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Official Electronic Letterhead

TO: Industry and Interested Parties
 DATE: October 4, 2019
 THRU: Jon MacGillis, ASLA, Zoning Director *JPM*
 FROM: Wendy N. Hernández, Principal Site Planner
 RE: **Unified Land Development Code (ULDC) Parking
 Regulations Update in 2019-02 Round**

The last comprehensive amendment to the County's Parking Code took place in 1992. During the analysis of Article 4 through the Use Regulations Project, Staff identified the need to review and amend the requirements for parking and loading contained in Article 6. In March 2018, the Zoning Division solicited feedback from Staff, Industry and Interested Parties, and conducted a meeting on September 25, 2018. On January 24, 2019, the Board of County Commissioners adopted the first phase of amendments as part of the 2018-02 Round.

Staff has scheduled a meeting for October 11, 2019 at the Vista Center, Room 60 from 9:30 to 11:30 a.m. to discuss with Industry and Interested Parties the final draft ULDC amendment to Article 6 (attached) and solicit final input. The amendment schedule for the November 13, 2019 LDRAB/LDRC Meeting, assuming LDRAB makes a recommendation of approval to the BCC, will consider the amendments as part of the scheduled 2019-02 Round of amendments.

Please review the attachments and if you have any final revisions or comments, send them via email to PZBCodeRevision@pbcgov.org, or contact Alexander Biray at ABiray@pbcgov.org or 561-233-5243 by October 10, 2019, so Staff has them prior to the October 11th meeting.

Thank you in advance for your continued support in processing this ULDC amendment.

WH/JM/ab

Attachments: CR-2018-020 – Art. 6 Parking Reorganization

C: Ramsay J. Bulkeley, PZB Executive Director
 Scott A. Stone, Assistant County Attorney
 Robert Santos-Alborná, Code Enforcement Director
 Bryan Davis, Principal Planner, Planning Division
 Melissa Michael, Senior Planner, Planning Division
 Zoning Planners and Technicians

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EXHIBIT A
ARTICLE 6 – PARKING

CR 2018-020
(Updated 10/04/19)

1
2 **Part 1. ULDC Art. 6, Parking (pages 1-40 of Supplement 26), is hereby amended as follows:**
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|--|
| Reason for amendments: [Zoning] |
| 1. Reorganize the Parking Article according to specific types of parking and requirements. Create additional sections such as Calculation – Parking & Loading, Location, Design and Parking Storage. |
| 2. Rewrite the Applicability section to reduce redundancy and re-title to Applicability for Parking and Loading. |
| 3. Remove Off-Street parking requirements from the Applicability section and relocate to the Off-Street Parking section. |
| 4. Relocate the Minimum Off-Street Parking and Loading Requirements Table to a newly created Calculation – Parking & Loading section. Rename table to Minimum Parking and Loading Requirements. |
| 5. Create an Exemption section. |
| 6. Create a Prior Approval and Nonconformities section. |
| 7. Delete Off-Street and replace with on-site or reference as parking, where applicable. |

ARTICLE 6 PARKING

CHAPTER A GENERAL

Section 1 General

- A. Purpose and Intent
- B. Applicability
 - 1. Prohibitions
 - 2. Exemptions for Residential Zoning Districts
 - a. Commercial Vehicle
 - b. Construction Vehicles
 - c. Delivery and Service Vehicles
 - d. Emergency Repairs
 - 3. Deviations for the PO Zoning District
- C. Prior Approvals and Nonconformities
- D. Definitions

CHAPTER B PARKING AND LOADING

Section 1 Calculation

- A. Computing Parking Standards
 - 1. Multiple Uses
 - 2. Fractions
 - 3. Floor Area
 - 4. Occupants
 - 5. Bench Seating
 - 6. Gross Lot Area
 - 7. Unlisted Land Uses
 - 8. Government Services and Government Facilities
 - 9. Landscaping
 - 10. Reduction (cross ref. to waiver section)
- B. Minimum Parking Requirements
Table 6.B.1.B – Minimum Parking and Loading Requirements
- C. Parking Spaces for Persons Who Have Disabilities
Table 6.A.2.C – Parking Spaces for Persons Who Have Disabilities

Section 2 Location

- A. On-Site Parking
 - 1. Required Parking
 - a. Distance from Building or Use
 - b. Location of Front, Side, and Rear Parking
 - 1. Large Scale Commercial Development
 - c. Garages and Carports
 - d. Parking Fees
 - 2. Guest Parking
- B. On-Street Parking
 - 1. Residential
 - 2. Developments location in the WCRAO, IRO, URAO, or TDD Zoning Districts
- C. Off-Site Parking
 - 1. Permanent

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EXHIBIT A
ARTICLE 6 – PARKING

CR 2018-020
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- 1 a. Necessity
- 2 b. Ineligible Activities
- 3 c. Location
- 4 d. Zoning
- 5 e. Signs
- 6 f. Agreement for Off-Site Parking
- 7 2. Temporary
- 8 D. Commercial Parking Lot
- 9 1. General
- 10 2. Design Standards
- 11 3. Access
- 12 E. Parking Structure/Garage
- 13 1. General
- 14 2. Mechanized Parking System
- 15 a. General
- 16 b. Parking lifts
- 17 c. Automated parking facility
- 18 d. Elevators
- 19 3. Site Plan
- 20 4. Design Standards
- 21 a. Floor Width
- 22 b. Minimum Space Width

Section 3 Design and Materials

- 26 A. Dimensions and Layout
- 27 1. Dimensions
- 28 a. Residential
- 29 1) Individual Parking Space
- 30 2) Common Parking Lots
- 31 b. Nonresidential
- 32 1) General
- 33 2) Accessible
- 34 3) Queuing Distance
- 35 4) Exception for Low Speed Electric Vehicles
- 36 c. Parallel Parking
- 37 d. Alternative Vehicle Parking
- 38 1) Motorcycle Parking
- 39 2) Golf Cart Parking
- 40 3) Valet Parking
- 41 a) Maximum Number
- 42 b) Location
- 43 4) Electric Vehicle Charging Parking Space
- 44 2. Layout
- 45 a. Access
- 46 1) Ingress and Egress
- 47 2) Dimensions
- 48 b. Point of Service and Queuing Standards
- 49 c. Circulation Standards
- 50 d. Pedestrian Circulation
- 51 e. Drainage
- 52 f. Maintenance
- 53 g. Striping Width Standards
- 54 h. Signs
- 55 i. Landscaping
- 56 B. Materials
- 57 1. Paved
- 58 a. Shell Rock
- 59 b. Wheelstops and Curbing
- 60 2. Grass
- 61 a. Application
- 62 b. Standards
- 63 c. Permit

CHAPTER C ALTERNATE DESIGN OPTIONS

Section 1 Requirements to Reduce or Increase Parking

- 67 A. Type 1 Waiver
- 68 1. Applicability

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EXHIBIT A
ARTICLE 6 – PARKING

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- 1 a. Reduce Required Parking
- 2 b. Shared Parking
- 3 1) Application
- 4 2) Location
- 5 3) Shared Parking Study or Statement
- 6 4) Reserved Space
- 7 5) Shared Parking Agreement
- 8 6) Change in Use
- 9 c. PDD Parking Increase
- 10 1) Supplemental Application Requirements
- 11 2) Maximum Increase
- 12 B. Type 2 Variance
- 13 1. Applicability
- 14

CHAPTER D RESIDENTIAL PARKING STORAGE

Section 1 Storage

- 17 A. Applicability
- 18 1. Outdoor Storage
- 19 2. Unregistered or Unlicensed Vehicles
- 20 3. Indoor Storage
- 21 4. Parking of Equipment, Vehicles, or Marine Vessels and Trailers in Residential Districts
- 22 a. General Prohibition
- 23 1) On-Street
- 24 2) On-site
- 25 3) Vacant Lot Prohibitions
- 26

CHAPTER E LOADING STANDARDS

Section 1 General

- 29 A. Prohibitions
- 30

Section 2 Calculation

- 32 A. Computing Loading Standards
- 33 1. Multiple Uses
- 34 2. Fractions
- 35 3. Floor Area
- 36 4. Unlisted Land Uses
- 37 5. Government Services and Government Facilities
- 38 B. Minimum Loading Requirements
- 39 1. See Table 6.B.1.B. – Minimum Parking and Loading Requirements
- 40 2. Type 1 Waiver – Reduction of Minimum Number of Required Loading Spaces
- 41

Section 3 Location

- 43 A. On-site
- 44 B. Off-site or On-street
- 45

Section 4 Design and Construction Standards

- 47 A. Dimensions, Layout, and Screening
- 48 1. Dimensions
- 49 a. Width
- 50 b. Length
- 51 c. Maneuver Area
- 52 d. Vertical Clearance
- 53 e. Waiver – Reduction of Loading Space Width or Length
- 54 2. Layout
- 55 a. Distance from Intersection
- 56 b. Access Marking
- 57 3. Screening
- 58 a. Bay Doors
- 59 b. Loading Area Screening
- 60 c. Architectural Compatibility
- 61 d. Conflict with Other Applicable Regulations
- 62 e. Exemptions
- 63 B. Materials

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EXHIBIT A
ARTICLE 6 – PARKING

CR 2018-020
(Updated 10/04/19)

1 **CHAPTER F DRIVEWAYS AND ACCESS**

3 **CHAPTER A GENERAL**

4 **Section 1 General**

5 **A. Purpose and Intent**

6 *The purpose and intent of this Article is to ensure the design and function, provisions of parking,*
7 *loading, queuing, vehicular and pedestrian circulation, driveways, and access are in proportion to*
8 *the demand created by each use and are aesthetically pleasing and safe.*

9 **B. Applicability**

10 *The standards of this Article shall apply to all development in unincorporated PBC, or existing*
11 *development that is modified to the extent that it includes uses or site design features that were not*
12 *specifically shown on previously approved plans. All parking areas established by this Section shall*
13 *be continuously maintained in accordance with this Article. Parking and loading spaces shall be*
14 *provided in accordance with Table 6.B.1.B, Minimum Parking and Loading Requirements, unless*
15 *stated otherwise below.*

16 **1. Prohibitions**

17 *Parking and loading spaces are prohibited:*

18 *a. Landscape Buffers; and*

19 *b. Drainage District R-O-W or Easements*

20 *1) Any parking spaces required by this Code shall be prohibited within any R-O-W,*
21 *easement or other encroachment controlled by drainage districts. **[Ord. 2011-001]***

22 *2) Additional parking in excess of the minimum required may be located in these areas*
23 *with an agreement with the applicable district and subject to approval by the Zoning*
24 *Director. **[Ord. 2011-001]***

25 **2. Exemptions for Residential Zoning Districts**

26 *The following exemptions shall apply, unless the parcel is vacant. **[Ord. 2007-013]***

27 **a. Commercial Vehicle**

28 *One commercial vehicle of not over one ton rated capacity may be parked per dwelling*
29 *unit, providing all of the following conditions are met: vehicle is registered or licensed; used*
30 *by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500*
31 *pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle*
32 *length does not exceed 26 feet. **[Ord. 2005-041]***

33 **b. Construction Vehicles**

34 *Temporary parking of construction vehicles or equipment engaged in work on private land*
35 *where construction is underway, for which a current and valid building permit has been*
36 *issued by the Building Director and the building permit is displayed on the premises. **[Ord.***
37 ***2007-013]***

38 **c. Delivery and Service Vehicles**

39 *The routine deliveries by tradesmen, or the use of trucks in making service calls. **[Ord.***
40 ***2007-013]***

41 **d. Emergency Repairs**

42 *A situation where a motor vehicle becomes disabled and, as a result of such emergency,*
43 *is required to be parked longer than two hours. Any prohibited motor vehicle shall be*
44 *removed within 24 hours, regardless of the nature of the emergency.*

45 **3. Deviations for the PO Zoning District**

46 *Deviation(s) from the provisions of this Article may be permitted for development supporting*
47 *government facilities within the PO Zoning District, subject to Art. 2 Application Processes and*
48 *Procedures and PPM ZO-O-063, as applicable and as amended. **[Ord. 2007-013] [Ord. 2019-***
49 ***005]***

50 **C. Prior Approvals and Nonconformities**

51 *See Art. 1.E. Prior Approvals and Art. 1.F. Nonconformities.*

52 **D. Definitions**

53 *See Art. 1.H, Definitions and Acronyms.*

54 **Part 2. ULDC Art. 6, Parking (pages 1-40 of Supplement 26), is hereby amended as follows:**

Reason for amendments: [Zoning]

1. The last comprehensive amendment to Art. 6, Parking was in 1992. During the Use Regulations Project and subsequent research, staff has identified and recommends the following:
- to review and adjust parking requirements in order to address industry trends,
 - the need to consider more recent studies (Parking Generation, 4th Edition by the Institute of Transportation Engineers (ITE) and Urban Land Institute (ULI),
 - the need to consider and address input from industry on identified uses that currently do not reflect the parking spaces or loading demands needed, and
 - the need to correct glitches and issues (Variances for Parking and Loading).

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ARTICLE 6 – PARKING

CR 2018-020
(Updated 10/04/19)

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| Reason for amendments: [Zoning] |
| 2. Create a new Chapter B Parking and Loading |
| 3. Correct the spelling of drive-thru to drive-through. |
| 4. Delete Kennel, Type 1 as this is an accessory residential use and is parked accordingly. |
| 5. Add or delete uses based on the Use Regulations Project. |
| 6. Delete off-street and replace with on-site or reference as parking, where applicable. |
| 7. Consolidate similar uses and delete duplicative uses, such as Theater or Performance Venue. Delete Swimming Pool, as the parking will be pursuant to either Clubhouse or Fitness Center. Delete Tennis and Basketball Courts, as the parking will be pursuant to a Clubhouse or an Outdoor Recreation Amenity use. Add a parking exemption for recreation pods or facilities on less than one acre. |
| 8. Rename the Minimum Off-Street Parking and Loading Requirements table to Minimum Parking and Loading Requirements and combine all tables, rather than separate them by each use classification. |
| 9. Revise loading key in the Minimum Parking and Loading Requirements Table to reduce requirements or add flexibility based on users needs. |
| 10. Reduce parking requirements for warehouse use consistent with ITE, from 1 per 1,000 square feet to 1 per 2,000 square feet. |
| 11. Make reference to Notes consistent in the table. |
| 12. Relocate the Parking Spaces for Persons Who Have Disabilities to the newly created Section 2 Calculation – Parking and Loading. |

CHAPTER B PARKING AND LOADING

Section 1 Calculation

A. Computing Parking Standards

1. Multiple Uses

On lots containing more than one use, the total number of required parking spaces shall be equal to the sum of the required parking for each use as if provided separately, unless shared parking is approved pursuant to Art. 6.C.1.A, Shared Parking or as allowed pursuant to Art. 3 Overlays and Zoning Districts.

2. Fractions

When calculation of the number of required parking spaces results in a fractional number, a fraction of less than one-half shall be disregarded and a fraction of one-half or more shall be rounded to the next highest whole number.

3. Floor Area

Parking requirements that are based on square footage shall be computed using gross floor area (GFA), unless another measurement is specifically called for in this Section.

