

ARTICLE 6

PARKING

	Page
CHAPTER A PARKING	3
Section 1 General	3
A. Purpose and Intent	3
B. Applicability	3
1. New Buildings and Uses	3
2. Additions, Enlargements and Changes of Occupancy	3
3. Off-Street Parking and Loading Requirements	3
Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements	3
C. Definitions	10
D. Off-Street Parking	11
1. Computing Parking Standards	11
2. Location of Required Parking	11
3. Use of Required Off-Street Parking	12
4. Parking Fees	13
5. Motorcycle Parking	13
6. Parking Spaces for Persons Who Have Disabilities	13
Table 6.A.1.D-2 Parking Spaces for Persons Who Have Disabilities	13
7. Golf Cart Parking	13
8. Guest Parking	14
9. PDD Parking Increase	14
10. Shared Parking	14
11. Off-Site Parking	15
12. Grass Parking	16
13. Valet Parking	16
14. Design and Construction Standards	17
Table 6.A.1.D-3- Minimum Parking Dimensions	20
15. Access	25
Table 6.A.1.D-4- Dimensions of Access Ways	25
16. Queuing Standards	25
Table 6.A.1.D-5 Minimum Queuing Standards	26
17. Commercial Parking Lot	27
18. Parking Structure Standards	27
Table 6.A.1.D-6- Minimum Floor Width	28
19. Parking of Vehicles and Boats in Residential Districts	28
20. CRALLS Reductions	29
CHAPTER B LOADING STANDARDS	29
Section 1 Loading	29
A. Computing Loading Standards	29
1. Multiple Uses	29
2. Fractions	29
3. Floor Area	29
4. Unlisted Land Uses	29
B. Loading Space Ratios	29
1. Standard "A"	30
2. Standard "B"	30
3. Standard "C"	30
4. Standard "D"	30

5. Standard "E"	30
C. Location.....	30
1. Bay Doors	30
2. Loading Areas	30
D. Prohibitions.....	30
E. Dimensional Standards and Design Requirements	31
1. Width	32
2. Length	32
3. Maneuver Area	32
4. Vertical Clearance.....	32
5. Distance from Intersection.....	33
6. Access Marking.....	33
7. Loading Space Reduction.....	33
8. Repair Activities	33
CHAPTER C DRIVEWAYS AND ACCESS.....	34
Section 1 Standards and Access	34
A. Driveways	34
1. Spacing	34
2. Construction.....	34
B. Double Frontage Lots	34
C. Exceptions.....	35

ARTICLE 6

PARKING

CHAPTER A PARKING

Section 1 General

A. Purpose and Intent

The purpose of this Article is to ensure the provision of off-street parking, loading, queuing, on-site circulation, driveways, and access are in proportion to the demand created by each use. By requiring such facilities, it is the intent of this Article to ensure the provision of functionally adequate, aesthetically pleasing and safe off-street parking, loading, queuing, on-site circulation, driveways and access.

B. Applicability

The standards of this Article shall apply to all development in unincorporated PBC, or existing development that is modified to the extent that it includes uses or site design features that were not specifically shown on previously approved plans. All off-street parking areas established by this Section shall be continuously maintained in accordance with this Article.

1. New Buildings and Uses

Off-street parking and loading shall be provided for any new building constructed and for any new use established.

2. Additions, Enlargements and Changes of Occupancy

Off-street parking and loading shall be provided for any addition to or enlargement of an existing building or use, or any change of occupancy or manner of operation that would result in additional parking and loading spaces being required. The additional parking and loading spaces shall be required only in proportionate amount to the extent of the addition, enlargement, or change, not for the entire building or use.

3. Off-Street Parking and Loading Requirements

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

Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements

Use Type: Residential	Parking ¹	Loading ²
Single-family, Zero lot line home, Townhouse, or Mobile home dwelling	2 spaces per unit	N/A
Multi-family	1 space per efficiency unit; 2 spaces per unit (one bedroom or more); plus 1 guest parking space per 4 units with common parking areas.	N/A
Accessory dwelling	1 space per unit	N/A
Congregate living facility, Type 1, Type 2, Type 3	1 space per unit or 2 beds whichever is greater; plus 1 space per 200 sq. ft. of office space	D
Farm residence	2 spaces per unit	N/A
Farm worker quarters	1 space per 4 units or	N/A
Garage sale	N/A	N/A
Guest cottage	1 space per cottage	N/A
Home occupation	N/A	N/A
Nursing or convalescent facility	1 space per 3 beds; plus 1 space per 200 sq. ft. of office space	D
Security or caretaker quarters	1 space per unit	N/A
Loading Key:		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one 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.		

[Ord. 2005-002]

Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements – Cont'd.

Use Type: Commercial	Parking¹	Loading²
Adult entertainment	1 space per 200 sq. ft.	N/A
Auction, enclosed	1 space per 200 sq. ft.	C
Auction, outdoor	1 space per 250 sq. ft. of enclosed or indoor space	N/A
Auto paint or body shop	1 space per 200 sq. ft.	E
Auto service station	1 space per 250 sq. ft., excluding bays; plus 2 spaces per repair bay	E
Bed and breakfast	1 additional space for each guest room	N/A
Broadcast studio	1 space per 1,000 sq. ft.	N/A
Building supplies	1 space per 200 sq. ft.	B
Butcher shop, wholesale	1 space per 1,000 sq. ft.	A
Car wash Automatic self service	1 space per 200 sq. ft.	N/A
Catering service	1 space per 200 sq. ft.	E
Contractor storage yard	1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area	A
Convenience store, w/ or w/o gas	1 space per 200 sq. ft.	C
Day labor employment service	1 space per 250 sq. ft.	C
Dispatching office	1 space per 250 sq. ft.	N/A
Dog day-care	3 - 12' x 20' transient spaces for 50 dogs; 1 space per 500 sq. ft. of cage and retail area	E
Financial institution	1 space per 200 sq. ft.	E
Flea market, enclosed	2 spaces per 200 sq. ft.	C
Flea market, open	1 space per 250 sq. ft. of affected land area	N/A
Funeral home	1 space per 4 seats	C
Green market	N/A	N/A
Hotel, motel, SRO, rooming and boarding	1.25 spaces per room; (convention areas, restaurants, etc. over 2,000 sq. ft. to be calculated separately)	C
Kiosk	N/A	N/A
Loading Key:		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one 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.		

[Ord. 2005-002]

Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements – Cont'd.

Use Type: Commercial	Parking ¹	Loading ²
Landscape service	1 space per 500 sq. ft.; plus 1 space per 2,500 sq. ft. of outdoor storage area	A
Laundry services	1 space per 200 sq. ft.	N/A
Lounge, cocktail	1 space per 3 seats	C
Medical or dental office	1 space per 200 sq. ft.	C
Monument sales, retail	1 space per 500 sq. ft.; plus 1 space per 2,500 sq. ft. of outdoor storage area	E
Office, business or professional	1 space per 200 sq. ft.	C
Pawn shop	1 space per 200 sq. ft.	C
Personal services	1 space per 200 sq. ft.	N/A
Printing and copying services	1 space per 250 sq. ft.	B
Repair and maintenance, general	1 space per 250 sq. ft.	B
Repair services, limited	1 space per 250 sq. ft.	N/A
Restaurant, Type I	1 space per 3 seats including outdoor seating area	C
Restaurant, Type II		C
Retail sales, auto parts	1 space per 200 sq. ft.	C
Retail sales, general	1 space per 200 sq. ft.	C
Retail sales, mobile or temporary	Enclosed: 1 space per 200 sq. ft. Open: 50 spaces total or 10 spaces per acre, whichever is greater	N/A
Self-service storage	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	6
Shopping centers	5 spaces per 1,000 sq. ft. GFA (centers up to 500,000 sq. ft.); 5 spaces per 1,000 sq. ft. of GLA (centers over 500,000 sq. ft.)	B
Theater, drive-in	1 space per 250 sq. ft.	N/A
Theater, indoor	1 space per 3 seats	B
Theater, indoor, in-line	1 space per 3 seats; plus 1 space per employee	B
Theater, indoor, stand alone	1 space per 4 seats; plus 1 space per employee	B
[Ord. 2006-004]		
Loading Key:		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one 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.		

