of May, 2019, for a public hearing to be held on the 11th day of June, 2019, at which time it was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted by the following vote:

- Chairman Bob Solari _____
- Vice Chairman Susan Adams _____
- Commissioner Joseph E. Flescher _____
- Commissioner Tim Zorc _____
- Commissioner Peter D. O'Bryan _____

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

The Chairman there upon declared the ordinance duly passed and adopted this _____ day of _____, 2019.

BY: _____
Bob Solari, Chairman

ATTEST: Jeffrey R. Smith, Clerk of Court and Comptroller

BY: _____
Deputy Clerk

This ordinance was filed with the Department of State on the following date: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Dylan Reingold, County Attorney

APPROVED AS TO PLANNING MATTERS

Stan Boling, AICP; Community Development Director