4. Occupants

When the calculation of required parking spaces is based on the number of occupants, the calculation shall be based on the maximum number of persons legally residing on the premises at any one time.

5. Bench Seating

When the calculation of required parking spaces is based on the number of seats, each 22 linear inches of bench, pew, or similar bench seating facility shall be considered one seat.

6. Gross Lot Area

When the calculation of required parking spaces is based on gross lot area (GLA), the amount of lot area dedicated to parking shall not be included in the calculation.

7. Unlisted Land Uses

In the event that parking requirements for a particular use are not listed in this Section, the requirements for the most similar use shall be applied. In making the determination, any evidence of actual parking demand for similar uses shall be considered as well as other reliable traffic engineering and planning information that is available.

8. Government Services and Government Facilities

*Government services may request alternative calculations based on evidence of actual parking demand for similar uses or reliable traffic engineering and planning information. **[Ord. 2019-005]***

9. Landscaping

The landscape requirements for parking and interior vehicular use areas shall be calculated in accordance with Art. 7, Landscaping.

10. Reduction

Refer to Art. 6.C.1, Approval Process for Parking Reduction.

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EXHIBIT A ARTICLE 6 – PARKING

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1 **B. Minimum Parking Requirements**
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Table 6.B.1.B – Minimum Parking and Loading Requirements

| | Use Classification: Residential | Loading (1) |
|---|---|----------------|
| Congregate Living Facility, Type 1, Type 2, Type 3 | 0.6 spaces per unit or .25 per resident/bed whichever is greater; plus 1 space per 250 sq. ft. of office space | (12) |
| Multifamily <u>and Cottage Home (Multiple Units on a Single Lot)</u> | 1 space per efficiency unit; 2-1.75 spaces per unit (one bedroom or more); plus 1 guest parking space per 4 units with common parking areas. | N/A |
| Single Family, Cottage Home (<u>Single Unit in-on a Single Lot</u>), Zero Lot Line Home, Townhouse, Farm Residence, or Mobile Home Dwelling | 2 spaces per unit; plus 1 guest parking space per 4 units with common parking areas for Cottage Homes | N/A |
| Accessory Quarters, Caretaker Quarters, Grooms Quarters, Guest Cottage | 1 space per unit | N/A |
| Farm Worker Quarters | 1 space per 4 units | N/A |
| Kennel, Type 1 | 1 space per 500 sq. ft. of cage or kennel area. | N/A |
| | Use Classification: Commercial | Loading (1) |
| Adult Entertainment | 1 space per 200 sq. ft. | N/A |
| Auction, Indoor | 1 space per 200 sq. ft. | C |
| Auction, Outdoor | 1 space per 250 ft. of enclosed or indoor space | N/A |
| Bed and Breakfast | 1 additional space for each guest room | N/A |
| Car Wash | | |
| Automatic self service (13) | 1 space per 200 sq. ft. of office, retail, or indoor seating area | N/A |
| Catering Service | 1 space per 200 sq. ft. | E |
| Cocktail Lounge | 1 space per 3 seats | C |
| Convenience Store | 1 space per 200 sq. ft. | C |
| Dispatching Service | 1 space per 250 sq. ft. | N/A |
| Dog Daycare | 3-12' x 20' transient spaces for 50 dogs; 1 space per 500 sq. ft. of cage and retail area | E |
| Financial institution | | |
| Financial Institution with Drive-through Facilities (13) | 1 space per 250 sq. ft. | E |
| Financial Institution Freestanding ATM (9) | 2 spaces (9) | N/A |
| Flea Market, Indoor | 2 spaces per 200 sq. ft. | C |
| Flea Market, Outdoor | 1 space per 250 sq. ft. of affected land area | N/A |
| Gas and Fuel Sales, Retail and Electric Vehicle Charging Station (EVCS) | Number of parking spaces to be based on associated Principal Use structure (i.e. Convenience Store, etc.) | N/A |
| Green Market Permanent | 1 space per 250 sq.ft. | A |
| Hotel or Motel | 1.25 spaces per room; (convention areas, restaurants, etc. over 2,000 sq. ft. to be calculated separately) | C |
| Kennel, Type 2 (Commercial) or Kennel, Type 3 (Commercial Enclosed) | 1 space per 500 sq. ft. of cage and retail area | E (8) |
| Landscape Service | 1 space per 500 sq. ft.; plus 1 space per 2,500 sq. ft. of outdoor storage area | A |
| Laundry Services (13) | 1 space per 200 sq. ft. | C |
| Marina | 1 space per 250 sq. ft.; plus 1 space per wet slip; plus one space per 3 dry slips | A |
| Medical or Dental Office | 1 space per 200 sq. ft. | C |
| Microbrewery | Taproom: 1 space per 3 seats Manufacturing and Processing: 2 spaces per 1,000 sq. ft. | C |
| Office, Business or Professional | 1 space per 250 sq. ft. | C |
| Pawn Shop | 1 space per 200 sq. ft. | C |
| Personal Services | 1 space per 200 sq. ft. | N/A |
| Repair and Maintenance, Heavy | 1 space per 250 sq. ft. | B |
| Repair and Maintenance, Light | 1 space per 250 sq. ft. | B |
| Repair Services, Limited | 1 space per 250 sq. ft. | N/A |
| Restaurant, Type 1 (13) | | |
| Restaurant, Type 2 (13) | 1 space per 3 seats including outdoor seating area | C |
| Retail Sales (13) | 1 space per 200 sq. ft. | C |
| Rooming and Boarding House | 1 space for each guest room | C |
| Self-Service Storage, Limited Access | 1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately | (6) |
| Self-Service Storage, Multi- Access | 1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately | N/A |
| Single Room Occupancy (SRO) | 1.25 spaces per room | C |
| Theater or Performance Venue in-line | 1 space per 3 seats; plus 1 space per employee | B |
| Theater or Performance Venue Stand alone | 1 space per 4 seats; plus 1 space per employee | B |
| Unmanned Retail Structure (11) | 2 spaces (11) | N/A |
| Vehicle Equipment Sales and Rental, Heavy | 1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area | A |

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EXHIBIT A ARTICLE 6 – PARKING

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|---|--|--------------------|
| Vehicle Sales and Rental, Light | 1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area | A |
| Veterinary Clinic | 1 space per 250 sq. ft., excluding animal exercise areas | N/A |
| Vocational School | 1 space per classroom; plus 1 space per 4 students; plus 1 space per 250 sq. ft. of administration, and assembly areas | N/A |
| [Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] | | |
| | Use Classification: Recreation | Loading (1) |
| Arena or Stadium or Amphitheater | 1 space per 3 seats | B |
| Bowling alley | 3 spaces per lane | N/A |
| Campground | 1 space per campsite | N/A |
| Clubhouse (Recreational Pod) or Neighborhood Recreation Facility (7) | 1 space per 300 sq. ft. of air conditioned area (includes all interior uses); or Outdoor Recreation Amenities, whichever is greater; 1 bicycle parking rack shall be provided | N/A |
| Entertainment, Indoor (except bowling alley) Bowling alley | 1 space per 200 sq. ft. or 1/3 seats, whichever is greater 3 spaces per lane for Bowling alley | N/A |
| Entertainment, Outdoor | 1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater | N/A |
| Fitness Center | 1 space per 200 sq. ft. | N/A |
| Golf Course (7) | 4 spaces per hole; plus 1 space per 250 sq. ft. of clubhouse | N/A |
| Park, Passive and Park, Public | 2 spaces for the first acre; plus 1 space for each additional 2 acres; additional parking shall be provided for each additional facility or land use constructed in the park as herein provided | N/A |
| Shooting Range, Indoor and Shooting Range, Outdoor | 1 space per target area | N/A |
| Swimming pool (7) | 1 space per 200 sq. ft. of pool area; and 1 bicycle parking rack shall be provided | N/A |
| Tennis Courts (6)(7) and Basketball Courts (7) | 1.5 spaces per court; and 1 bicycle parking rack shall be provided | N/A |
| Zoo | 1 space per 2,000 sq. ft. of land area | N/A |
| [Ord. 2005-002] [Ord. 2007-001] [Ord. 2012-007] [Ord. 2014-025] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] | | |
| | Use Classification: Institutional, Public and Civic | Loading (1) |
| Animal Shelter | 1 space per 500 sq. ft. of cage and retail area | E |
| Assembly Institutional Nonprofit or Assembly Membership Nonprofit (5) | 1 space per 3 seats or 200 sq. ft. for the principal place of assembly, whichever is greater. | A |
| | 1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses. Collocated uses classified with the definition of a use listed in Art. 4.B. Use Classification , calculated separately. | |
| Cemetery | 1 space per 250 sq. ft. of office space; plus 1 space per 500 sq. ft. of maintenance area; plus a minimum of 5 public spaces. | N/A |
| College or University | 1 space per 2 students; plus 1 space per 4 seats in gymnasiums and auditoriums; plus 1 space per 250 sq. ft. of administrative and educational office space | C |
| Day Care, General | < 100 licensed capacity 1 space per 5 persons; plus 1 drop off stall per 20 persons | E |
| | > 100 licensed capacity: 1 space per 10 persons; plus 1 drop off stall per 20 persons | |
| Day Care, Limited | 1 space per 250 sq. ft.; plus drop off stall | E |
| Funeral Home | 1 space per 4 seats | C |
| Government Services (2) | 1 space per 500 sq. ft.; or 1 space per 3 seats, whichever is greater | N/A |
| Homeless Resource Center | 1 space per 200 sq. ft. of accessory service delivery areas | E |
| Hospital | 1 space per 2 beds; plus 1 space per 200 sq. ft. of outpatient treatment area | D |
| Nursing Home or Convalescent Facility | 1 space per 3 beds; plus 1 space per 250 sq. ft. of office space | (12) |
| Place of Worship | 1 space per 3 seats or 200 sq. ft. for the principal place of worship, whichever is greater. | A |
| | 1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses. Collocated uses classified with the definition of a use listed in Art. 4.B.1. Uses , calculated separately. | |
| | Uses such as retreats, rectories, convents or seminaries shall use CLF parking and loading. | |
| | | |
| Prison, Jail or Correctional Facility | 1 space per 500 sq. ft. | N/A |
| School, Private | 1 space per employee, 1 visitor space for every 50 students, 1 space for every 5.5 students in 11th and 12th grade; Auditorium or stadium – 1/3 seats | C |
| School, Public and Charter | 1 space per faculty and staff, high school 1 space for every 10 students in 11th and 12th grade, and 1 visitor space for every 50 students. | C |
| [Ord. 2006-004] [Ord. 2006-013] [Ord. 2009-040] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] | | |

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EXHIBIT A ARTICLE 6 – PARKING

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| | Use Classification: Industrial | Loading (1) |
|--|---|-------------|
| Contractor Storage Yard | 1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area | A |
| Data and Information processing | 1 space per 250 sq. ft. | A |
| Distribution Facility | 1 space per 250 sq. ft. of office space | N/A |
| Equestrian Waste Management Facility | 1 space per 250 sq. ft. of office space; plus 1 space per employee | E |
| Gas and Fuel, Wholesale | 1 space per 250 sq. ft. | N/A |
| Heavy industry | 2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft. | A |
| Machine or welding shop | 1 space per 200 sq. ft. | C |
| Manufacturing and processing | 2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft. | A |
| Medical or dental laboratory | 1 space per 250 sq. ft. | C |
| Multimedia Production | 2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft. | A |
| Recycling Center | 1 space per 250 sq. ft. of office space; plus one space per 250 sq. ft. of warehouse and maintenance area; plus 1 space per 10,000 sq. ft. | N/A |
| Recycling Plant | 1 space per 250 sq. ft. of office space; plus 1 space per employee | N/A |
| Research and Development | 2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft. | A |
| Salvage and Junk Yard | 1 space per 250 sq. ft. of office space; plus 1 space per employee | A |
| Towing Service and Storage | 1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area | A |
| Truck s Stop | 1 truck space per 80 sq. ft. | N/A |
| Warehouse | 1 space per 12 ,000 sq. ft.; plus 1 space per 250 sq. ft. of office space | A |
| Wholesaling | 1 space per 1,000 sq. ft. | A |
| | Use Classification: Agricultural | Loading |
| Agriculture, bona fide | 1 space per 1,000 sq. ft. | B |
| Accessory Agricultural Uses (U-Pick Em Operations) | | |
| Agriculture Marketplace | 1 space per 200 sq. ft. including outdoor display area | A |
| Agriculture, light manufacturing | 1 space per 1,000 sq. ft. | B |
| Agriculture, Packing Plant | 1 space per 2,000 sq. ft. | A |
| Agriculture, Renewable Fuels Production | 1 space per 1,000 sq. ft. | B |
| Agriculture, research/development | 1 space per 1,000 sq. ft. | B |
| Agriculture, sales and service | 1 space per 250 sq. ft. | A |
| Agriculture, storage | 1 space per 1,000 sq. ft. | A |
| Agriculture, transshipment | 1 space per 2,000 sq. ft. | A |
| Aviculture | 1 space per 200 sq. ft. | E |
| Community vegetable garden (10) | 4 spaces per garden (10) | N/A |
| Equestrian arena, commercial | 1 space per 3 seats | N/A |
| Farmers Market | 1 space per 250 sq. ft. | E |
| Nursery, retail | 1 space per 500 sq. ft. of indoor or covered retail and office areas plus 1 space per 4 acres if the nursery is 20 acres or less, or 1 space per 5 acres if the nursery is greater than 20 acres. | B |
| Nursery, wholesale (3)(4) | 1 space per 4 acres if the nursery is 20 acres or less, or 1 space per 5 acres if the nursery is greater than 20 acres. (3)(4) | B |
| Potting soil manufacturing | 2 spaces per acre; minimum of 5 spaces | A |
| Produce Stand | 1 space per 250 sq. ft. including outdoor display area | N/A |
| Shade H house | N/A | N/A |
| Commercial Greenhouse | 1 space per acre of greenhouse | C |
| Stable, commercial or private | 1 space per 500 sq. ft.; plus 1 space per 4 animal stalls | N/A |
| Sugar mill or refinery | 1 space per 2,000 sq. ft.; plus 1 space per 200 sq. ft. of office space | N/A |
| | Use Classification: Utilities | Loading (1) |
| Chipping and mulching | 2 spaces per acre; minimum of 5 spaces | N/A |
| Composting facility | 2 spaces per acre; minimum of 5 spaces | N/A |
| Electric Distribution Substation | 1 space | N/A |
| Electric Power Plant | 1 space per 250 sq. ft. of office space; plus 1 space per 10,000 sq. ft. | N/A |
| Minor Utility | 1 space per Minor Utility | N/A |
| Renewable Energy Solar Facility | 1 space per site; and 1 space per 250 sq. ft. of office space | N/A |
| Renewable Energy Wind Facility | Exempt from parking requirements for unmanned Wind Turbines or MET Towers, unless otherwise required by the Zoning Director | N/A |
| Landfill or Incinerator | 1 space per 250 sq. ft. of office space; plus 1 space per employee | N/A |
| Solid waste transfer station | 1 space per 1,000 sq. ft. | N/A |
| Water or Wastewater Treatment Plant | 1 space per 250 sq. ft. of office space; plus 1 space per employee | N/A |