[Ord. 2005-002] [Ord. 2005-041]

Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements – Cont'd.

Use Type: Public/Civic	Parking¹	Loading²
Airport, landing strip or helipad	1 space per tie-down and hangar space, minimum of 5 spaces	C
Assembly, nonprofit institutional or membership	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.1, Uses, calculated separately.	
Cemetery	1 space per 200 sq. ft. of office space; plus 1 space per 500 sq. ft. of maintenance area; plus a minimum of 5 public spaces.	N/A
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.	
College or university	1 space per 2 students; plus 1 space per 4 seats in gymnasiums and auditoriums; plus 1 space per 200 sq. ft. of administrative and educational office space	C
Day camp	<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, 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
Government services ³	1 space per 500 sq. ft.; or 1 space per 3 seats, whichever is greater	N/A
Hospital or medical center	1 space per 2 beds; plus 1 space per 200 sq. ft. of outpatient treatment area	D
School, private and charter	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	In accordance with the State Department of Education requirements for educational facilities	C
Towing service and storage	1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area	A
Vehicle sales and rental	1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area; plus 2 spaces per service bay	A
Veterinary clinic	1 space per 200 sq. ft., excluding animal exercise areas	N/A
Vocational school	1 space per classroom; plus 1 space per 4 students; plus 1 space per 200 sq. ft. of administration, and assembly areas	N/A
[Ord. 2006-004] [Ord. 2006-013]		
Loading Key:		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one 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.		
[Ord. 2005-002] [2006-013]		

Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements – Cont'd.

Use Type: Recreational	Parking¹	Loading²
Arena, auditorium or stadium	1 space per 3 seats	B
Bowling alley	3 spaces per lane	N/A
Campground	1 space per campsite	N/A
Entertainment, indoor (except bowling alley)	1 space per 200 sq. ft. or 1/3 seats, whichever is greater	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	4 spaces per hole; plus 1 space per 250 sq. ft. of clubhouse	N/A
Gun club, enclosed and open, or gun range, private	1 space per target area	N/A
Marine facility	1 space per 250 sq. ft.; plus 1 space per wet slip; plus one space per 3 dry slips	A
Park, passive	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
Special event	1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater	N/A
Swimming pool	1 space per 200 sq. ft. of pool area; and 1 bicycle parking rack shall be provided	N/A
Tennis Courts	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
Loading Key:		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one 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.		

[Ord. 2005-002]

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Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements – Cont'd.

Use Type: Agriculture	Parking ¹	Loading ²
Agriculture, bona fide	1 space per 1,000 sq. ft.	B
Agriculture, light manufacturing	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 use, accessory	5 spaces or 1 space per employee, whichever is greater	N/A
Agriculture, transshipment	1 space per 2,000 sq. ft.	A
Aviculture	1 space per 200 sq. ft.	E
Community vegetable garden	4 spaces per garden	N/A
Equestrian arena, commercial	1 space per 3 seats	N/A
Grooms quarters	1 space per unit	N/A
Farrier	1 space per 1,000 sq. ft.	N/A
Kennel, Type I (Private)	1 space per 500 sq. ft. of cage or kennel area.	N/A
Kennel, Type II or III (Commercial)	1 space per employee; and, 1 space for each 200 sq. ft. of sale, grooming or office area.	E ⁷
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	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. ^{4,5}	B
Packing plant	1 space per 2,000 sq. ft.	A
Potting soil manufacturing	2 spaces per acre; minimum of 5 spaces	A
Produce stand, permanent	1 space per 200 sq. ft. including outdoor sales display area	N/A
Produce stand, temporary	2 spaces per 200 sq. ft. including outdoor sales display area	N/A
Shadehouse	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
Loading Key:		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one 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.		

[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-036]

Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements – Cont'd.

Use Type: Utilities and Excavation	Parking ¹	Loading ²
Air curtain incinerator	2 spaces per acre; minimum of 5 spaces	N/A
Air stripper, remedial	N/A	N/A
Chipping and mulching	2 spaces per acre; minimum of 5 spaces	N/A
Cell site on wheels (COW) mobile	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
Communication panels, or antennas, commercial	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
Communication tower, commercial	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
Composting facility	2 spaces per acre; minimum of 5 spaces	N/A
Electric power facility	1 space per 200 sq. ft. of office space; plus 1 space per 10,000 sq. ft.	N/A
Excavation, agriculture	N/A	N/A
Excavation	N/A	N/A
Incinerator	1 space per 200 sq. ft. of office space; plus 1 space per 10,000 sq. ft.	N/A
Recycling center	1 space per 200 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 collection station	2 spaces per station	N/A
Recycling drop off bin	1 space per bin	N/A
Recycling plant	1 space per 200 sq. ft. of office space; plus 1 space per employee	N/A
Sanitary landfill	1 space per 200 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
Utility, minor	1 space per minor utility	N/A
Water or wastewater treatment plant	1 space per 200 sq. ft. of office space; plus 1 space per employee	N/A
Loading Key:		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one 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.		

[Ord. 2005-002]

Table 6.A.1.B-1 - Minimum Off-Street Parking and Loading Requirements – Cont'd.

Use Type: Industrial	Parking¹	Loading²
Asphalt or concrete plant	1 space per 1,000 sq. ft.	N/A
Data information processing	1 space per 100 sq. ft.	A
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
Laboratory, industrial research	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 200 sq. ft.	C
Motion picture production studio	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 or junk yard	1 space per 200 sq. ft. of office space; plus 1 space per employee	A
Transportation facility	1 space per 200 sq. ft. of office space	N/A
Truck stop	1 truck space per 80 sq. ft.	N/A
Warehouse	1 space per 1,000 sq. ft.; plus 1 space per 200 sq. ft. of office space	A
Wholesaling, general	1 space per 1,000 sq. ft.	A
Loading Key:		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one 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.		

[Ord.2005-002]

Notes

1. In addition to the parking requirements of [Table 6.A.1.B-1, 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.A.1.C.1.h, Government services.
3. Nurseries requiring fewer than 20 parking spaces may construct surface parking lots with shellrock or other similar materials subject to, or grassed subject to Art. 6.A.1.D.12, 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.A.1.D.14.b.4.a, Shellrock](#), or grassed subject to [Art. 6.A.1.D.12, Grass Parking](#).
5. Assembly, nonprofit, institutional uses in the Redevelopment and Revitalization Overlay may calculate parking at a rate of one space per employee. **[Ord. 2005-002]**
6. Limited access facilities must provide off-street loading spaces as indicated in [Art. 4.B.1.A.120.d.2\), Loading](#). **[Ord. 2005-041]**
7. The loading zone may be waived for a Type II or III Commercial Kennel operated as an accessory use to general retail sales. **[Ord. 2006-036]**

C. Definitions

See [Art. 1.I, Definitions and Acronyms](#)

D. Off-Street Parking

1. Computing Parking Standards

a. Multiple Uses

On lots containing more than one use, the total number of required off-street parking spaces shall be equal to the sum of the required parking for each use as if provided separately, unless a shared parking is approved pursuant to [Article 6.A.1.D.10, Shared Parking](#).

b. Fractions

When calculation of the number of required off-street 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.

c. Floor Area

Off-street 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.

d. 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.

e. 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.

f. Gross Lot Area

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

g. Unlisted Land Uses

In the event that off-street 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.

h. Government Services

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

i. Landscaping

The landscape requirements for off-street parking and interior vehicular use areas shall be calculated in accordance with [Article 7, LANDSCAPING](#).

2. Location of Required Parking

All required off-street parking, shall be provided on the same lot as the principal use, except fee simple developments with common parking lots and as provided in [Article 6.A.1.D.10, Shared Parking](#) and [Article 6.A.1.D.12, Grass Parking](#). The location of required off-street 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 off-street 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. Buffers and R-O-W

Parking vehicles in a landscape buffer or the existing/ultimate R-O-W of an abutting street is prohibited.

c. 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]**

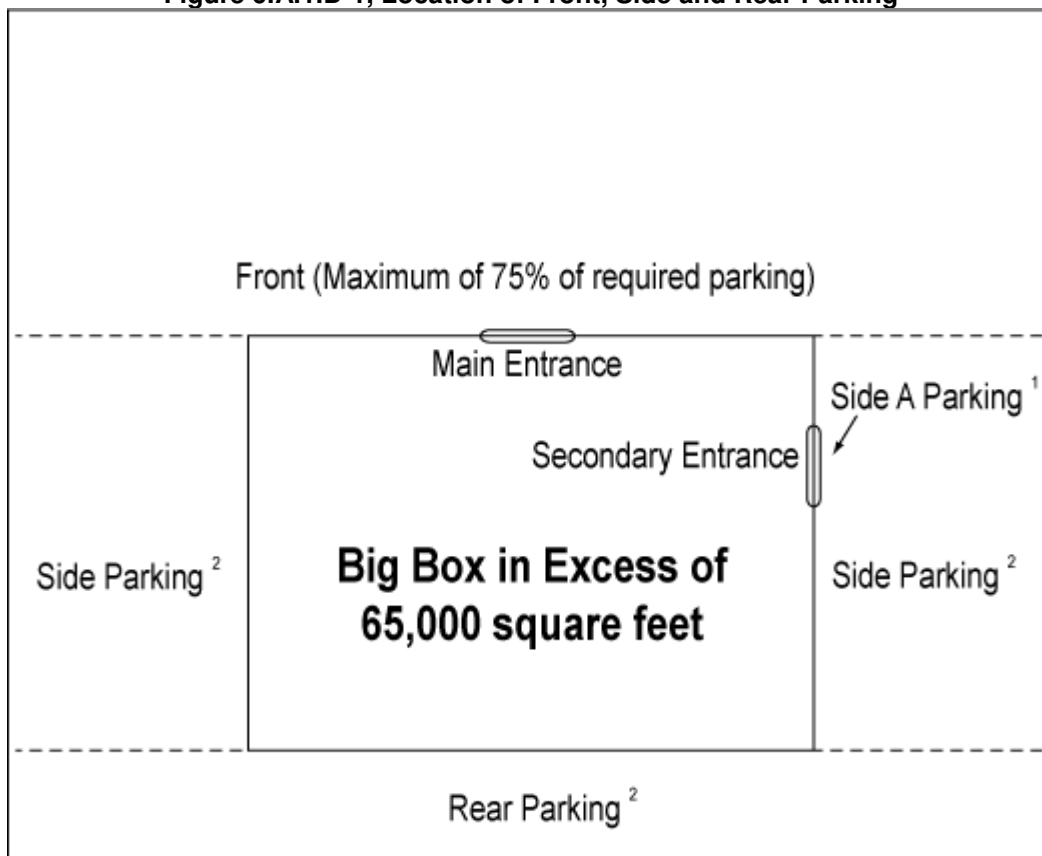
1) Large Scale Commercial Development

Developments with single tenants occupying 65,000 gross square feet or more shall locate parking in accordance with Figure 6.A.1.D-1, 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.A.1.D-1, Location of Front, Side and Rear Parking.

The BCC may waive this requirement if the applicant demonstrates there is an unusual site configuration and/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]**

Figure 6.A.1.D-1, Location of Front, Side and Rear Parking



[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]**

d. Garages and Carports

Space within a carport or garage may be used to satisfy residential off-street 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 off-street parking spaces in the driveway or in a common parking lot.

3. Use of Required Off-Street Parking

Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachments, except that a portion of the required parking area may be used for the following purposes:

a. Temporary Events

Required off-street parking areas may be used on a temporary basis pursuant to a Special Permit issued by the Zoning Director for a temporary event.

b. Recyclable Materials Collection Bins

Required off-street parking areas may be occupied by recyclable materials collection bins which have been issued a Special Permit. The bin shall retain its mobility and shall not occupy more than one parking space. The bin and adjacent area shall be maintained in good appearance, free from trash.

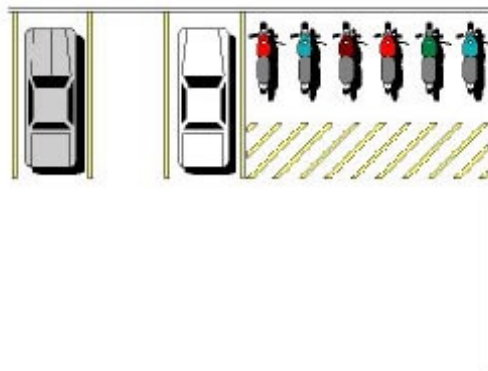
4. Parking Fees

Except as provided in [Article 6.A.1.D.13, Valet Parking](#), a fee or other form of compensation shall not be charged for the use of required off-street parking spaces. Fees may be charged for the use of parking spaces that have been provided in excess of minimum standards.

5. Motorcycle Parking

For any nonresidential use providing 50 or more spaces, a maximum of three required off-street parking spaces per 50 spaces, may be reduced in size and redesigned to accommodate parking of motorcycles. When provided, motorcycle parking shall be identified by a sign.

Figure 6.A.1.D-2- Motorcycle Parking



6. 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](#), and [F.S. §553.5041](#). 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]

Table 6.A.1.D-2 Parking Spaces for Persons Who Have Disabilities

Total Spaces	Required Number of Spaces to be Reserved for Persons Who Have Disabilities
up to 25	1
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 1000	2.2 % of total
over 1000	22 plus 1 for each 100 over 1000

[Ord. 2005-002]

7. Golf Cart Parking

A maximum of 25 percent of the required parking in a recreation pods of a residential PDD may be reduced in size and redesigned to accommodate golf carts.

8. 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 [Article 6.A.1.D.12, Grass Parking](#). All guest parking shall be prominently identified with an above-grade sign or marking on the wheelstop or curb.

9. PDD Parking Increase

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

a. 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:

- 1) the location of the use(s) on the site requiring the additional parking;
- 2) the size and type of use(s) and/or activity(s) requiring the additional parking; and
- 3) the rate of turnover and the anticipated peak parking demands.

b. Maximum Increase

1) Lots Less than Ten Acres

Lots less than ten acres in size may apply for a 20 percent increase.

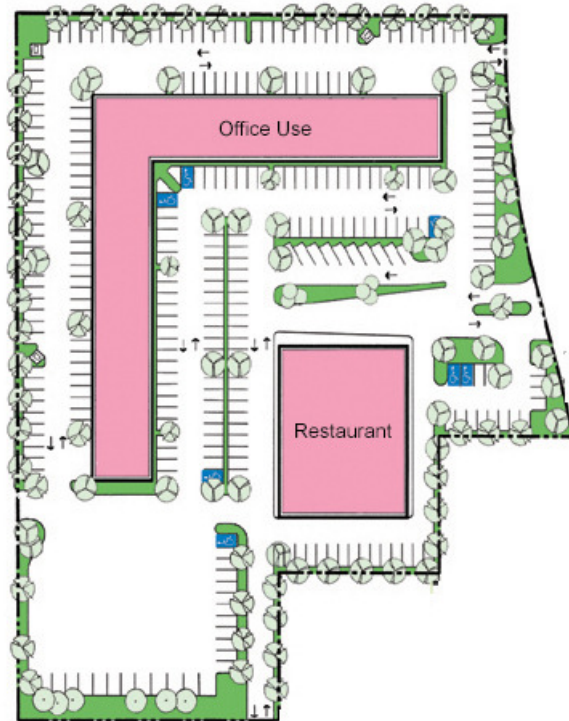
2) Lots Ten Acres or Greater

Lots ten acres or greater in size may apply for a ten percent increase.