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EXHIBIT A ARTICLE 6 – PARKING

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| Use Classification: Transportation Uses | | |
|---|--|-------------|
| Airport, Heliport or Landing Strip | 1 space per tie-down and hangar space, minimum of 5 spaces | C |
| Seaplane Facility | 1 space per tie-down and hangar space, minimum of 5 spaces | C |
| Transportation Facility | 1 space per 250 sq. ft. of office space | N/A |
| Use Classification: Commercial Communication Towers | | |
| Commercial Communication Towers and Government Owned Towers | Exempt from parking regulations | N/A |
| Use Classification: Excavation | | |
| Excavation | N/A | N/A |
| Use Classification: Temporary | | Loading (1) |
| Communication Cell Site on Wheels (COW) | Exempt from parking regulations | N/A |
| Day Camp | < 100 licensed capacity: One space per five persons; plus one drop off stall per 20 persons. | E |
| | > 100 licensed capacity: One space per ten persons; plus one drop off stall per 20 persons. | |
| Mobile Retail Sales | N/A | N/A |
| Real Estate Sales Model and Management Office, Non-PDD, Real Estate Sales Model and Management Office, PDD and TDD and Real Estate Sales Model, PDD and TDD | 2 spaces per sales model. | N/A |
| Recycling Drop-Off Bin | 1 space per bin. | N/A |
| Special Event | N/A (1) | N/A |
| Temporary Green Market | N/A | N/A |
| Temporary Retail Sales | N/A | N/A |
| Temporary Vehicle Sales | N/A | N/A |
| Loading Key: | | |
| Standard "A" | One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA. | |
| Standard "B" | One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000 square feet of GFA. | |
| Standard "C" | One space for the first 10,000 square feet of GFA, plus one space for each additional 100,000 square feet of GFA. | |
| Standard "D" | One space for each 50 beds for all facilities containing 20 or more beds. | |
| Standard "E" | One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading. | |
| (1) | A Special Event shall provide on-site parking unless off-site parking is approved. | |
| Notes: | | |
| 1. | In addition to the parking requirements of Table 6.B.1.B, Minimum Off-Street Parking and Loading Requirements, uses with company vehicles shall provide 1 space per company vehicle. | |
| 2. | Government services may request alternative calculation methods for off-street parking pursuant to Art. 6.B.1.A.1.h, Government Services and Government Facilities. [Ord. 2019-005] | |
| 3. | Nurseries requiring fewer than 20 parking spaces may construct surface parking lots with shell rock or other similar materials subject to, or grassed subject to Art. 6.B.3.B.2, Grass Parking , except for the required handicapped parking space(s). | |
| 4. | Nurseries requiring 20 or more parking spaces may construct surface parking lots with 50 percent of the required spaces as shellrock or other similar materials subject to Art. 6.B.3.B.1.a), Shell Rock, or grassed subject to Art. 6.B.3.B.2, Grass Parking . [Ord. 2007-001] | |
| 5. | Nonprofit Assembly Institutional uses in the Redevelopment and Revitalization Overlay may calculate parking at a rate of one space per employee. | |
| 6. | Limited access Self Service Storage facilities must provide a minimum of two off-street loading spaces at each entry into the building, excluding office access not utilized by customers for accessing storage units. [Ord. 2005-041] [Ord. 2017-007] | |
| 7. | Parking shall not be required for recreation pods or facilities on less than one acre. Golf cart parking may be used pursuant to Art. 6.C.2.A.1.b, Golf Cart Parking [Ord. 2007-001] [Ord. 2013-001] | |
| 8. | The loading zone may be waived for a Type 2 or 3 Commercial Kennel operated as an accessory use to general retail sales. [Ord. 2006-036] | |
| 9. | Each walk-up Freestanding ATM shall require a minimum of one (1) parking space for persons with disabilities. [Ord. 2013-021] | |
| 10. | Parking may not be required for a Community Vegetable Garden subject to submittal of parking demand study and approval of a Type 1 Waiver. [Ord. 2015-031] | |
| 11. | Freestanding Unmanned Retail Structures shall require a minimum of one (1) parking space for persons with disabilities. | |
| 12. | A Type 3 CLF with more than 20 beds or a Nursing Home or Convalescent Facility with more than 20 beds shall provide at least one loading space per building unless approved as a Type 1 Waiver. [Ord. 2017-025] | |
| 13. | <i>A maximum of 20 percent of the required queuing spaces, pursuant to Table 6.B.3.A, Minimum Queuing Standards, may count toward the parking requirements pursuant to Table 6.B.1.B, Minimum Parking and Loading Requirements.</i> | |

C. Parking Spaces for Persons Who Have Disabilities

The provision of parking spaces and passenger loading areas for persons who have disabilities shall be governed by F.S. § 316.1955, F.S. § 316.1957, F.S. § 553.5041, Chapter 11, Florida Accessibility Code for Building Construction of the Florida Building Code, and F.S. § 553.513. These Sections shall govern the signage, identification, and reservation of spaces for persons who have disabilities. The minimum number of parking spaces for persons who have disabilities shall comply with the following table: [Ord. 2005-002] [Ord. 2011-016]

Table 6.B.1.C – Parking Spaces for Persons Who Have Disabilities

| Total Spaces | Required Number of Spaces to be Reserved for Persons Who Have Disabilities |
|--------------|--|
| 25 and under | 1 |

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**EXHIBIT A
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| | |
|-----------------|-----------------------------------|
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 250 | 7 |
| 251 to 300 | 8 |
| 301 to 400 | 9 |
| 401 to 500 | 10 |
| 501 to 1,000 | 2.2% of total |
| 1,000 and over | 22 plus 1 for each 100 over 1,000 |
| [Ord. 2005-002] | |

Part 3. ULDC Art. 6.A.1.D.Parking (page 1-40 of Supplement 26), is hereby amended as follows:

| |
|---|
| Reason for amendments: [Zoning] |
| 1. To create a new Section 2. Location for existing language that identifies certain parking location requirements. |
| 2. Change the term Off-Street parking to Onsite Parking. |
| 3. Reorganize existing Off-Site parking language that was referenced as Off-Street parking. |
| 4. Distinguish between Off-Site parking that is used in conjunction with a permanent use as opposed to a temporary use. |
| 5. Add provisions to Parking Structure/Garage for Mechanized Parking System. |
| 6. Delete foundation planting graphic. |

CHAPTER B PARKING AND LOADING

Section 2 Location

A. On-Site Parking

1. Required Parking

All required parking, shall be provided on the same lot as the principal use, except for simple developments with common parking lots and as provided in Art. 6.C.1.A, Shared Parking and Art. 6.B.3.B.2, Grass. The location of required parking spaces shall not interfere with normal traffic flow or with the operation of queuing and backup areas. Loading areas shall not obstruct pedestrian pathways.

a. Distance from Building or Use

Unless otherwise provided in this Section, all required parking spaces shall not be located more than 600 linear feet from the nearest building or use it is intended to serve. This standard shall not apply to parking spaces provided for auditoriums, stadiums, assembly halls, gymnasiums, and other places of assembly, nor shall it apply to hospitals, large-scale retail, wholesale, and consumer services uses over 500,000 square feet or industrial, wholesaling or manufacturing establishments.

b. Location of Front, Side, and Rear Parking

A minimum of ten percent of the required parking spaces shall be located at the side or rear of each building it is intended to serve; however, development requiring 50 or less parking spaces shall be exempt. A public pedestrian walk shall connect the parking areas to a store entrance. Such pedestrian access way shall be a minimum of four feet in width, clearly marked, well lighted and unobstructed. [Ord. 2005-041]

1) Large Scale Commercial Development

Developments with single tenants occupying 65,000 gross square feet or more shall locate parking in accordance with Figure 6.B.2.A, Location of Front, Side, and Rear Parking, as follows:

- a) A maximum of 75 percent of required parking shall be located at the front.*
- b) A minimum of 15 percent of required parking shall be located immediately fronting a side A entrance.*
- c) A minimum of 25 percent of the required parking spaces at the side or rear, as indicated in Figure 6.B.2.A, Location of Front, Side and Rear Parking.*

d) Type 2 Waiver

The BCC may waive these requirements as a Type 2 Waiver if the applicant demonstrates there is an unusual site configuration or unique circumstances, and the alternative site design clearly meets the intent of this provision, by increasing the proximity of parking spaces to public entrances, reducing the visual blight of large expanses of surface parking areas, and improving pedestrian connectivity. [Ord. 2005-002] [Ord. 2012-027]

Figure 6.B.2.A – Location of Front, Side, and Rear Parking

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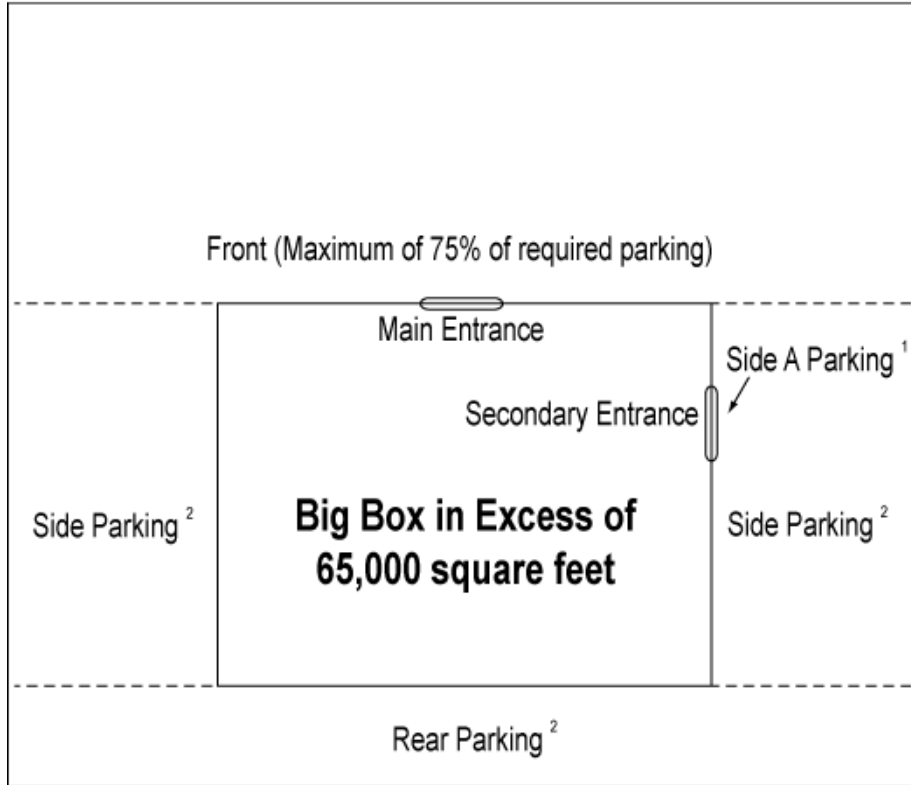
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[Ord. 2005-002]

1. A minimum of 15 percent of required parking shall be located immediately fronting a side A entrance.
2. A minimum of 25 percent of required parking shall be located on the side or rear. [Ord. 2005-002]

c. Garages and Carports

Space within a carport or garage may be used to satisfy residential parking requirements, provided that no building permit shall be issued to convert a carport or garage to a living area without a provision to provide the required parking spaces in the driveway or in a common parking lot.

d. Parking Fees

Except as provided in Art. 6.C.2.A.1.c, Valet Parking, a fee or other form of compensation shall not be charged for the use of required parking spaces. Fees may be charged for the use of parking spaces that have been provided in excess of minimum standards.

2. Guest Parking

Guest parking spaces shall be located within 300 feet of the use they are intended to serve. Guest parking may be grassed, as provided in Art. 6.B.3.B.2, Grass. All guest parking shall be prominently identified with an above-grade sign or marking on the wheelstop or curb.

B. On-Street Parking

On-street parking is prohibited unless stated below. [Ord. 2019-034]

1. Residential

On-street parking may be allowed as determined by the Land Development Division in subdivisions located in standard residential zoning districts or residential pods of a PDD when the following requirements are met: [Ord. 2019-034]

- a. parking spaces are located on an internal private street; [Ord. 2019-034]
- b. approved by the County Engineer per Art. 11.B.6.C, Alternate Design, Construction Standards, and Types of Materials; [Ord. 2019-034]
- c. parking spaces shall not reduce the minimum fire department access width of 20 feet, pursuant to the Florida Fire Prevention Code, NFPA 1; [Ord. 2019-034]
- d. shall not be used to satisfy required parking; and, [Ord. 2019-034]
- e. not required to be shown on an approved zoning site plan. [Ord. 2019-034]

2. Developments location in the WCRAO, IRO, URAO, or TDD Zoning Districts in accordance with the specific provisions in Art. 3, Overlays and Zoning Districts that allow on-street parking. [Ord. 2019-034]

C. Off-Site Parking

1. Permanent

The DRO may permit all or a portion of the required parking spaces to be located on a lot separate from the lot on which the principal use is located. Off-site parking shall be subject to the following standards:

a. Necessity

The applicant shall demonstrate that it is not feasible to locate all of the required parking on the same lot as the principal use.

b. Ineligible Activities

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Off-site parking shall not be used to satisfy the minimum parking requirements for restaurants, lounges, convenience stores and other high turnover-oriented uses. Required handicap parking spaces shall not be located off-site.

c. Location

Off-site parking shall not be located more than 600 linear feet from the building or use it is intended to serve. Off-site parking shall not be separated from the principal use by a street with a width of more than 80 feet. **[Ord. 2005-002]**

d. Zoning

Off-site parking areas shall require the same or a more intensive zoning classification than that required for the building or use served.

e. Signs

One sign shall be located at the off-site parking lot indicating the use that it serves, and one sign shall be located on the site of the use served, indicating the location of the off-site parking lot.

f. Agreement for Off-Site Parking

In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement or unity of control shall be required. Copy of the agreement among the owners of record shall be submitted to the DRO and review and approved by the County Attorney. The agreement shall be filed in the deed records of PBC by the owner of record. Proof of recordation of the agreement shall be presented to the DRO prior to approval. The agreement shall:

- 1) list the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
- 2) provide a legal description of the land;
- 3) include a site plan showing the area of the use and parking parcel;
- 4) expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
- 5) assure the continued availability of the spaces and provide assurance that all spaces will be usable without charge;
- 6) describe the obligations of each party, including the maintenance responsibility;
- 7) require that the Zoning Director be notified prior to the expiration or termination of an off-site parking area lease agreement;
- 8) be made part of the Site Plan/Final Subdivision Plan; and
- 9) describe the method by which the covenant shall, if necessary, be revised.