10. 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 and which have different peak parking demands and operating hours. Shared parking shall be subject to the following standards:

Figure 6.A.1.D-3- Shared Parking



a. Application

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

b. 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.

c. Shared Parking Study

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:

- 1) be based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other generally accepted methodology;
- 2) 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;
- 3) provide for no reduction in the number of required handicapped spaces;
- 4) provide a plan to convert reserved space to required parking spaces; and
- 5) be approved by the County Engineer prior to submittal, based on the feasibility of the uses to share parking due to their particular peak parking and trip generation characteristics.

d. Reserved Space

The applicant shall account for 100 percent of the reduction granted through one of the following alternatives: reserved open space; a future parking garage; future rooftop parking; off-site parking; limitation of uses to adhere to parking regulations; or shared parking.

e. 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:

- 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 parking parcel and open space reserved area which would provide for future parking;
- 4) 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;
- 5) 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;
- 6) 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;
- 7) describe the obligations of each party, including the maintenance responsibility to retain and develop reserved open space for additional parking spaces if the need arises;
- 8) incorporate the shared parking study by reference;
- 9) be made part of the Site Plan/Final Subdivision Plan; and
- 10) describe the method by which the covenant shall, if necessary, be revised.

f. 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.

11. Off-Site Parking

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

Off-site parking shall not be used to satisfy the off-street 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.

12. Grass Parking

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

a. Application

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 grassed parking;
- 2) the proposed method of traffic control to direct vehicular flow and parking;
- 3) description of the method to ensure that the grassed parking surface will be maintained in its entirety with a viable turf cover; and
- 4) a conceptual drainage plan for the entire parking area.

b. Standards

The following standards shall apply to grass parking:

- 1) only parking spaces provided for peak demand may be allowed as grass parking. Paved parking shall be provided for average daily traffic, including weekday employees and visitors;
- 2) a grass parking area shall not include any existing or proposed landscaped area, surface water management area or easement, other than a utility easement;
- 3) handicap parking shall not be located in a grass parking area;
- 4) grass parking areas shall meet the landscape requirements in [Article 7, LANDSCAPING](#). No grass parking area shall be counted toward meeting minimum landscape or open space standards; and
- 5) all access aisles shall either:
 - 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.

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.

13. Valet Parking

Valet parking may be used to satisfy off-street 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 reserved for valet parking shall not exceed 25 percent of the minimum number of required off-street 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

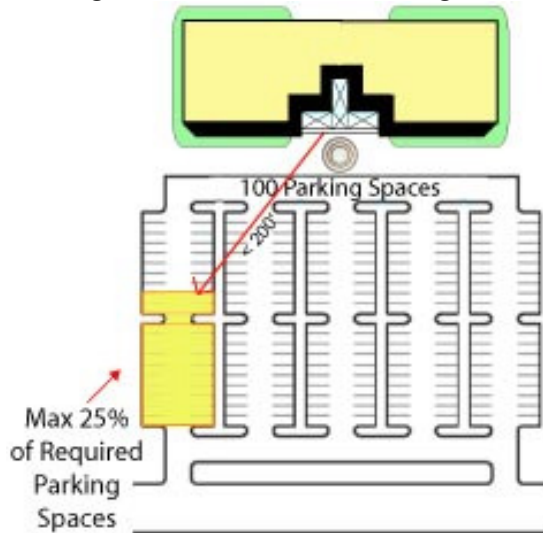
c. Off-site

Off-site parking areas may be utilized for valet parking.

d. Approval

Valet parking for commercial uses over 20,000 square feet shall be subject to approval of a Special Permit.

Figure 6.A.1.D-4- Valet Parking Illustration



14. Design and Construction Standards

a. Dimensions

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

1) Residential

a) 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.

b) Common Parking Lots

For dwelling units that share a common parking lot, parking spaces and aisles shall be subject to [Table 6.A.1.D-3, Minimum Parking Dimensions](#).

2) Nonresidential

All nonresidential uses and residential uses with shared parking lots shall provide parking spaces that comply with [Table 6.A.1.D-3, Minimum Parking Dimensions](#), and [Figure 6.A.1.D-8, General Parking Schematic](#). Parking angles that are not illustrated in [Table 6.A.1.D-3, Minimum Parking Dimensions](#), or [Figure 6.A.1.D-8, 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.A.1.D-3, Minimum Parking Dimensions](#), the following rules shall apply:

a) General

The term "general" applies to parking spaces designated to serve all commercial uses except retail and residential uses with shared parking lots. Spaces reserved for use by disabled persons shall be governed by the rows labeled "handicap";

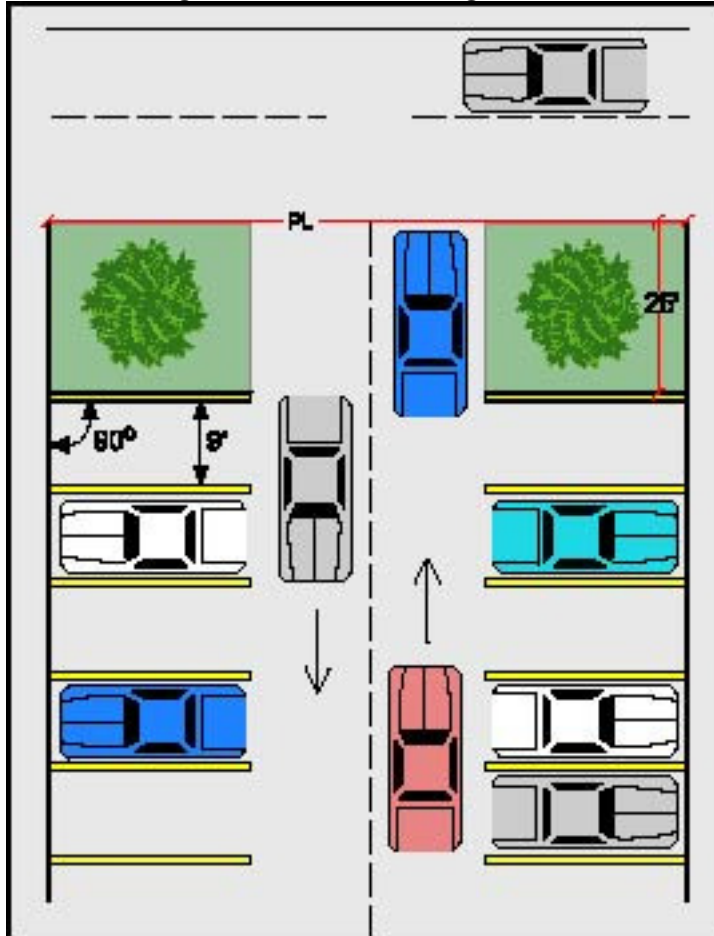
b) Queuing Distance

In a parking lot a minimum queuing distance of 25 feet is required between the property line and the first parking space.

c) 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.A.1.D-5- Queuing Distance



[Ord. 2005-002]

3) Parallel Parking

Parallel parking spaces shall have a minimum length of 23 feet and a minimum width of ten feet (see Figure 6.A.1.D-6 - Parallel Parking).