2. Temporary

The Zoning Director may consider a ZAR process for temporary off-site parking. **[Ord. 2017-007] [Ord. 2018-002]**

a. Off-site parking shall not be located more than 600 feet from the Temporary Use site, measured from access point to access point. The Zoning Director may approve a distance greater than 600 feet when the applicant demonstrates that the attendees or temporary use participants are transported to the site by other means; **[Ord. 2017-007]**

b. Parcels used for off-site parking shall include access for vehicles to enter and exit the site in a forward motion; and, **[Ord. 2017-007]**

c. Off-site parking shall not be separated by a street with a width of more than 80 feet, unless traffic assistance is provided to guide pedestrians or measures are in place to assist pedestrian safety. **[Ord. 2017-007]**

d. Required accessible parking spaces shall not be located off-site. **[Ord. 2017-007]**

e. Pedestrian sidewalks shall be provided from the off-site parking to the Temporary Use site. **[Ord. 2017-007]**

f. The duration and dates of the temporary off-site parking shall be the same as the time allowed for the Temporary Use it is intended to serve. **[Ord. 2017-007]**

g. In the event an off-site parking area is not under the same ownership as the site of the Temporary Use site, a written agreement between the applicant and all owners of record of the parking area shall be required prior to permit approval. A copy of the agreement shall be subject to review and approval of the Zoning Division, and at a minimum shall contain the following: **[Ord. 2017-007] [Ord. 2018-002]**

- 1.)** A list of names and ownership interest of all owners of the subject property; **[Ord. 2017-007]**
- 2.)** A legal description of the land to be used for off-site parking; **[Ord. 2017-007]**
- 3.)** Assurance by the owners of the subject property that all required off-site spaces will be available to the applicant for the uses described in the Temporary Use application; **[Ord. 2017-007]**
- 4.)** A statement of maintenance obligations of each party for the duration of the permit; and, **[Ord. 2017-007]**
- 5.)** A requirement that the Zoning Director receive notification in the event the off-site parking agreement is terminated prior to the termination of the Temporary Use permit. **[Ord. 2017-007]**

EXHIBIT A
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D. Commercial Parking Lot

1. General

A commercial parking lot shall not be contiguous to lands used or zoned for residential purposes. Parking spaces may be rented for parking. No other business of any kind shall be conducted on the lot, including repair, service, washing, display or storage of vehicles or other goods. Review of parking lots and structures shall consider the proposed operation of the lot. The standards of this Article, including signage, maneuvering, and backup distances may be varied, based on the proposed operation.

2. Design Standards

The site plans for a commercial parking lot shall be drawn to a scale no smaller than one inch equals 50 feet and show the layout of the street connection and access ways, drainage provisions, signs, surfacing, curbs or barriers, street connections and access ways of lands located contiguous and directly across the street, and the location and type of landscaping.

3. Access

Ingress and egress shall be located to present the least interference with traffic and the least nuisance on any adjacent street. The location, size and number of entrances and exits shall be subject to approval by the DRO.

E. Parking Structure/Garage

1. General

A parking garage or structure may be used to meet parking requirements for any use or combination of uses. Such structures shall be considered accessory to the principal use and shall be designed to meet or exceed the following standards. All shall comply with the standards for surface parking lots with regard to marking, signage striping and minimum number of spaces to be provided.

2. Mechanized Parking System

a. General

1) Mechanized parking systems may be approved provided the applicant has demonstrated the viability and safety of the system. The lifts shall be regularly maintained to ensure safety and dependability of operation and minimization of operational noise levels. Maximum sound levels shall not exceed applicable thresholds as stipulated in Article 5, Table 5.E.4.B – Maximum Sound Levels.

2) Mechanized parking systems shall not be subject to the minimum parking length and width dimensions, but shall be designed not to cause residents or customers who do not use the parking lift to park off-premises or cause queuing in the R-O-W.

3) On-site queuing shall be provided for the maneuvering of vehicles to facilitate the parking and retrieval of vehicles. At no time shall vehicles be staged within the adjacent R-O-W. A minimum of two queuing spaces shall be provided for the first 20 lifts or less. One additional queuing space shall be provided for every 20 additional lifts or part thereof.

4) Lifts shall be manufactured with a full bottom panel to contain fluids which may be emitted from vehicles while parked (oil, condensation from air conditioners, etc.)

5) All mechanized parking systems shall be operated by an attendant during all hours of the operation. Upon closing, the parking attendant shall remove all vehicles from atop and beneath the lifts and park them in an area where the customer may retrieve their vehicle. At no time shall the general public be permitted to operate the lifts. Utilize for all multi-residential and nonresidential required parking?

b. Parking lifts

Parking lifts may be used to stack two or three vehicles vertically in each parking space. Parking lifts shall be located within a parking garage or structure for the use they serve.

c. Automated parking facility

Automated/robotic parking systems are used to mechanically park and retrieve vehicles in a multilevel parking garage. The driver of the vehicle is not permitted to enter the automated parking facility storage area.

d. Elevators

An automobile elevator constitutes a part of the automobile passageway and is used to hoist and convey the automobile to the level at which it will be parked.

3. Site Plan

When parking spaces are provided in an underground garage, a multi storied structure or on the roof of a building, a site plan shall be submitted to the DRO for approval of interior traffic circulation, access use of ramps, parking space and aisle dimensions, traffic control signs and pavement marking, safe and efficient vehicular and pedestrian operation, location of entrances and exits, approval of sight distances at entrances and exits, and for approval of the effective screening of the cars located in or on the parking structure from adjoining lands and from public streets.

Figure 6.B.2.E – Foundation and Landscape Image

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EXHIBIT A ARTICLE 6 – PARKING

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Parking Garage Foundation Planting



Parking Garage Landscaping

4. Design Standards

a. Floor Width

The unobstructed distance between columns or walls measured at any point between the ends of the parking aisle shall be as indicated in Table 6.B.2.E, Minimum Floor Width.

Table 6.B.2.E – Minimum Floor Width

| Angle | Parking on Both Sides of Aisle | Parking on One Side of Aisle |
|-------|--------------------------------|------------------------------|
| 90 | 60 feet one-or two-way aisle | 43 feet one-or two way aisle |
| 75 | 59 feet one-way aisle (1) | 40 feet one-way aisle |
| 60 | 53 feet one-way aisle (1) | 34 feet one-way aisle |

Notes:

1. Requests for reductions of unobstructed distances will be considered if aisle and sight parking dimensions are met, and the columns are not located at the rear of the parking spaces, or interfere with the opening of doors.

b. Minimum Space Width

The minimum parking space width shall be nine feet.

Part 4. ULDC Art. 6.A.1.D.Parking (page 1-40 of Supplement 26), is hereby amended as follows:

| |
|--|
| Reason for amendments: [Zoning] |
| 1. Create a new Section 3 Design and Construction Standards. |
| 2. Create a new Dimensions and Layout section and reorganize accordingly. |
| 3. Codify PPM ZO-O-053 related to dual drive-through and provide graphic. |
| 4. Create a new Materials section. |
| 5. Remove the County Engineer from the approval process for the use of Shell Rock. |

CHAPTER B PARKING AND LOADING

Section 3 Design and Materials

A. Dimensions and Layout

1. Dimensions

The dimensions and geometrics of parking areas shall conform to the following minimum standards.

a. Residential

1) Individual Parking Space

Each parking space for dwelling units that do not share a common parking lot shall be a minimum of eight feet wide and 20 feet long. Parking spaces may be side to side, end to end, or not contiguous to each other.

2) Common Parking Lots

For dwelling units that share a common parking lot, parking spaces and aisles shall be subject to Table 6.B.3.A, Minimum Parking Dimensions for Nonresidential Uses and Residential Uses with Shared Parking Lots.

b. Nonresidential

All nonresidential uses and residential uses with shared parking lots shall provide parking spaces that comply with Table 6.B.3.A, Minimum Parking Dimensions for Nonresidential Uses and Residential Uses with Shared Parking Lots, and Figure 6.B.3.A, Typical Example of General Parking Schematic. Parking angles that are not illustrated in Table 6.B.3.A, Minimum Parking Dimensions, or Figure 6.B.3.A, Typical Example of General Parking Schematic shall be interpolated from the Tables and approved by the DRO. For the purpose of applying the "Use" column in Table 6.B.3.A, Minimum Parking Dimensions, the following rules shall apply:

1) General

The term "general" applies to parking spaces designated to serve nonresidential uses and residential uses with shared parking lots. **[Ord. 2016-042]**

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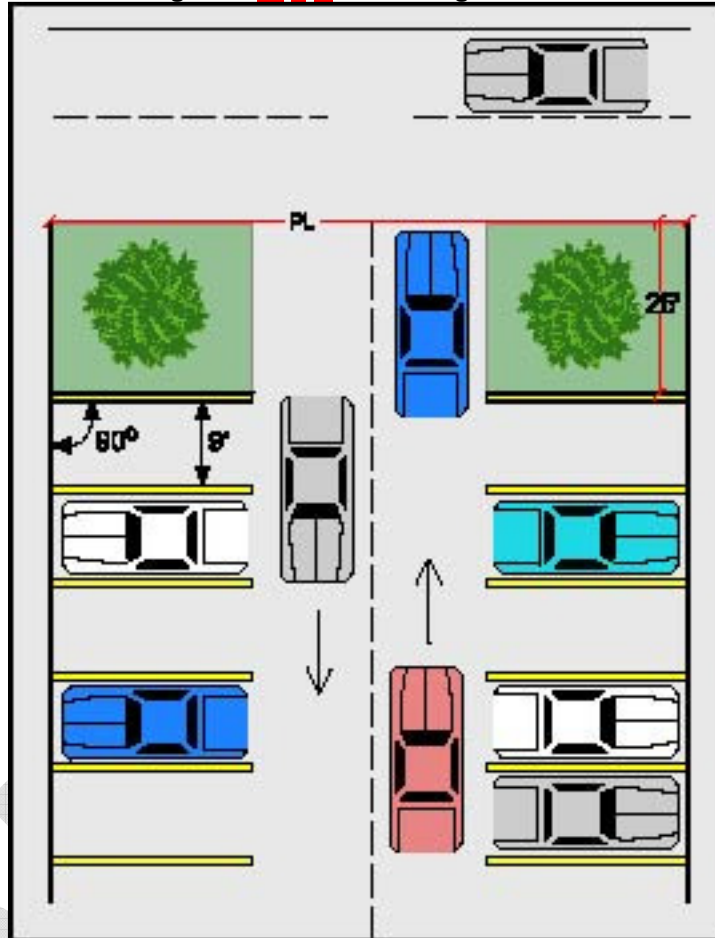
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- 2) **Accessible**
Spaces reserved for use by disabled persons shall be governed by the rows labeled "accessible." [Ord. 2016-042]
- 3) **Queuing Distance**
In a parking lot a minimum queuing distance of 25 feet is required between the property line and the first parking space.
- 4) **Exception for Low Speed Electric Vehicles (LSEV)**
Where drive aisles in LSEV parking areas are not intended solely for use by LSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles. [Ord. 2005-002]

Figure 6. **B.3.A** – Queuing Distance



[Ord. 2005-002]

Table 6. **B.3.A** – Minimum Parking Dimensions for Nonresidential Uses and Residential Uses with Shared Parking Lots

| A Angle | Use (1) | B Space Width (Feet) | C Space Depth (Feet) | D (3)(4) Aisle Width (Feet) | E Curb Length (Feet) | F Module Width (Feet) |
|---------|--------------|----------------------|----------------------|-----------------------------|----------------------|-----------------------|
| 45 | General | 9.0 | 17.5 | 12.0 | 12.5 | 47.0 |
| | Accessible * | 12.0 | 17.5 | 12.0 | 17.0 | 47.0 |
| 60 | General | 9.0 | 19.0 | 16.0 | 10.5 | 54.0 |
| | Accessible * | 9.5 | 19.0 | 15.0 | 10.5 | 53.0 |
| 70 | General | 12.0 | 19.0 | 14.0 | 14.0 | 52.0 |
| | Accessible * | 9.0 | 19.5 | 19.0 | 9.5 | 58.0 |
| 75 | General | 9.5 | 19.5 | 18.0 | 9.5 | 57.0 |
| | Accessible * | 12.0 | 19.5 | 17.0 | 12.5 | 56.0 |
| 80 | General | 9.0 | 19.5 | 23.0 | 9.5 | 62.0 |
| | Accessible * | 9.5 | 19.5 | 22.0 | 9.5 | 61.0 |
| 90 | General | 12.0 | 19.5 | 21.0 | 12.5 | 60.0 |
| | Accessible * | 9.0 | 19.5 | 24.0 | 9.0 | 63.0 |
| 90 | General | 9.5 | 19.5 | 23.0 | 9.0 | 62.0 |
| | Accessible * | 12.0 | 19.5 | 22.0 | 12.0 | 61.0 |
| 90 | General | 9.0 | 18.5 | 26.0 | 9.0 | 63.0 |
| | Accessible * | 9.5 | 18.5 | 25.0 | 9.0 | 62.0 |
| 90 | General | 12.0 | 18.5 | 24.0 | 12.0 | 61.0 |
| | Accessible * | | | | | |

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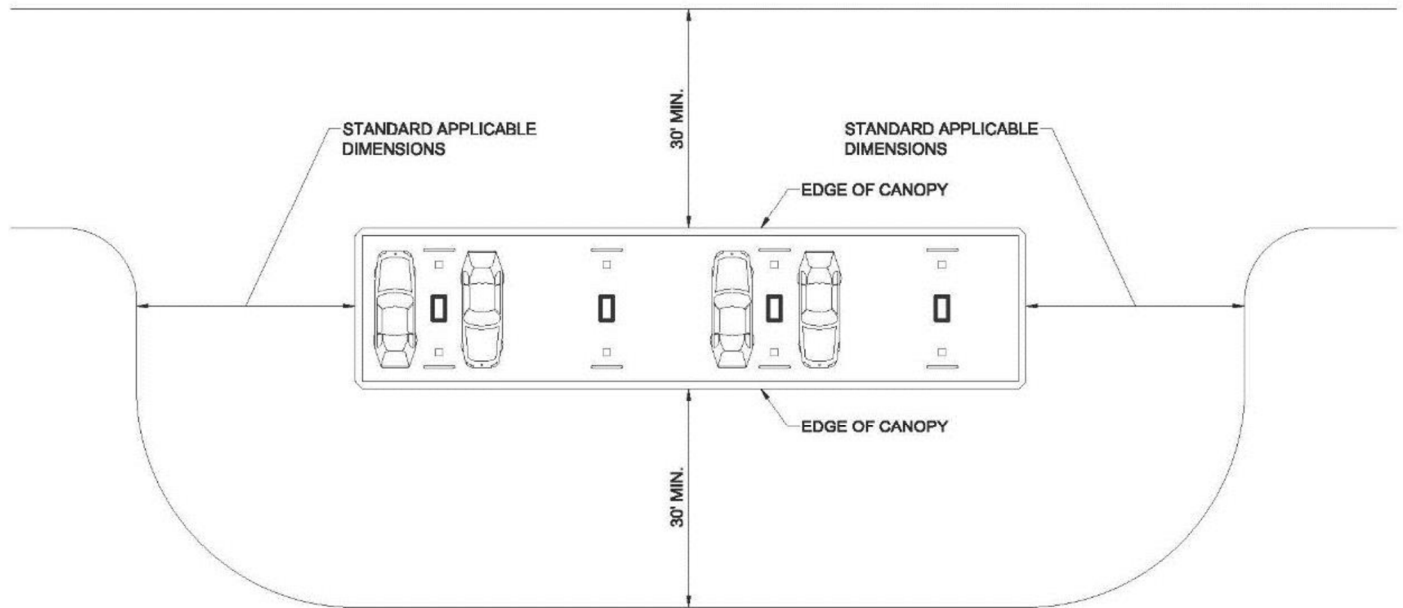
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| | | | | | | |
|--|--|--------------------------------|----------------------------------|---|--------------------------------|---|
| 90 | Low Speed Electric Vehicle (LSEV) | Minimum – 6.0 Maximum – 7.0 | Minimum – 12.0 Maximum – 13.0 | Minimum – 15.0 Maximum – 17.0 (2) | Minimum – 6.0 Maximum – 7.0 | Minimum – 39.0 Maximum – 43.0 (2) |
| [Ord. 2005-002] [Ord. 2012-027] [Ord. 2016-042] [Ord. 2017-002] [Ord. 2019-005] | | | | | | |
| Notes: | | | | | | |
| * Accessible applies to parking for persons who have disabilities. | | | | | | |
| 1. Use – See Art. 6.B.3.A. Design and Construction Standards. | | | | | | |
| 2. Where drive aisles in LSEV parking areas are not intended solely for use by LSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles. | | | | | | |
| 3. Angled parking with two-way traffic movement shall be a minimum of 24 feet wide except for some parking lots with 90-degree parking stalls, or unless stated otherwise herein. [Ord. 2012-027] | | | | | | |
| 4. For a Retail Gas and Fuel Sales use, the drive aisles perpendicular to the fueling positions under the canopy shall have a minimum aisle width of 30 feet (see Figure 6.B.3.A. Retail Gas and Fuel Canopy). [Ord. 2019-005] | | | | | | |

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Figure 6.AB.3.A – Retail Gas and Fuel Canopy



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Figure 6.AB.3.A – Typical Example of General Parking Schematic (1)

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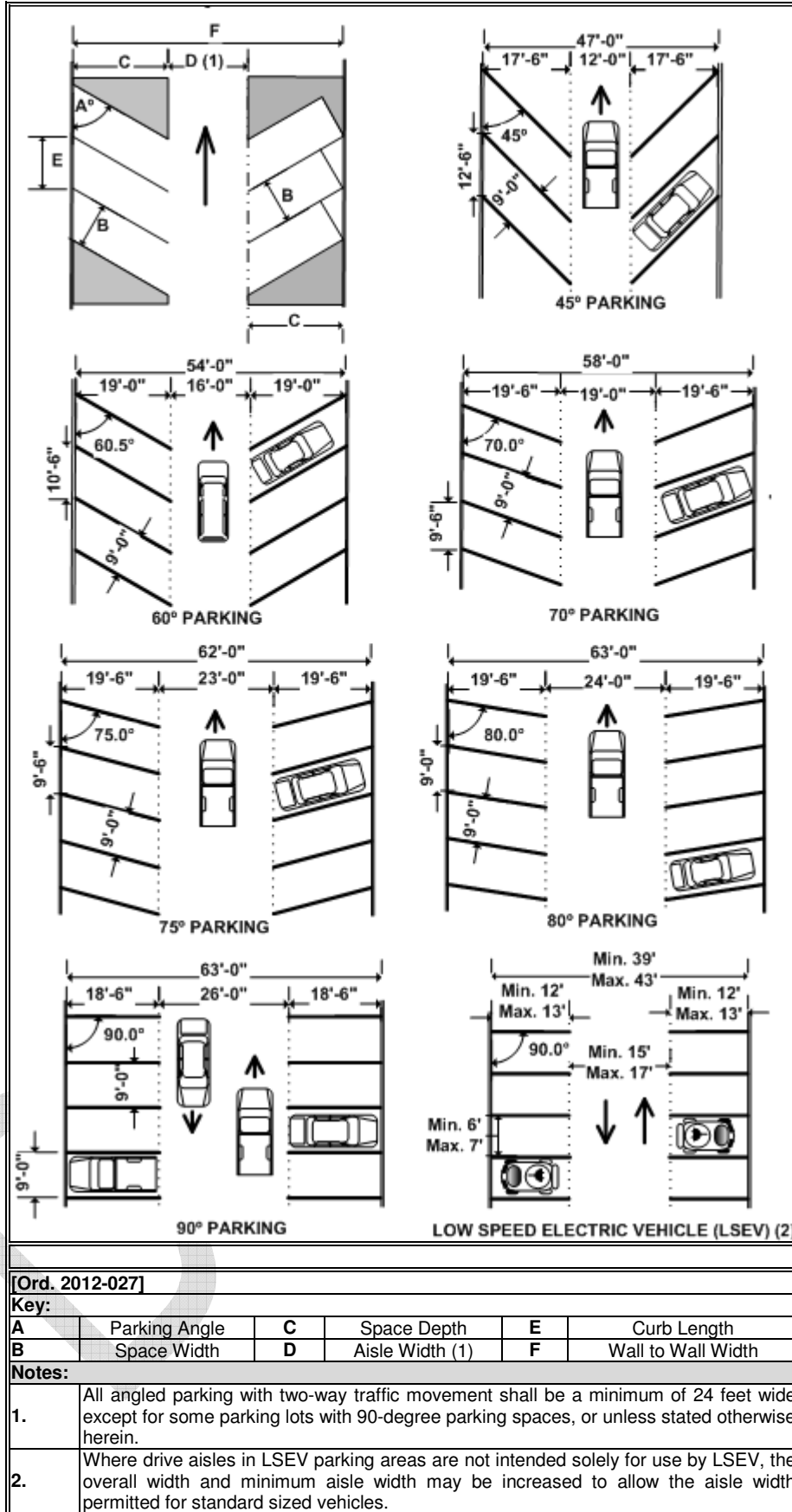
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c. Parallel Parking
Parallel parking spaces shall have a minimum length of 23 feet and a minimum width of ten feet.

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Figure 6.AB.3.A – Parallel Parking

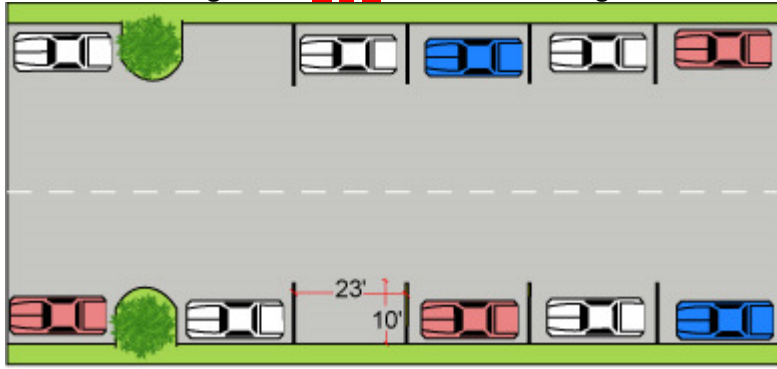
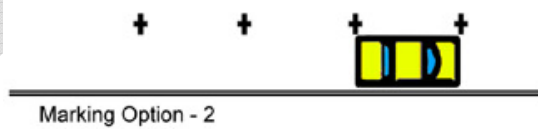
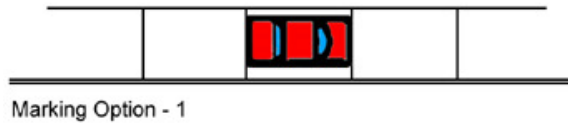
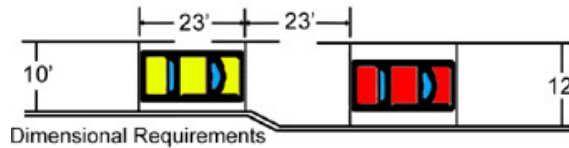


Figure 6.B.3.A – Parallel Parking Dimensional Standard



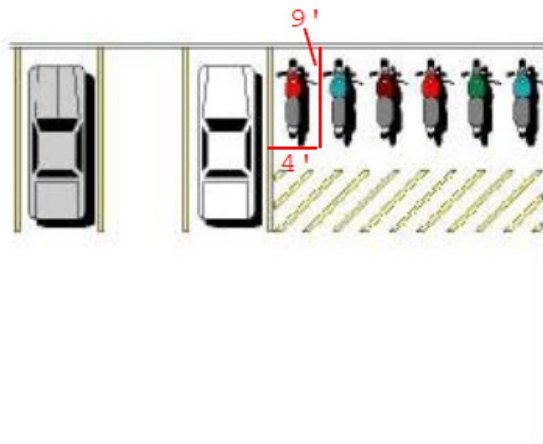
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d. Alternative Vehicle Parking

1) Motorcycle Parking

For any nonresidential use providing 50 or more spaces, a maximum of three required on-site parking spaces per 50 spaces, may be reduced in size and redesigned to a minimum 4 feet wide by 9 feet long to accommodate parking of motorcycles. When provided, motorcycle parking shall be identified by a sign.

Figure 6.C.2.A – Motorcycle Parking



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2) Golf Cart Parking

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Residential developments with recreation areas such as recreation pods, golf courses, or recreational facilities designed and intended for use by occupants of residential developments or subdivisions, owned and operated by a POA, may accommodate golf carts or LSEVs subject to the following: [Ord. 2013-001]

- a) Utilize a maximum of ~~25~~ 30 percent of recreational uses required parking spaces. [Ord. 2013-001]
- b) Parking dimension may be reduced consistent with Low Speed Electric Vehicle (LSEV) minimum dimensions as indicated in Table 6.B.3.A, Minimum Parking Dimensions for Nonresidential Uses and Residential Uses with Shared Parking Lots. [Ord. 2013-001]

3) Valet Parking

The DRO may approve the use of valet parking to satisfy required parking. Valet parking shall not cause customers or patrons who do not use the valet service to park off site or in the R-O-W, or cause queuing in a street, driveway, or drive aisle. The following additional standards shall apply to valet parking:

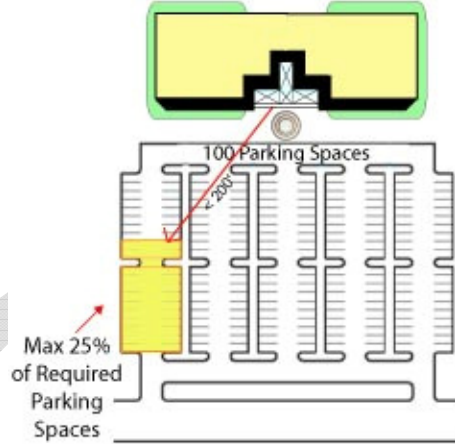
a) Maximum Number

The maximum number of spaces for valet parking shall not exceed 25 percent of the minimum number of required parking spaces for commercial uses over 20,000 square feet and 50 percent for all other uses.

b) Location

Valet parking for commercial uses shall not be located within 200 feet of a public entrance to a building. Areas designated for valet parking shall not interfere with vehicular circulation or emergency access.

Figure 6.C.1.C – Valet Parking Illustration



4) Electric Vehicle Charging Parking Space (EVCPS)

A parking space that provides infrastructure that supplies electric energy for the charging of electric vehicles, without a fee, is associated with the principal use, and is part of the required number of parking spaces, shall be considered an EVCPS. [Ord. 2019-034]

a) Nonresidential Uses

Shall not exceed a maximum of 20 spaces or ten (10) percent of the total required parking spaces for the use or uses in the development, whichever is less. [Ord. 2019-034]

b) Residential Uses

An EVCPS is permitted by right. [Ord. 2019-034]

c) Design and Construction Standards

(1) Each EV space shall be marked by a sign designating the parking space as an electric vehicle parking space, in accordance with Art. 8.B.2, Small Signs and the Manual on Uniform Traffic Control Devices (MUTCD) of the Federal Highway Administration. Each sign shall include the information pursuant to Art. 4.B.2.C.10.c.5)a), c), and d). Vehicles that are not capable of using the Electrical Vehicle Charging Station are prohibited from parking in this space; and [Ord. 2019-034]

(2) EV spaces shall be painted green or shall be marked by green painted lines or curbs. [Ord. 2019-034]

2. Layout

a. Access

1) Ingress and Egress

Each parking space shall have appropriate access to a street or alley. Legally platted lots that accommodate one (1) or two (2) units shall be allowed backward egress from

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a driveway onto a street. In all other cases, maneuvering and access aisle area shall be sufficient to permit vehicles to enter and leave the parking lot in a forward motion. [Ord. 2007-001]

2) Dimensions

Access ways, except those associated with a single-family residential use, shall be subject to the following dimensional standards.

Table 6.B.3.A – Dimensions of Access Ways

| Minimum Width at Street | Feet (1) |
|--------------------------------|---|
| One-Way | 15 |
| Two-Way | 25 |
| Two-way with median | 40 (2) |
| Two-way without median | 35 |
| Right Turn Radius (3) | |
| Minimum | 25 |
| Maximum | 30 |
| Notes: | |
| 1. | <i>Widths exceeding these standards may be approved by the Zoning Director or the County Engineer, depending on the use.</i> |
| 2. | <i>Width excludes median. 20-foot unobstructed pavement required on both sides of median, excluding guard houses and landscape islands.</i> |
| 3. | <i>Measured on side of driveway exposed to entry or exit by right-turning vehicles.</i> |

b. Point of Service and Queuing Standards

In addition to meeting the minimum parking and loading standards of this Article, all drive-through establishments shall meet the following standards. [Ord. 2019-005]

Figure 6.B.3.A – Queuing and By-Pass Standards

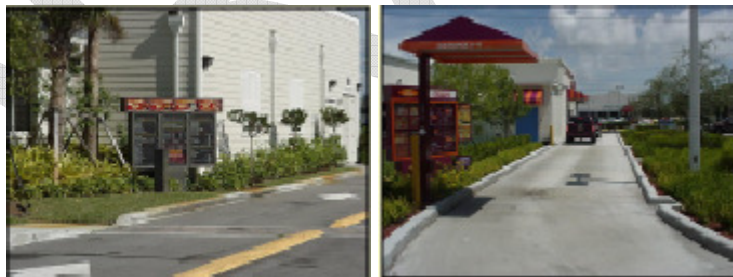
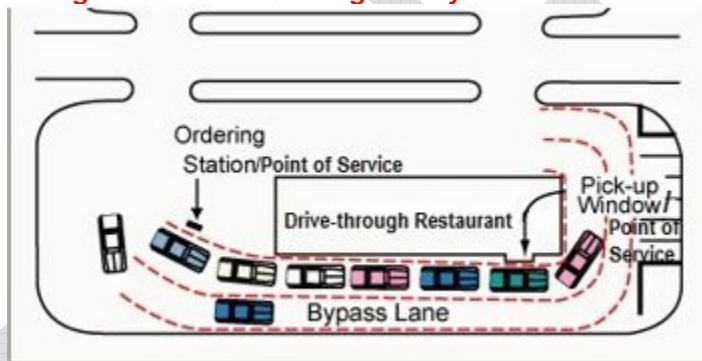