Figure 6.A.1.D-6- Parallel Parking

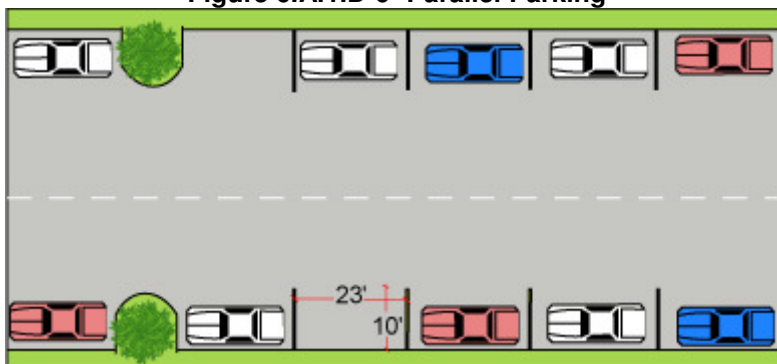
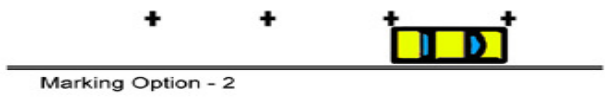
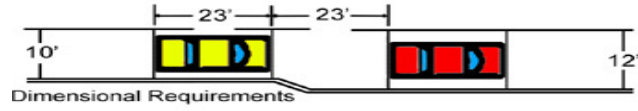


Figure 6.A.1.D-7- Parallel Parking Dimensional Standard



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**Table 6.A.1.D-3- Minimum Parking Dimensions
For Nonresidential Uses and Residential Uses with Shared Parking Lots**

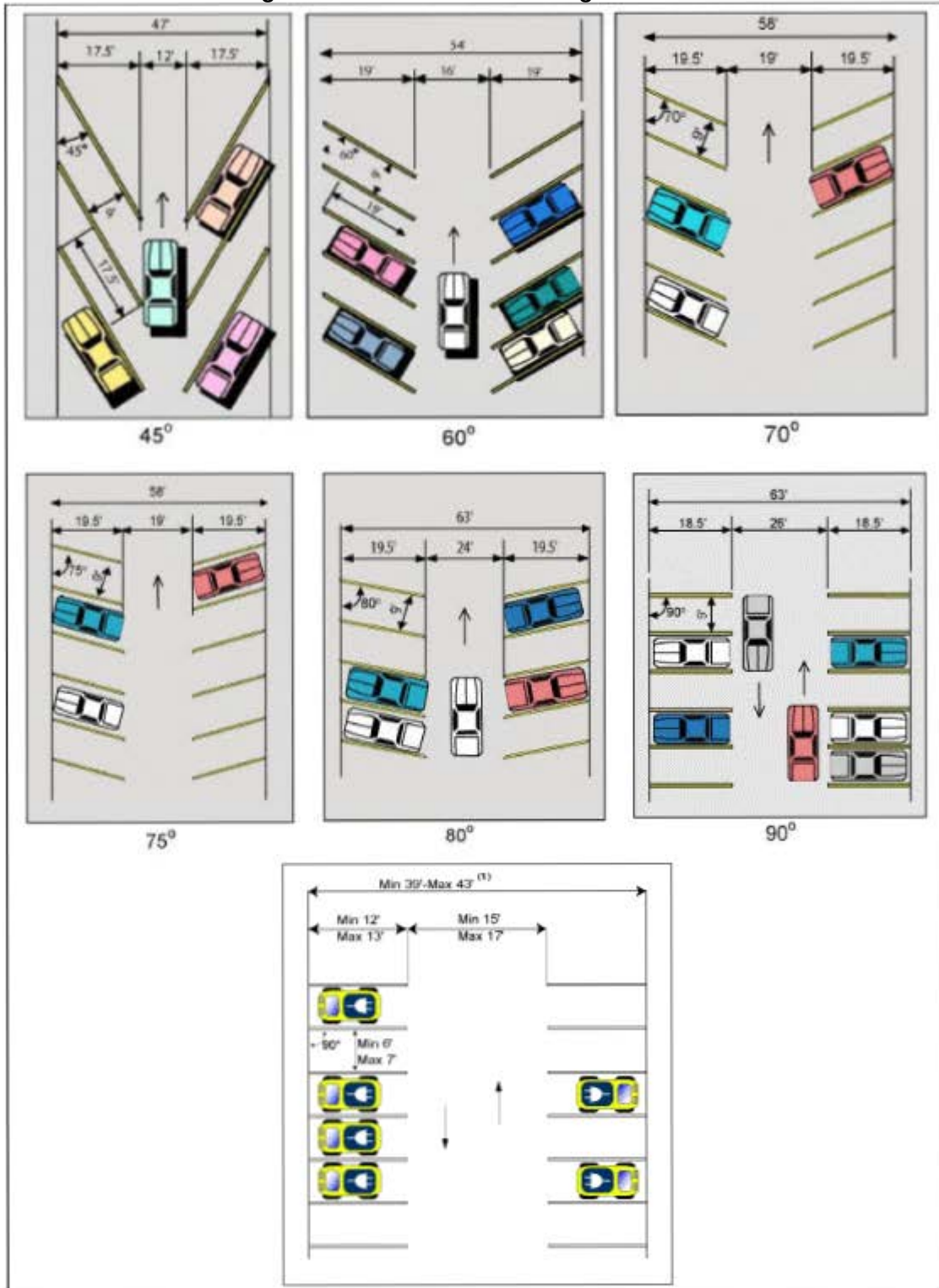
A Angle	Use ⁽¹⁾	B Space Width (feet)	C Space Depth (feet)	D Aisle Width (feet)	E Curb Length (feet)	F Wall-to-Wall Width (feet)	G Interlock-to- InterlockWidth (feet)	H Space Depth to Interlock (feet)
45	General	9.0	17.5	12.0	12.5	47.0	43.0	15.5
	Retail	9.5	17.5	12.0	13.5	47.0	43.0	15.5
	Handicapped	12.0	17.5	12.0	17.0	47.0	43.0	15.5
60	General	9.0	19.0	16.0	10.5	55.0	51.0	17.5
	Retail	9.5	19.0	15.0	11.0	54.0	50.0	17.5
	Handicapped	12.0	19.0	14.0	14.0	53.0	49.0	17.5
70	General	9.0	19.5	19.0	9.5	58.0	56.0	18.5
	Retail	9.5	19.5	18.0	10.0	57.0	55.0	18.5
	Handicapped	12.0	19.5	17.0	12.5	56.0	54.0	18.5
75	General	9.0	19.5	23.0	9.5	62.0	60.0	18.5
	Retail	9.5	19.5	22.0	10.0	61.0	59.0	18.5
	Handicapped	12.0	19.5	21.0	12.5	60.0	58.0	18.5
80	General	9.0	19.5	24.0	9.0	63.0	62.0	19.0
	Retail	9.5	19.5	23.0	9.5	62.0	61.0	19.0
	Handicapped	12.0	19.5	22.0	12.0	61.0	60.0	19.0
90	General	9.0	18.5	26.0	9.0	63.0	63.0	18.5
	Retail	9.5	18.5	25.0	9.5	62.0	62.0	18.5
	Handicapped	12.0	18.5	24.0	12.0	61.0	61.0	18.5

Note

1. Use – See Art. 6.A.1.D.14, Design and Construction Standards

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Figure 6.A.1.D-8-General Parking Schematic



⁽¹⁾ Where drive aisles in LSEV parking areas are not intended solely for use by LSSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles. [Ord. 2005 – 002]

b. Construction
1) Circulation Standards

- a) There shall be safe, adequate, and convenient arrangement of pedestrian pathways, bikeways, roads, driveways, and off-street parking and loading spaces within parking areas.
 - b) Streets, pedestrian walks, parking areas, and open space shall be designed as integral parts of an overall site design which shall be properly related to existing and proposed buildings, adjacent uses and landscaped areas.
 - c) The materials used in the design of paving, lighting fixtures, retaining walls, fences, curbs and benches shall be constructed from durable materials that are easily maintained.
 - d) Parking lots shall be maintained in accordance with the paving and drainage permit issued authorizing construction.
- 2) Pedestrian Circulation**
- a) Structures, vehicular circulation lanes, parking spaces, driveways, and open spaces shall be designed to provide logical, impediment free pedestrian movement. The site shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
 - b) Paved, landscaped or comfortably graded pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings.
 - c) Where off-street parking spaces directly face a structure, and are not separated by an access aisle from the structure, a paved pedestrian walkway shall be provided between the front of the parking space and the structure. The walkway shall be a minimum of four feet wide, exclusive of vehicle overhang, and shall be separated from the parking space by concrete wheel stops or continuous curbing. Single family residential uses are exempt from this requirement.
- 3) Paving and Drainage**
- a) Review and Approval by County Engineer**
The drainage design for all parking areas shall be reviewed and approved by the County Engineer pursuant to [Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS](#), prior to the issue of a development permit.
 - b) Materials**
Unless otherwise provided in this Article, all parking lots shall be improved with either: (a) a minimum of a six inch shellrock or limerock base with a one inch hotplant mix asphaltic concrete surface; or (b) a base and surface material of equivalent durability, as certified by an engineer.
 - c) Impervious Surface**
All surface parking areas, grassed or otherwise, shall be considered an impervious paved surface for the purpose of determining tertiary drainage system flow capacity and secondary stormwater management system runoff treatment/control requirements.
 - d) Runoff**
Runoff from vehicular use areas shall be controlled and treated in accordance with all applicable agency standards in effect at the time an application is submitted.
- 4) Maintenance**
- All parking lots shall be maintained in good condition to prevent any hazards, such as cracked asphalt or potholes.
- a) Shell Rock**
The uses listed below may construct surface parking lots with shellrock or similar material approved by the County Engineer. Parking areas connected to a public street, shall be paved.
 - (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) Nurseries
 - (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 feet back from walls, poles, structures, pedestrian walkways and landscaped areas.
- 5) Stripes**

Except for parallel parking spaces, parking lots containing spaces for three or more vehicles shall delineate each space by single or double stripes on each side of the space. All stripes shall be painted in white paint except for handicapped spaces which shall have blue stripes. The width of the painted stripe shall be four inches. Double striping separation from inside edge of stripe to inside edge of stripe shall be no less than eight inches and no more than 16 inches. The effective width of the double stripes shall range from 16 inches to 24 inches, measured from outside edge of stripe to outside edge of stripe.

6) Parking Space Width

Striping shall be measured as follows:

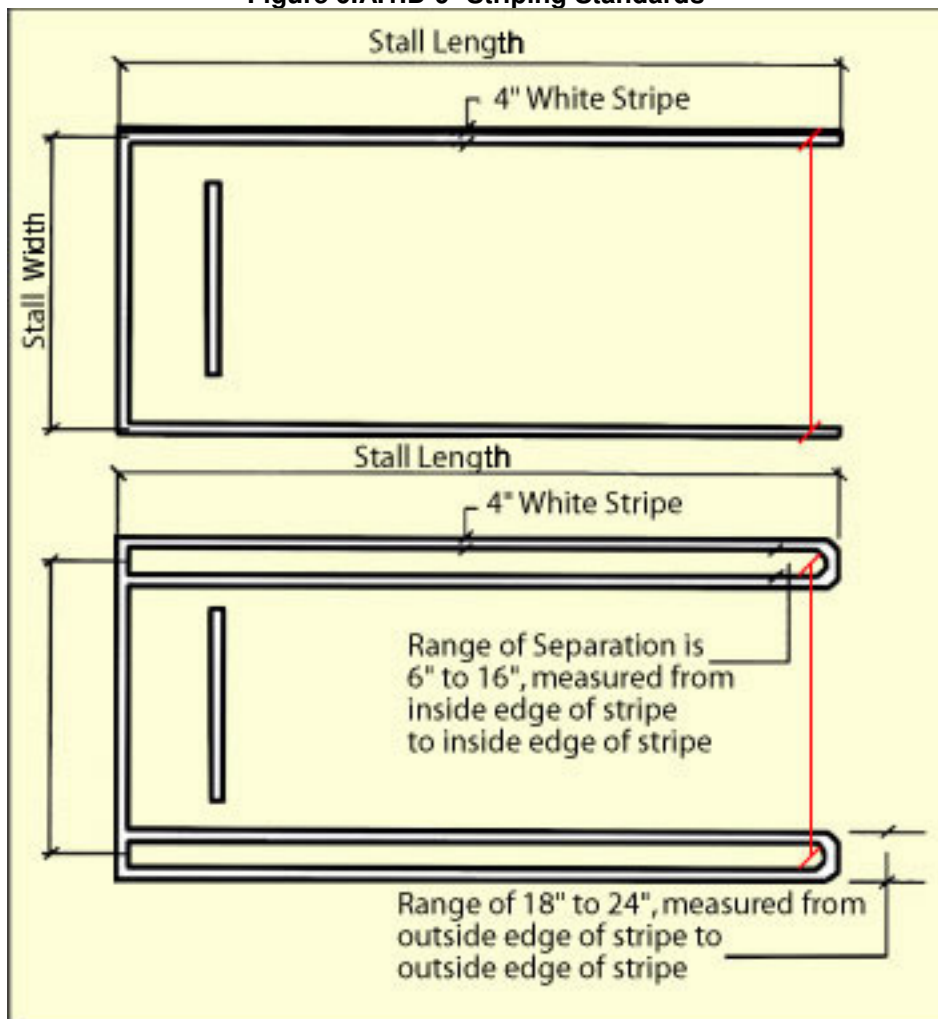
a) Single Striping

Parking space width shall be measured from the centerline of the strip.

b) Double Striping

Parking space width shall be measured from the centerline of the set of stripes.

Figure 6.A.1.D-9- Striping Standards



7) 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.

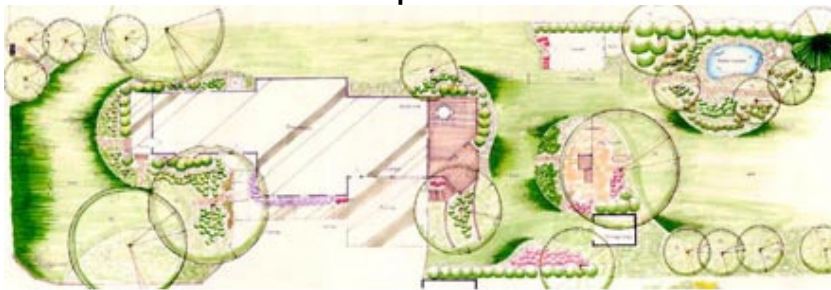
8) Landscaping

a) All new parking lots shall be landscaped in accordance with [Article 7, LANDSCAPING](#).

Figure 6.A.1.D-10- Landscaping



Landscape Elevation



Landscape Plan

- b) Renovations to existing parking lots shall be landscaped in accordance with [Article 7, LANDSCAPING](#).
 - (1) 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.