Figure 6.B.3.A – Queuing and By-Pass Standards for Dual Drive-through

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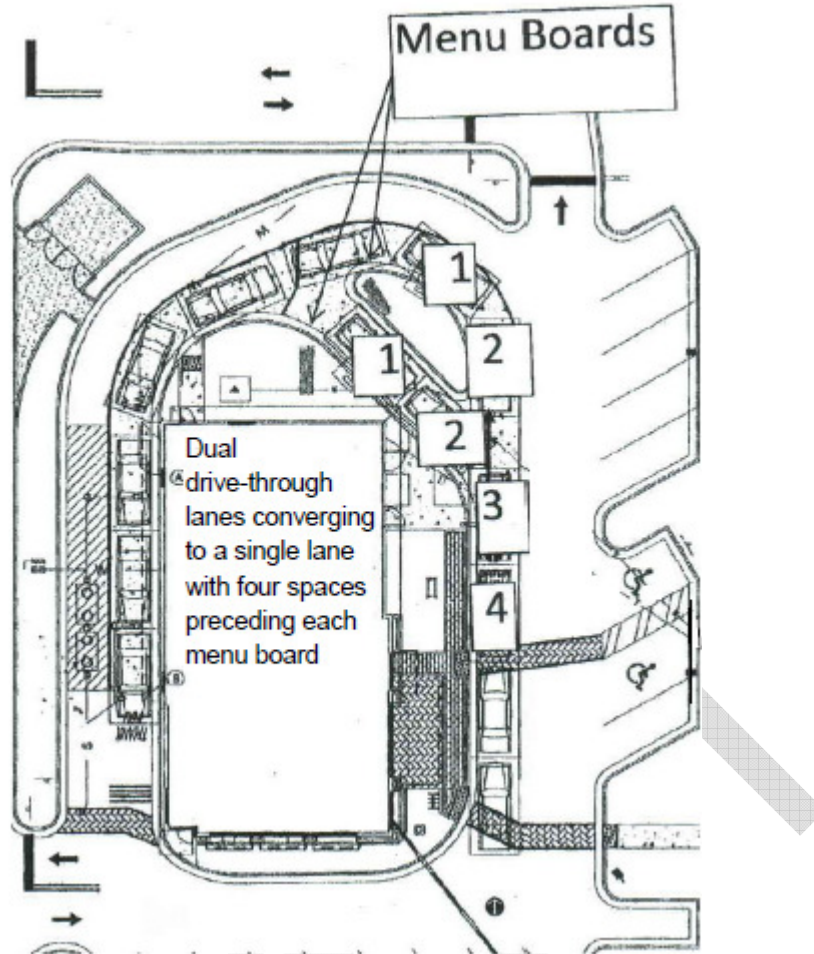
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- 1) A point of service space shall be provided for all drive-through establishments. The dimensions for the point of service space shall be a minimum of nine (9) by 20 feet. **[Ord. 2019-005]**
- 2) Queuing shall be provided for drive-through establishments described in Table 6.B.3.A, Minimum Queuing Standards. Each queuing space shall be a minimum of ten (10) feet by 20 feet, clearly defined and designed so as not to conflict or interfere with other traffic using the site. Unless otherwise indicated below, queuing shall be measured from the front of the stopped vehicle located at the point of service to the rear of the queuing lane. One (1) additional queuing space shall also be provided after the point of service for all uses. **[Ord. 2005-041] [Ord. 2019-005]**
- 3) A by-pass lane a minimum of ten (10) feet wide shall be provided before or around the point of service. Subject to the Zoning Director's approval, a by-pass lane may not be required if the queuing lane is adjacent to a vehicular use area which functions as a by-pass lane. The by-pass lane shall be clearly designated and distinct from the queuing area.

Table 6.B.3.A – Minimum Queuing Standards

| Use | Number of Spaces | Required By-Pass (1) |
|--|---|----------------------|
| Drive-Through Financial Institution | | |
| Teller Lanes | 5 | Y |
| Automatic Teller Lanes | 3 | N |
| Drive-Through Restaurant | | |
| Minimum before Menu Board | 4 | Y |
| Drive-Through Car Wash | | |
| Automatic | 5 | N |
| Self-Service | 3 | Y |
| Drive-Through Oil Change | 4 | Y |
| Drive-Through Dry Cleaning or Laundry | 3 | Y |
| Drive-Through General Retail | 4 | Y |
| Commercial Parking Lot | 3 | N |
| Notes: | | |
| 1. | All Uses: a by-pass lane shall be required if more than five queuing spaces are provided. | |

- 4) The allowance for dual drive-through lanes converging to a single lane with four spaces preceding each menu board is consistent with the ULDC queuing requirements.

c. Circulation Standards

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- 1 1) *There shall be safe, adequate, and convenient arrangement of pedestrian pathways,*
2 *bikeways, roads, driveways, and parking and loading spaces within parking areas.*
3 2) *Streets, pedestrian walks, parking areas, and open space shall be designed as integral*
4 *parts of an overall site design which shall be properly related to existing and proposed*
5 *buildings, adjacent uses, and landscaped areas.*
6 3) *Parking lots shall be maintained in accordance with the paving and drainage permit*
7 *issued authorizing construction.*

8 **d. Pedestrian Circulation**

- 9 1) *Structures, vehicular circulation lanes, parking spaces, driveways, and open spaces*
10 *shall be designed to provide logical, impediment free pedestrian movement. The site*
11 *shall be arranged so that pedestrians moving between buildings are not unnecessarily*
12 *exposed to vehicular traffic.*
13 2) *Paved, landscaped, or comfortably graded pedestrian walks shall be provided along*
14 *the lines of the most intense use, particularly from building entrances to streets, parking*
15 *areas, and adjacent buildings.*
16 3) *Where parking spaces directly face a structure, and are not separated by an access*
17 *aisle from the structure, a paved pedestrian walkway shall be provided between the*
18 *front of the parking space and the structure. The walkway shall be a minimum of four*
19 *feet wide, exclusive of vehicle overhang, and shall be separated from the parking*
20 *space by concrete wheel stops or continuous curbing. Single-family residential uses*
21 *are exempt from this requirement.*
22 4) *For Non-residential developments, subject to the requirements of Art. 5.C .Aa*
23 *continuous internal pedestrian walkway shall be provided from each adjacent*
24 *perimeter public sidewalk to all customer entrances. The design of the walkway shall*
25 *include all of the following: [Ord. 2009-040]*
26 a) *one native canopy tree for each 25 linear feet with a maximum spacing of 50 feet*
27 *between trees; [Ord. 2009-040]*
28 b) *one bench every 200 feet between the public sidewalk and building; and, [Ord.*
29 *2009-040]*
30 c) *walkways traversing vehicular use areas shall be accented with special pavers,*
31 *bricks, decorative concrete, stamped concrete, or similar decorative pavement*
32 *treatment. [Ord. 2009-040]*

33 **e. Drainage**

- 34 1) **Review and Approval by County Engineer**
35 *The drainage design for all parking areas shall be reviewed and approved pursuant to*
36 *Art. 11, Subdivision, Platting, and Required Improvements, prior to the issue of a*
37 *development permit.*
38 2) **Impervious Surface**
39 *All surface parking areas, grassed or otherwise, shall be considered an impervious*
40 *paved surface for the purpose of determining tertiary drainage system flow capacity*
41 *and secondary stormwater management system runoff treatment/control*
42 *requirements.*
43 3) **Runoff**
44 *Runoff from vehicular use areas shall be controlled and treated in accordance with all*
45 *applicable agency standards in effect at the time an application is submitted.*

46 **f. Maintenance**

47 *All parking lots shall be maintained in good condition to prevent any hazards, such as*
48 *cracked asphalt or potholes.*

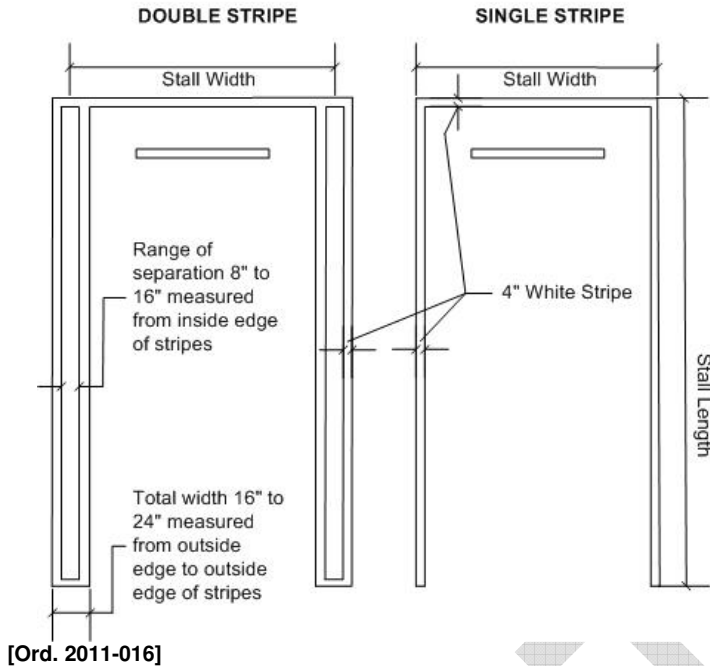
49 **g. Striping Width Standards**

- 50 *Except for parallel parking spaces, parking lots containing spaces for three or more*
51 *vehicles shall delineate each space by single or double stripes on each side of the space.*
52 *All stripes shall be painted in white paint except for handicapped spaces which shall have*
53 *blue stripes. The width of the painted stripe shall be four inches.*
54 1) *Single Striping parking space width shall be measured from the centerline of the stripe.*
55 2) *Double striping separation from inside edge of stripe to inside edge of stripe shall be*
56 *no less than eight inches and no more than 16 inches. The effective width of the double*
57 *stripes shall range from 16 inches to 24 inches, measured from outside edge of stripe*
58 *to outside edge of stripe. Parking space width shall be measured from the centerline*
59 *of the set of stripes.*

Figure 6.B.3.A – Striping Standards

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h. Signs

Traffic control signs and other pavement markings shall be installed and maintained as necessary to insure safe and efficient traffic operation in all vehicular use areas. Such signage and markings shall conform with the Manual on Uniform Traffic Control Devices, Federal Highway Administration, U.S. Department of Transportation, as adopted by the FDOT.

i. Landscaping

- 1) All new parking lots shall be landscaped in accordance with Art. 7, Landscaping.
- 2) Renovations to existing parking lots shall be landscaped in accordance with Art. 7, Landscaping.

a) Exception

Normal maintenance and repair, such as resurfacing, restriping, or the addition of curbing and wheel stops, to existing parking lots shall require landscaping in accordance with the original permit.

B. Materials

1. Paved

Unless otherwise provided in this Article, all parking lots shall be improved with either: (a) a minimum of a six (6) inch shell rock or lime rock base with a one (1) inch hot plant mix asphaltic concrete surface; or (b) a base and surface material of equivalent durability, as certified by an engineer.

a. Shell Rock

The uses listed below may construct surface parking lots with shell rock or similar material approved by the DRO, except for the required handicapped parking space(s). Parking areas connected to a public street, shall be paved. [Ord. 2019-034]

- 1) Agricultural uses requiring less than 20 spaces.
- 2) Communication towers.
- 3) Accessory uses to a bona fide agricultural use, such as farm workers quarters.
- 4) Wholesale Nursery, Retail Nursery, or Landscape Service Collocated with a Nursery requiring less than 20 parking spaces, and the Outdoor storage area of vehicles for the operation of the business. [Ord. 2019-034]

a) Wholesale Nursery, Retail Nursery, or Landscape Service Collocated with a Nursery requiring 20 or more parking spaces may construct surface parking lots with 50 percent of the required spaces as shell rock or other similar materials subject to Art. 6.B.3.B.1.a, Shell Rock, or grassed subject to Art. 6.B.3.B.2, Grass. [Ord 2007-010] [Ord. 2019-034]

- 5) Driveways in the RSA serving residential uses on unpaved roads.
- 6) Uses in the C-51 Catch Basin when approved by the DRO.

b. Wheelstops and Curbing

Wheel stops or continuous curbing shall be placed two and one-half (2.5) feet back from walls, poles, structures, pedestrian walkways, and landscaped areas.

2. Grass

Grass parking is permitted, subject to approval by the DRO, pursuant to the following procedures and standards:

a. Application

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In addition to the application requirements for a site plan/final subdivision plan, the applicant shall submit the following:

- 1) a site plan showing the area proposed for grass parking; **[Ord. 2007-013]**
- 2) the proposed method of traffic control to direct vehicular flow and parking;
- 3) description of the method to ensure that the grass parking surface will be maintained in its entirety with a viable turf cover; **[Ord. 2007-013]**
- 4) a conceptual drainage plan for the entire parking area; and, **[Ord. 2007-013]**
- 5) a written statement that the area proposed for grass parking shall be used for parking on an average of no more than (3) days or nights each week. **[Ord. 2007-013]**

b. Standards

The following standards shall apply to grass parking:

- 1) only parking spaces provided for peak demand may be allowed as grass parking. **[Ord. 2007-013]**
- 2) paved parking shall be provided for average daily traffic, including weekday employees and visitors;
- 3) a grass parking area shall not include any existing or proposed landscaped area, surface water management area or easement, other than a utility easement;
- 4) handicap parking shall not be located in a grass parking area;
- 5) grass parking areas shall meet the landscape requirements in Art. 7, Landscaping. Grass parking areas shall not be counted toward meeting minimum landscape or open space standards; and, **[Ord. 2007-013]**
- 6) all access aisles or lanes shall either: **[Ord. 2007-013]**
 - a) be paved and meet the same substructural and surface standards required for paved parking surfaces; or
 - b) be surfaced with paver block or other semi-pervious coverage approved by the DRO and County Engineer; or **[Ord. 2007-013]**
 - c) be stabilized with sub-base underlayment subject to approval by Land Development. **[Ord. 2007-013]**
- 7) Grass parking shall be located a minimum of 100 feet from the overland flow prior to entering into a body of water or water systems. **[Ord. 2007-013]**
- 8) Materials utilized in the construction of grass parking shall be drought tolerant and subject to approval by Land Development. **[Ord. 2007-013]**

c. Permit

If at any time it is determined that a grass parking area does not meet the standards established in this Section, the Zoning Director shall require the restoration of the grass surface or the paving of the grass for parking.

Part 5. ULDC Art. 6, Parking (page 1-40 of Supplement 26), is hereby amended as follows:

| |
|---|
| Reason for amendments: [Zoning] |
| 1. Create new Parking Reduction Chapter C |
| 2. Create a new Type 1 Waiver for Parking Reduction of no more than 15 percent |
| 3. Clarify that the amount of required parking for uses that share parking may be reduced subject to a Type 1 Waiver. |
| 4. Provide a minimum dimension for motorcycle parking. |
| 5. Increase the golf cart allowance to 30 percent |

CHAPTER C ALTERNATE DESIGN OPTIONS

Section 1 Requirements to Reduce or Increase Parking

A. Type 1 Waiver

1. Applicability

a. Reduce Required Parking

A Type 1 Waiver may be requested to reduce the required parking no more than 15 percent for required parking of 20 spaces or greater.