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Figure 6.A.1.D-11 - Preservation



15. Access

a. Ingress and Egress

Each parking space shall have appropriate access to a street or alley. Only dwelling units with no more than two units shall be allowed backward egress from 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.

b. Access Dimensions

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

Table 6.A.1.D-4- Dimensions of Access Ways

Minimum Width at Street	Feet¹
One-Way	15
Two-Way	25
Two-way with median	40 ²
Two-way without median	35
Right Turn Radius³	
Minimum	25
Maximum	30

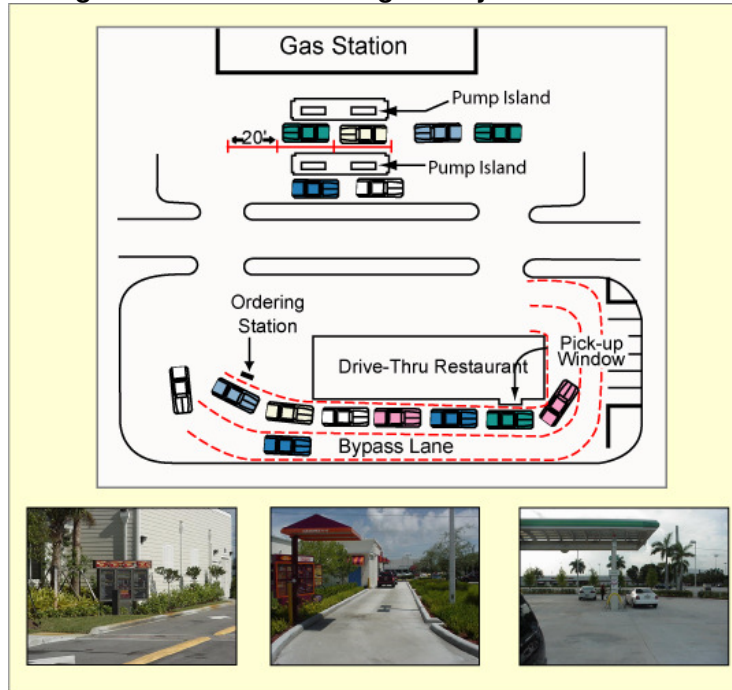
Notes:

1. Widths exceeding these standards may be approved by the Zoning Director or the County Engineer, depending on the use.
2. Width excludes median. 20 foot unobstructed pavement required on both sides of median, excluding guard houses and landscape islands.
3. Measured on side of driveway exposed to entry or exit by right turning vehicles.

16. Queuing Standards

In addition to meeting the minimum off-street parking and loading standards of this Article, all drive thru establishments shall meet the following standards.

Figure 6.A.1.D-12- Queuing and By-Pass Standards



- a. Queuing shall be provided for all drive-thru establishments. Each queuing space shall be a minimum of ten feet by 20 feet, clearly defined and designed so as not to conflict or interfere with other traffic using the site. The dimensions for the point of service space may be reduced to nine by 20 feet. 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 additional queuing space shall also be provided after the point of service for all uses. **[Ord. 2005-041]**
- b. A by pass lane a minimum of ten 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.A.1.D-5 Minimum Queuing Standards

Use	Number of Spaces	Required By-pass ¹
Drive-Thru Financial Institution Teller Lanes	5	Y
Automatic Teller Lanes	3	N
Drive-Thru Restaurant Minimum before Menu Board	7 4	Y
Drive-Thru Car Wash Automatic	5	N
Self-Service	3	Y
Drive-Thru Oil Change	4	Y
Gasoline Pump Island	20 feet of queuing at each end of pump island	N
Drive-Thru Dry Cleaning or Laundry	3	Y
Drive-Thru General Retail	4	Y
Commercial Parking Lot	3	N

Notes:

- 1. All Uses: a by-pass lane shall be required if more than 5 queuing spaces are provided.

17. Commercial Parking Lot

a. 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.

b. Design

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.

c. 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.

18. Parking Structure Standards

a. General

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

b. 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.A.1.D-13- Site Plans



Parking Garage Foundation Planting



Parking Garage Landscaping

c. Design Standards

1) 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.A.1.D-6- Minimum Floor Width.

Table 6.A.1.D-6- 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.

2) Minimum Space Width

The minimum parking space width shall be nine feet.

19. Parking of Vehicles and Boats in Residential Districts

The following standards shall apply to the parking of vehicles, recreational vehicles, boats and trailers in residential districts. For the purposes of this Article, the AR district in lands designated Rural Residential in the Plan shall not be considered a residential district.

a. General Prohibition

1) On-Street

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

2) Off-Street

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 a commercial vehicle, sports vehicle, recreational vehicle, boat or trailer for a period exceeding two hours in any 24 hour period, each such period commencing at the time of first stopping or parking, except that one vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.

b. Exemptions

1) Commercial Vehicle

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

2) Construction Vehicles

The general prohibitions above shall not apply to the temporary parking of vehicles on private land in residential districts where construction is underway, for which a current and valid building permit has been issued by the Building Director and the building permit is displayed on the premises.

3) Delivery and Service Vehicles

The two hour parking restriction set out above in [Article 6.A.1.D.19.a, General Prohibition](#), shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that time in excess of two hours is due to business deliveries or servicing.

4) Emergency Repairs

The general prohibitions above shall not apply to a situation where a motor vehicle becomes disabled and, as a result of such emergency, is required to be parked in a residential district longer than two hours. Any prohibited motor vehicle shall be removed from the residential district within 24 hours, regardless of the nature of the emergency.

5) Outdoor Storage

One RV, plus sports vehicles or boat with accompanying trailers, may be parked outdoors on a residential in a residential district provided that the vehicles are:

- 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 except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period;

- 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 on navigable waterways are exempt; and
- g) one vehicle which does not meet the requirements above may be approved by Special Permit upon demonstration that:
 - (1) The property owner, family member or legal tenant has a physical disability which requires a vehicle which cannot meet these requirements.

20. CRALLS Reductions

A ten percent reduction in the minimum number of required parking spaces may be approved by the DRO if required to comply with Art. 12.Q.4.D, Strategy 4 Parking Management. The reduction may only be implemented if the mitigation strategy is approved by the County Engineer. **[Ord. 2006-036]**

CHAPTER B LOADING STANDARDS

Section 1 Loading

A. Computing Loading Standards

1. 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.

2. 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.

3. Floor Area

Loading standards that are based on square footage shall be computed using GFA.

4. 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.

B. Loading Space Ratios

Off street loading spaces shall be provided in accordance with [Table 6.A.1.B-1, Minimum Off-Street Parking and Loading Requirements](#). The letters shown in the "loading" column shall correspond to the following ratios:

Figure 6.B.1.B-14- Standard Loading



Loading Bays

1. **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.
2. **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.
3. **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.
4. **Standard “D”**
One space for each 50 beds for all facilities containing 20 or more beds.
5. **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.

Figure 6.B.1.B-15- Standard “E” Loading



C. Location

Loading spaces shall be located adjacent to the building which it serves. Loading spaces shall be proportionately distributed throughout the site.

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 Areas

Loading docks and similar areas shall be screened by an opaque wall architecturally compatible with the adjacent structure. The wall shall be of a height necessary to screen vehicles from view. Foundation planting shall be provided on the exterior side of the wall.

- a. Single tenant users over 50,000 square feet in a PDD or TDD shall provide a roof over loading areas within 100 feet of a residential district, pod, or use.

D. 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.

Figure 6.B.1.B-16- Off-Street Loading Buffering



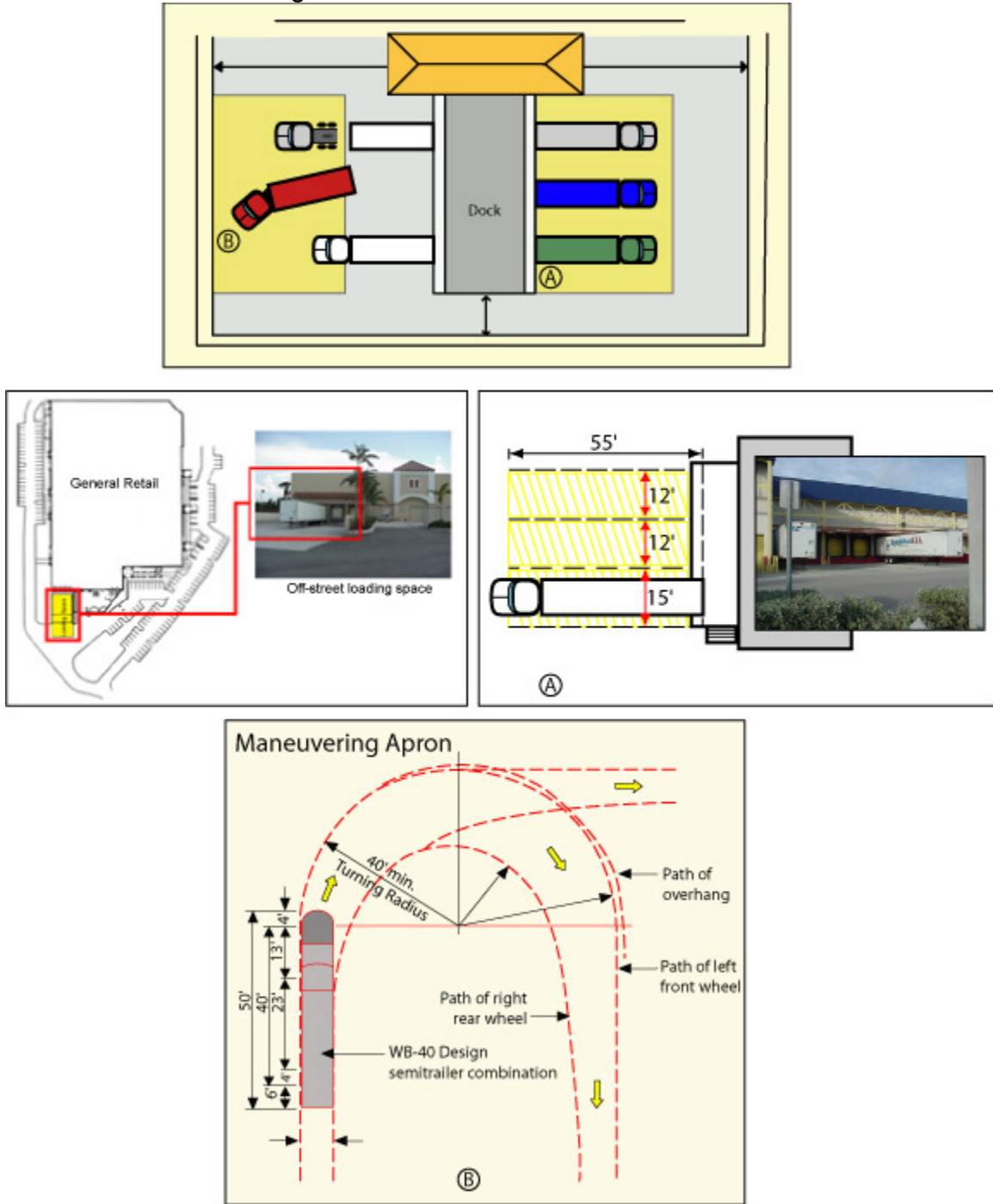
Landscaping Between Loading and R-O-W

E. Dimensional Standards and Design Requirements

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

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Figure 6. B.1.E-17- Dimensional Standards



1. 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]

2. Length

Loading spaces shall be a minimum of 55 feet in length, unless reduced by the DRO.

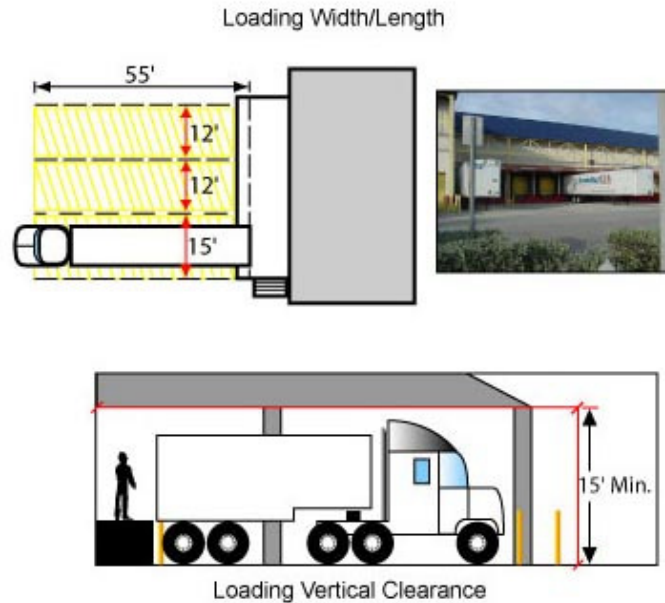
3. Maneuver Area

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.

4. 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-18 - Vertical Clearance



5. 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.

6. 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. Loading Space Reduction

All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space and shall not be encroached upon or reduced in any manner except upon approval by the DRO in the following circumstances:

a. Reduction in Number of Spaces

1) Change in Use

The number of loading spaces may be proportionately reduced if the space is not needed as a result of a reduction in size or change in use.

2) Administrative Reduction

For uses which contain less than 10,000 square feet of total GFA, the Zoning Director may waive or reduce the loading standards.

b. Co-locating Loading and Dumpster

A loading space and dumpster may be co-located provided the minimum dimensional requirements are satisfied to ensure the functionality of each activity.

8. Repair Activities

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

CHAPTER C DRIVEWAYS AND ACCESS

Section 1 Standards and Access

A. Driveways

Driveways shall be subject to the following standards:

1. Spacing

a. Local or Residential Access Streets

Lots located on local or residential access streets shall have a maximum of two accessways. Driveways for lots located on local or residential access streets shall maintain a minimum set back from a side or rear lot line as follows:

- 1) Single-family or Multi-family 2 feet
- 2) Zero Lot Line 1 foot
- 3) Townhouse 1 foot

b. Arterial and Collector Streets

Driveway locations and spacing shall be in accordance with the PBC standards for street connections along arterial and collector roads. Provided, however, that driveway 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. Chapter 335](#).

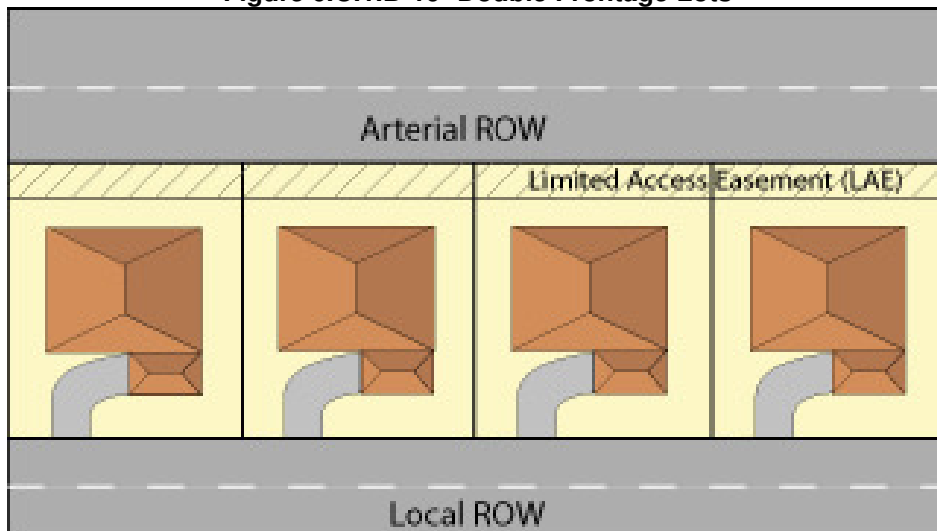
2. Construction

Driveways connections to streets under the jurisdiction of PBC shall be constructed in accordance with the standards DEPW.

B. Double Frontage Lots

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.

Figure 6.C.1.B-19- Double Frontage Lots



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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.

Amendment History:

[Ord. 2003-067; January 1, 2004] [Ord. 2005-002; February 2, 2005] [Ord. 2005-041; September 1, 2005]
[Ord. 2006-004; March 1, 2006] [Ord. 2006-013; June 27, 2006] [Ord. 2006-036; August 29, 2006]