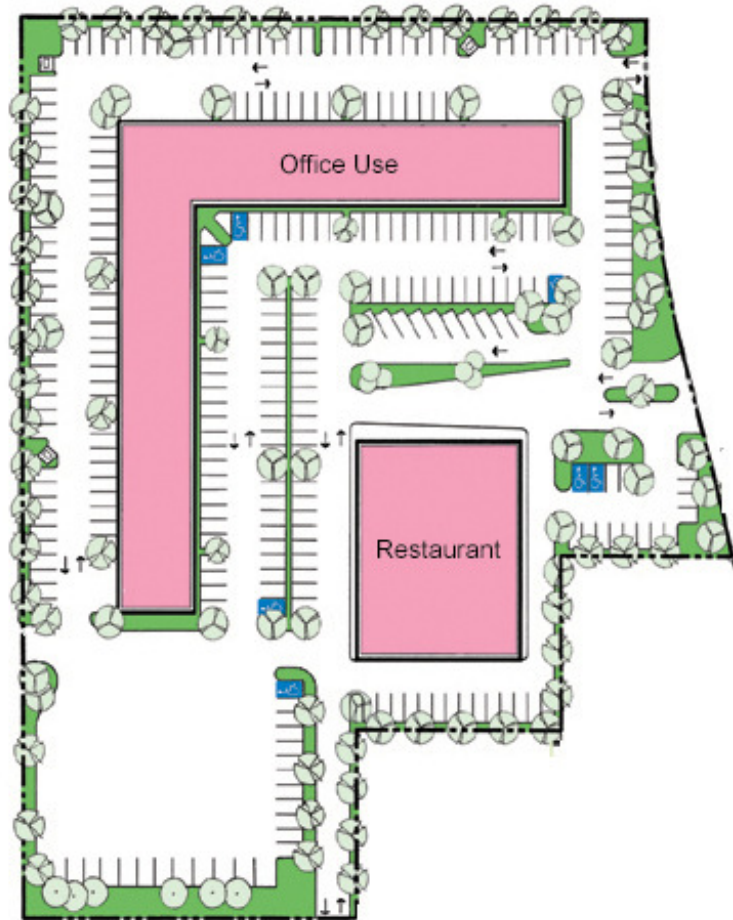
b. Shared Parking

The DRO may authorize a reduction in the number of required parking spaces for multiple and mixed use projects and for uses that are in close proximity to one another that have different peak parking demands and operating hours subject to a Type 1 Waiver. Shared parking shall be subject to the following standards:

Figure 6.C.1.A – Shared Parking

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1) Application

A shared parking study shall be submitted in a form established by the Zoning Director.

2) Location

All uses which participate in a shared parking plan shall be located on the same lot or on contiguous lots. The shared parking lot shall have access as though the uses were a single project.

3) Shared Parking Study or Statement

The shared parking study, shall clearly establish the uses that will use the shared spaces at different times of the day, week, month or year. The study shall:

- a) be based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other generally accepted methodology;*
- b) address the size and type of activities, the composition of tenants, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic demands;*
- c) provide for no reduction in the number of required handicapped spaces;*
- d) provide a plan to convert reserved space to required parking spaces; and*
- e) be approved by the County Engineer based on the feasibility of the uses to share parking due to their particular peak parking and trip generation characteristics.*

4) Reserved Space

The applicant shall account for 100 percent of the reduction granted through one of the following alternatives: reserved area; future parking garage; future rooftop parking; off-site parking; limitation of uses to adhere to parking regulations; or shared parking. [Ord. 2011-001]

5) Shared Parking Agreement

A shared parking plan shall be enforced through written agreement or through a unity of control. A copy of the agreement between the property owner and PBC shall be submitted to the DRO and reviewed and approved by the County Attorney. The agreement shall be recorded with the Clerk of the Circuit Courts of PBC by the owner prior to issuance of a certificate of occupancy. Proof of recordation of the agreement shall be submitted prior to approval by the DRO. The agreement shall:

- a) list the names and ownership interest of all parties to the agreement and contain the signatures of those parties;*
- b) provide a legal description of the land;*
- c) include a site plan showing the parking area and reserved area which would provide for future parking; [Ord. 2011-001]*
- d) describe the area of the parking parcel and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;*

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- e) *agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;*
- f) *assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses;*
- g) *describe the obligations of each party, including the maintenance responsibility to retain and develop reserved areas for additional parking spaces if the need arises; [Ord. 2011-001]*
- h) *incorporate the shared parking study by reference;*
- i) *be made part of the Site Plan/Final Subdivision Plan; and*
- j) *describe the method by which the covenant shall, if necessary, be revised.*

6) Change in Use

Should any of the uses in the shared parking study change, or should the Zoning Director or County Engineer find that any of the conditions described in the approved shared parking study or agreement no longer exist, the owner of record shall have the option of submitting a revised shared parking study in accordance with the standards of this Section or of providing the number of spaces required for each use as if computed separately.

c. PDD Parking Increase

The Development Review Officer (DRO) may authorize an increase in the maximum allowed number of parking spaces in a PDD subject to a Type 1 Waiver.

1) Supplemental Application Requirements

The applicant shall submit a parking study and any additional documentation justifying the need for additional parking. The parking study shall include, the following:

- a. *the location of the use(s) on the site requiring the additional parking;*
- b. *the size and type of use(s) and/or activity(s) requiring the additional parking; and*
- c. *the rate of turnover and the anticipated peak parking demands.*

2) Maximum Increase

- a. *Lots Less than ten acres in size may apply for a 20 percent increase.*
- b. *Lots ten acres or greater in size may apply for a ten percent increase.*

B. Type 2 Variance

1. Applicability

A Type 2 Variance may be requested to reduce the required parking and loading beyond what is allowed in this Article, but shall not be used in addition or combination with Waivers.

Part 6. ULDC Art. 6, Parking (page 1-40 of Supplement 26), is hereby amended as follows:

| |
|--|
| Reason for amendments: [Zoning] |
| 1. Create new Residential Parking Storage Chapter D. |
| 2. Reorganize the Applicability section. |

CHAPTER D RESIDENTIAL PARKING STORAGE

Section 1 Storage

A. Applicability

1. Outdoor Storage

A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers, and trailers may be parked outdoors in a residential district provided that the vehicles are: [Ord. 2007-013] [Ord. 2019-005]

- a. *owned and used by a resident of the premises;*
- b. *not parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period; [Ord. 2007-013]*
- c. *located in the side or rear yard and are screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height;*
- d. *not used for living, sleeping or housekeeping purposes; and*
- e. *operative and currently registered or licensed, as required by state or federal law.*
- f. *vehicles or marine vessels on navigable waterways are exempt; and [Ord. 2007-013] [Ord. 2019-005]*
- g. *one vehicle which does not meet the requirements above may be approved through ZAR process upon demonstration that: [Ord. 2018-002]*
 - 1) *The property owner, family member or legal tenant has a physical disability which requires a vehicle which cannot meet these requirements.*

2. Unregistered or Unlicensed Vehicles

One vehicle may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. [Ord. 2007-013]

3. Indoor Storage

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Vehicles, marine vessels and related trailers used for non-commercial purposes, whether licensed and operational or not, located in a fully enclosed garage or permitted roofed structure. [Ord. 2007-013] [Ord. 2019-005]

4. Parking of Equipment, Vehicles, or Marine Vessels and Trailers in Residential Districts

The following standards shall apply to the parking of equipment, (including construction equipment), vehicles, recreational vehicles, sports vehicles, or marine vessels and trailers on residential parcels or adjacent streets in residential districts. For the purposes of this Section, legally established, nonresidential uses in the AR district in lands designated Rural Residential in the Plan shall not be considered a residential district and is subject to Art.5.B.1.A.3. Outdoor Storage and Activities, where allowed. [Ord. 2007-013] [Ord. 2019-034]

a. General Prohibition

1) On-Street

No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. [Ord. 2007-013] [Ord. 2019-034]

2) On-site

It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking, unless in compliance with Art. 6.D.1.A.2, Unregistered or Unlicensed Vehicles. [Ord. 2007-013] [Ord. 2019-034]

3) Vacant Lot Prohibitions

Parking shall be prohibited on all vacant properties in residential districts. [Ord. 2007-013]

Part 7. ULDC Art. 6, Parking (page 1-40 of Supplement 26), is hereby amended as follows:

| |
|---|
| Reason for amendments: [Zoning] |
| 1. Correct references based on the parking section being reorganized. |
| 2. Reorganize the Applicability section. |

CHAPTER ~~B~~ E LOADING STANDARDS

Section 1 Loading General

A. Prohibitions

1. A street or driveway shall not be used for loading or unloading.
2. A loading space shall not be used to satisfy off-street parking requirements,
3. The location of the loading area shall not interfere with the free circulation of vehicles in the off-street parking lot. [Relocated from 6.B.1.G, Prohibitions]

4. Repair Activities

Only emergency repair service shall be permitted in a loading space. [Relocated from 6.B.1.H.8]

~~**A. Purpose and Intent**~~

~~Refer to Art. 6.A.1.A, Purpose and Intent.~~

~~**B. Applicability**~~

~~Refer to Art. 6.A.1.B, Applicability.~~

~~**C. Restrictions**~~

~~All required off-street loading spaces and accompanying aisles and driveways shall be deemed to be required space and shall not be encroached upon or reduced in any manner unless expressly permitted otherwise. [Ord. 2016-042]~~

~~**D. Loading Space Ratios**~~

~~Off-street loading spaces shall be provided in accordance with Table 6.AB.1.B, Minimum Off-Street Parking and Loading Requirements.~~

Figure 6.B.1.B – Standard Loading

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Loading Bays

Section 2 Calculation

A1. Standards for Computing Loading Standards

1a. Multiple Uses

On lots containing more than one use, the total floor area shall be used to determine the number of spaces which are required. [Ord. 2016-042]

2b. Fractions

When calculation of the number of required off-street loading spaces results in a fractional number, a fraction of less than one-half shall be disregarded and a fraction of one-half or more shall be rounded to the next highest full number. [Ord. 2016-042]

3c. Floor Area

Loading standards that are based on square footage shall be computed using GFA. [Ord. 2016-042]

4d. Unlisted Land Uses

In the event that loading requirements for a particular use are not listed in this Article, the requirements for the most similar use shall be applied, in making the determination, any evidence of actual parking demand for similar uses shall be considered as well as other reliable traffic engineering and planning information that is available. [Ord. 2016-042]

5. Government Services and Government Facilities

Government services may request alternative calculations based on evidence of actual loading demand for similar uses or reliable traffic engineering and planning information.

B. Minimum Loading Requirements

1. See Table 6.B.1.B – Minimum Parking and Loading Requirements

2. Type 1 Waiver – Reduction of Minimum Number of Required Loading Spaces

Uses with less than 10,000 square feet of total GFA, Type 3 CLF, Nursing Home, or Convalescent Facility that require limited loading may apply for a Type 1 Waiver subject to submittal and approval of documentation such as: evidence of actual loading demand for the proposed use(s), as well as other available technical data, traffic engineering and planning information. [Ord. 2007-001] [Ord. 2012-027] [Ord. 2016-042] [Ord. 2017-025]

Figure 6.B.1.B – Standard “E” Loading



Section 3 Location

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EXHIBIT A
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A. On-site E. Location

Loading spaces shall be located adjacent to the building which it serves, and where required by Table 6.A.1.B, Minimum Off Street Parking and Loading Requirements. Loading spaces shall be proportionately distributed throughout the site. **[Ord. 2008-037]**

B. Off-site or On-Street

~~Loading spaces shall be prohibited from being located off-site or on-street.~~

F. Screening

1. Bay Doors

~~Bay doors shall be located and oriented away from residential property lines or setback a minimum of 50 feet and screened from view.~~

2. Loading Area Screening

~~Loading areas, which may include loading spaces, docks and associated maneuvering areas, that are within 100 feet of a parcel with a residential FLU designation, or use; or visible from a street R-O-W, shall be screened from view by buildings a minimum of 12 feet in height, or a wall in combination with landscape material, as follows: **[Ord. 2008-037]** **[Ord. 2015-031]**~~

a. Options by Location

1) In-between Loading Area and Property Line

~~Unless located within a perimeter landscape buffer, the following shall be required: a 12 foot high wall combined with foundation planting along the exterior side of the wall, in accordance with the facade standards of Table 7.C.3.B, Foundation Planting and Dimensional Requirements. **[Ord. 2008-037]** **[Ord. 2015-031]**~~

2) Perimeter Buffers

~~If located within a perimeter landscape buffer, minimum required wall or additional landscaping, shall be as follows: **[Ord. 2015-031]**~~

~~a) Within a compatibility or incompatibility buffer: 12 foot wall; or **[Ord. 2015-031]**~~

~~b) Within a R-O-W buffer: six foot wall combined with an eight foot high hedge located on the exterior side of the wall. **[Ord. 2015-031]**~~

~~c) Minimum wall height required within perimeter buffers may be reduced when used in combination with a berm, provided that the total height does not exceed 12 feet. **[Ord. 2015-031]**~~

b. Architectural Compatibility

~~Walls shall be architecturally compatible with the adjacent structure. **[Ord. 2015-031]**~~

c. Conflict with Other Applicable Regulations

~~If a conflict exists between Loading Area Screening and other articles in this Code, the provisions above shall prevail except where superseded by state or federal law. **[Ord. 2015-031]**~~

d. Exemptions

~~Loading area screening is not required if any of the following standards are satisfied: **[Ord. 2015-031]**~~

~~1) the loading area is obstructed from view by an existing landscape buffer; a preserve or a structure; **[Ord. 2008-037]**~~

~~2) a structure or tenant consisting of 10,000 square feet or less; **[Ord. 2008-037]**~~

~~3) a single loading space; or **[Ord. 2008-037]**~~

~~4) the WCRAO Executive Director may exempt a loading space from screening requirements for parcels located in the WCRAO, pursuant to Art. 3.B.14.1.2, Redevelopment Loading Option. **[Ord. 2008-037]**] **[Relocated to Art 6.E.4.A.3 Screening]**~~

G. Prohibitions

~~1. A street or driveway shall not be used for loading or unloading.~~

~~2. A loading space shall not be used to satisfy off-street parking requirements,~~

~~3. The location of the loading area shall not interfere with the free circulation of vehicles in the off-street parking lot. **[Relocate 6.B.1.G Prohibitions to 6.E.1 General]**~~

Figure 6.B.1.B – Off-Street Loading Buffering



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Landscaping Between Loading and R-O-W

Section 4 H. Dimensional Design and Construction Standards and Design Requirements

Required loading spaces shall be subject to the following minimum standards:

A. Dimensions, Layout, and Screening

1. Dimensions

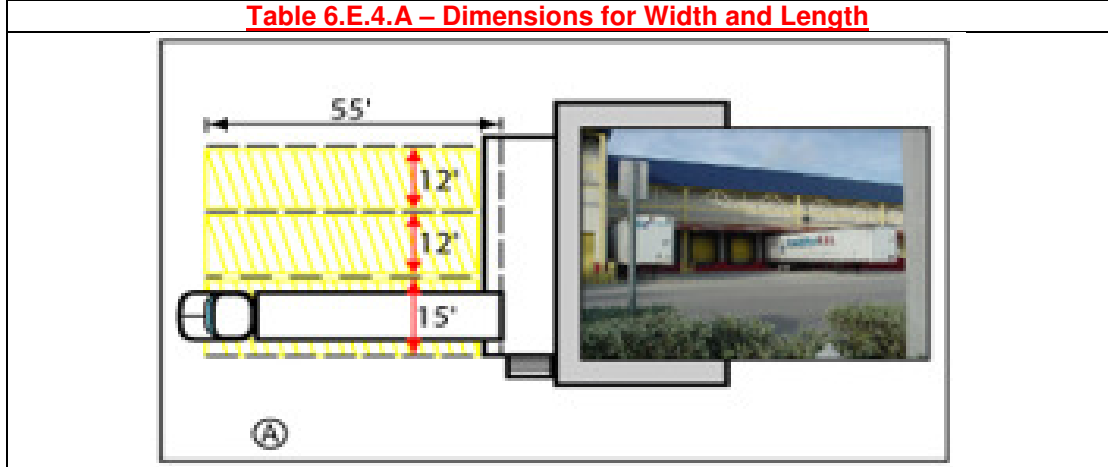
a1. Width

A loading space shall have a minimum width of 15 feet. Additional loading spaces adjacent to, and not separated from the first loading space may be reduced to a minimum of 12 feet in width. [Ord. 2005-041]

b2. Length

Loading spaces shall be a minimum of 55 feet in length. [Ord. 2007-001]

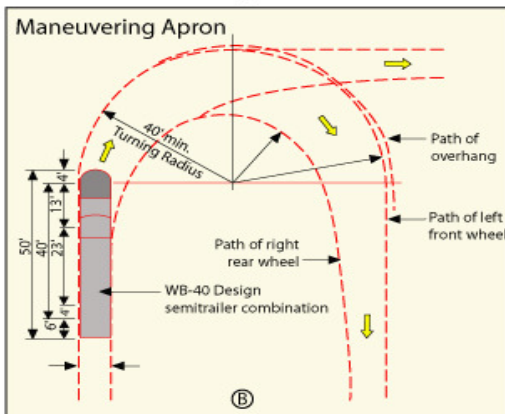
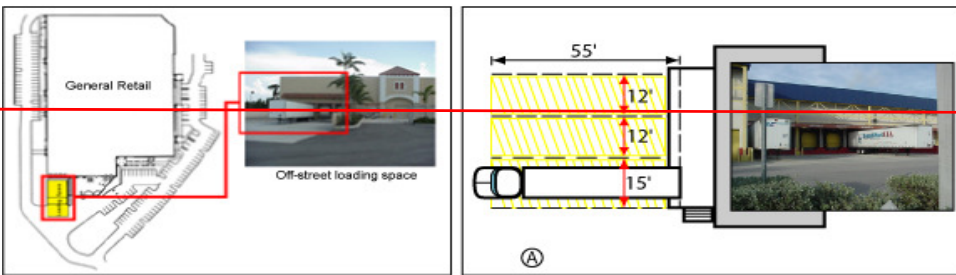
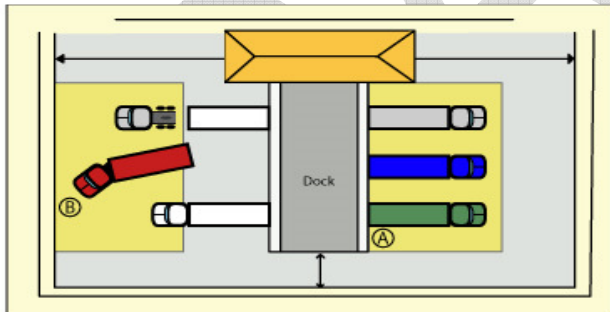
Table 6.E.4.A – Dimensions for Width and Length



c3. Maneuver Area

An area equal to the width and length of the berth shall be provided for vehicle maneuvering directly behind the loading space it is intended to serve.

Figure 6.B.1.E – Dimensional Standards Maneuvering Area



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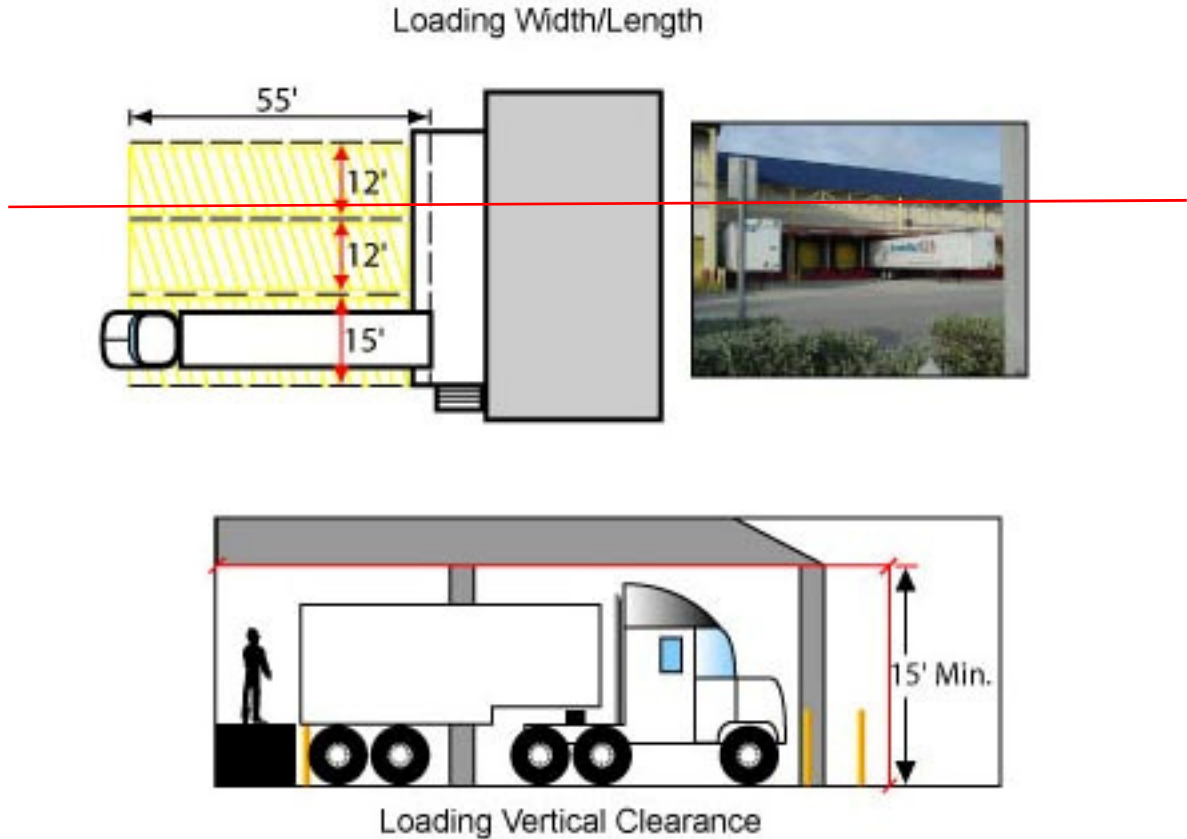
EXHIBIT A
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d4. Vertical Clearance

A vertical clearance of at least 15 feet shall be provided over the space and maneuvering apron, unless reduced by the DRO.

Figure 6.B.1.E – Vertical Clearance



e. Waiver – Reduction of Loading Space Width or Length

The minimum required width and length may be reduced for uses that require limited loading, to not less than 12 feet and 18.5 feet, respectively, subject to submittal and approval of documentation such as: evidence of actual loading demand for the proposed use(s), as well as other available technical data, traffic engineering and planning information. [Ord. 2007-001] [Ord. 2016-042] [Relocated from 6.B.1.H.7 Type I Wavier]

2. Layout

a5. Distance from Intersection

a. Distance

No loading space shall be located within forty feet of the nearest point of the edge of pavement or curb of any two intersecting streets.

b. Setback

Loading spaces shall be setback at least 20 feet from all front or side street property lines. When located at the rear of a building, a minimum five foot setback from the property line shall be required.

b6. Access Marking

Each ~~off-street~~ loading space shall be provided with safe and convenient access to a street, without it being necessary to cross or enter any other required loading space. If any loading space is located contiguous to a street, ingress and egress to the street side shall be provided only through driveway openings. The dimension, location and construction of these driveways shall be designed in accordance with this Article. In addition, ~~off-street~~ loading spaces which have three or more berths shall have individual spaces marked, and spaces shall be so arranged that maneuvering to and from a loading space shall be on the same lot unless approved by the DRO. Maneuvering shall be permitted in an alley upon the approval of the DRO if surrounding uses are compatible with the subject use.

7. Type 1 Waiver – Reduction of Loading Space Width or Length

~~The minimum required width and length may be reduced for uses that require limited loading, to not less than 12 feet and 18.5 feet, respectively, subject to submittal and approval of documentation such as: evidence of actual loading demand for the proposed use(s), as well as other available technical data, traffic engineering and planning information. [Ord. 2007-001] [Ord. 2016-042] [Relocated to 6.E.4.A Dimensions and Layout]~~

8. Repair Activities

~~Only emergency repair service shall be permitted in a loading space.~~

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3. Screening

a. Bay Doors

Bay doors shall be located and oriented away from residential property lines or setback a minimum of 50 feet and screened from view.

b. Loading Area Screening

Loading areas, which may include loading spaces, docks and associated maneuvering areas, that are within 100 feet of a parcel with a residential FLU designation, or use; or visible from a street R-O-W, shall be screened from view by buildings a minimum of 12 feet in height, or a wall in combination with landscape material, as follows: [Ord. 2008-037] [Ord. 2015-031]

1) Options by Location

a) In-between Loading Area and Property Line

Unless located within a perimeter landscape buffer, the following shall be required: a 12 foot high wall combined with foundation planting along the exterior side of the wall, in accordance with the facade standards of Table 7.C.3.B, Foundation Planting and Dimensional Requirements. [Ord. 2008-037] [Ord. 2015-031]

b) Perimeter Buffers

If located within a perimeter landscape buffer, minimum required wall or additional landscaping, shall be as follows: [Ord. 2015-031]

(1) Within a compatibility or incompatibility buffer: 12 foot wall; or [Ord. 2015-031]

(2) Within a R-O-W buffer: six foot wall combined with an eight foot high hedge located on the exterior side of the wall. [Ord. 2015-031]

(3) Minimum wall height required within perimeter buffers may be reduced when used in combination with a berm, provided that the total height does not exceed 12 foot. [Ord. 2015-031]

c. Architectural Compatibility

Walls shall be architecturally compatible with the adjacent structure. [Ord. 2015-031]

d. Conflict with Other Applicable Regulations

If a conflict exists between Loading Area Screening and other articles in this Code, the provisions above shall prevail except where superseded by state or federal law. [Ord. 2015-031]

e. Exemptions

Loading area screening is not required if any of the following standards are satisfied: [Ord. 2015-031]

1) the loading area is obstructed from view by an existing landscape buffer; a preserve or a structure; [Ord. 2008-037]

2) a structure or tenant consisting of 10,000 square feet or less; [Ord. 2008-037]

3) a single loading space; or [Ord. 2008-037]

4) the WCRAO Executive Director may exempt a loading space from screening requirements for parcels located in the WCRAO, pursuant to Art. 3.B.14.1.2, Redevelopment Loading Option. [Ord. 2008-037] [Relocated from Art 6.B.1.F Screening]

B. Materials

All Loading spaces and maneuvering areas shall comply with Article 6.B.3.B.1, Paved.

CHAPTER ~~CE~~ DRIVEWAYS AND ACCESS

Section 1 Standards and Access

A. Access Connections

For the purposes of this Section, an access connection means the point or points at which a proposed development's traffic meets the existing right-of-way system. Access connections shall be subject to the following standards: [Ord. 2007-013]

1. Spacing

a. Local or Residential Access Streets

Access connections for lots located on local or residential access streets shall maintain a minimum setback from a side or rear lot line as follows: [Ord. 2007-013]

1) Single Family or Multi-Family: 2 feet

2) Zero Lot Line: 1 foot

3) Townhouse: 1 foot

b. Arterial and Collector Streets

Access connection locations and spacing shall be in accordance with the PBC Access Management Standards. Provided, however, that access connections to any street which is part of the State Highway System, as defined in [F.S. § 334.03](#), shall meet the permit requirements of FDOT for street connections, pursuant to [F.S. ch. 335](#). [Ord. 2007-013]

2. Construction

Access connections to streets under the jurisdiction of PBC shall be constructed in accordance with the standards established by the DEPW. [Ord. 2007-013]

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3. Number of Access Connections

a. Local or Residential Access Streets

Lots located on local or residential access streets shall have a maximum of two access connections. [Ord. 2007-013]

b. Arterial and Collector Streets

The number of access connections to serve a site shall be kept to a minimum. The County Engineer may restrict the number of access points or require construction of an additional access point(s) based upon the following criteria: [Ord. 2007-013]

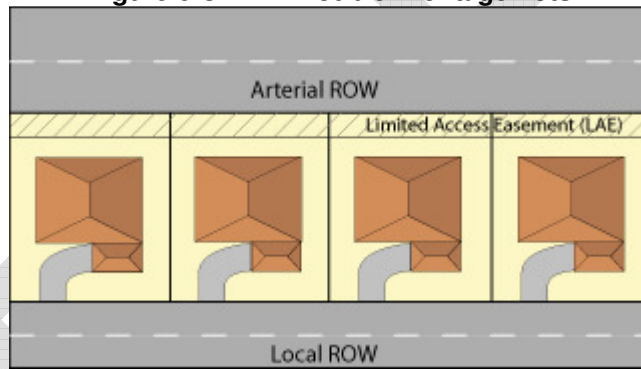
- 1) Proposed development frontage on roadways shown on the Thoroughfare Right of Way Identification Map; [Ord. 2007-013]
- 2) The projected daily and peak hour traffic impacts of the development; [Ord. 2007-013]
- 3) Proposed land use; [Ord. 2007-013]
- 4) Traffic operations and safety on the major roadway network; [Ord. 2007-013]
- 5) Existing or anticipated traffic volume along adjoining R-O-W; [Ord. 2007-013]
- 6) Access connections on contiguous land or land on the opposite side of the street; [Ord. 2007-013]
- 7) Median opening locations; and, [Ord. 2007-013]
- 8) Safe sight distance. [Ord. 2007-013]

B. Double Frontage Lots and Corner Lots

1. Double Frontage Lots

~~The number of access connections serving~~ Access to a double frontage lot shall be governed by provisions of Art. 11.E.2.A.4, Double Frontage Lots and Corner Lots and the number of access connections shall be governed by the following. When a double frontage residential lot is located adjacent to a collector or an arterial road, it shall also be required to front and have access on a local or residential access street. A limited access easement shall be placed along the property line that abuts either the collector or arterial road. [Ord. 2007-013]

Figure 6.C.1.B – Double Frontage Lots



2. Corner Lots

The number of access connections serving a corner lot shall be governed by the provisions of this Article, provided the regulations of and Section 300 of the Land Development Design Standards Manual are met. [Ord. 2007-013]

C. Exceptions

The County Engineer shall have the authority to grant a permit for driveway and access plans with lesser or greater dimensions than designated in this section, giving consideration to the following factors:

1. Lot size;
2. Lot configurations;
3. Proposed land use;
4. Traffic generation or anticipated traffic volume along adjoining R-O-W;
5. Driveway locations on contiguous land or land on the opposite side of the street;
6. Median opening locations; and,
7. Safe sight distance.