

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
4. Deviations for the PO Zoning District	3
C. Definitions	13
D. Off-Street Parking	13
1. Computing Parking Standards	13
2. Location of Required Parking	13
3. Use of Required Off-Street Parking	15
4. Parking Fees	15
5. Motorcycle Parking	15
6. Parking Spaces for Persons Who Have Disabilities	16
7. Golf Cart Parking	16
8. Guest Parking	16
9. PDD Parking Increase	16
10. Shared Parking	17
11. Off-Site Parking	18
12. Grass Parking	19
13. Valet Parking	19
14. Design and Construction Standards	20
15. Access	28
16. Queuing Standards	28
17. Commercial Parking Lot	30
18. Parking Structure Standards	30
19. Parking of Equipment, Vehicles, Boats or Vessels and Trailers in Residential Districts	32
20. Parking Limitations for Residential Lots	33
21. CRALLS Reductions	33
CHAPTER B LOADING STANDARDS	33
Section 1 Loading	33
A. Purpose and Intent	33
B. Applicability	33
C. Restrictions	33
D. Loading Space Ratios	33
1. Standards for Computing Loading Standards	34
2. Type 1 Waiver - Reduction of Minimum Number of Required Loading Spaces	34
E. Location	35
F. Screening	35
1. Bay Doors	35
2. Loading Area Screening	35
G. Prohibitions	36
H. Dimensional Standards and Design Requirements	36
1. Width	37
2. Length	37

3. Maneuver Area	37
4. Vertical Clearance	38
5. Distance from Intersection.....	38
6. Access Marking.....	38
8. Repair Activities	38
CHAPTER C DRIVEWAYS AND ACCESS	39
Section 1 Standards and Access	39
A. Access Connections	39
1. Spacing	39
2. Construction	39
3. Number of Access Connections.....	39
B. Double Frontage Lots and Corner Lots	39
1. Double Frontage Lots	39
2. Corner Lots	40
C. Exceptions.....	40

(This space intentionally left blank)

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, Minimum Off-Street Parking and Loading Requirements.

4. Deviations for the PO Zoning District

Deviation(s) from the provisions of this Article may be permitted for development supporting government facilities within the PO Zoning District, subject to approval by the BCC utilizing the following standards: **[Ord. 2007-013]**

- a. the proposed deviation(s) maintains compatibility with the uses and character of land surrounding and in the vicinity of the land proposed for development; **[Ord. 2007-013]**
- b. adverse effects on adjacent uses and lands, including but not limited to visual impact, are determined to be minimal or otherwise negligible upon review and consideration of surrounding lands, uses, zoning, Future Land Use (FLU), character, or other preexisting conditions; **[Ord. 2007-013]**
- c. special or unique circumstances or factors exist that are applicable to the proposed use, structure, feature, or land proposed for development; **[Ord. 2007-013]**
- d. the proposed deviation(s) allows for reasonable or practical use of the land proposed for development; **[Ord. 2007-013]**
- e. approval of the deviation(s) is consistent with the purpose, goals, policies, and objectives of the Plan and this Code; and, **[Ord. 2007-013]**
- f. approval of the deviation(s) is not injurious to the surrounding area or otherwise detrimental to public health, safety, and general welfare. **[Ord. 2007-013]**

(This space intentionally left blank)

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

Use Classification: Residential	Parking	Loading (1)
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	(12)
Multifamily	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
Single Family, Zero Lot Line Home, Townhouse, or Mobile Home Dwelling	2 spaces per unit	N/A
Accessory Quarters	1 space per unit	N/A
Caretaker Quarters	1 space per unit	N/A
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
Grooms Quarters	1 space per unit	N/A
Guest Cottage	1 space per cottage	N/A
Home Occupation	N/A	N/A
Kennel, Type 1	1 space per 500 sq. ft. of cage or kennel area.	N/A
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]		
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.		

(This space intentionally left blank)

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

Use Classification: Commercial	Parking	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	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	1 space per 200 sq. ft.	E
Financial Institution with Drive Thru Facilities		
Financial Institution Freestanding ATM	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	1 space per 250 sq. ft.	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 employee; and, 1 space for each 200 sq. ft. of sale, grooming or office area.	E (8)
Landscape Service	1 space per 500 sq. ft.; plus 1 space per 2,500 sq. ft. of outdoor storage area	A
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]		
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.		

(This space intentionally left blank)

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

Use Classification: Commercial	Parking	Loading (1)
Laundry Services	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 200 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	1 space per 3 seats including outdoor seating area	C
Restaurant, Type 2		C
Retail Sales	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
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
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	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
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 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. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]		
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.		

(This space intentionally left blank)

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

Use Classification: Recreation	Parking	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) (7)	1 space per 300 sq.ft. of air conditioned area (includes all interior uses); and 1 bicycle parking rack shall be provided	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 (7)	4 spaces per hole; plus 1 space per 250 sq. ft. of clubhouse	N/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
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]		
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.		

(This space intentionally left blank)

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

Use Classification: Institutional, Public and Civic	Parking	Loading (1)
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 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
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 Care, General	<100 licensed capacity 1 space per 5 persons; plus 1 drop off stall per 20 persons >100 licensed capacity: 1 space per 10 persons; plus 1 drop off stall per 20 persons	E
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 200 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.; or 1 space per 3 seats, whichever is greater	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 11 and 12 grade, and 1 visitor space for every 50 students.	C
Towing Service and Storage	1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area	A
[Ord. 2006-004] [Ord. 2006-013] [Ord. 2009-040] [Ord. 2017-007] [Ord. 2017-025]		
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.		

(This space intentionally left blank)

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

Use Classification: Industrial	Parking	Loading Standard (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 100 sq. ft.	A
Distribution Facility	1 space per 200 sq. ft. of office space	N/A
Equestrian Waste Management Facility	1 space per 200 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 200 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 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 Plant	1 space per 200 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 200 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 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
[Ord. 2017-007] [Ord. 2017-025]		
Loading Standard 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.		

(This space intentionally left blank)

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

Use Classification: Agricultural	Parking	Loading (1)
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, 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 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 (10)	N/A
Equestrian arena, commercial	1 space per 3 seats	N/A
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.(3) (4)	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
[Ord. 2006-004] [Ord. 2006-036] [Ord. 2012-027] [Ord. 2015-031] [Ord. 2017-007] [Ord. 2017-025]		
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.		

(This space intentionally left blank)

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

Use Classification: Utilities	Parking	Loading (1)
Air curtain incinerator	2 spaces per acre; minimum of 5 spaces	N/A
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 200 sq. ft. of office space; plus 1 space per 10,000 sq. ft.	N/A
Incinerator	1 space per 200 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 200 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 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
Water or Wastewater Treatment Plant	1 space per 200 sq. ft. of office space; plus 1 space per employee	N/A
Use Classification: Transportation Uses	Parking	Loading (1)
Airport, Heliport or Landing Strip	1 space per tie-down and hangar space, minimum of 5 spaces	C
Transportation Facility	1 space per 200 sq. ft. of office space	N/A
Use Classification: Commercial Communication Towers	Parking	Loading (1)
Commercial Communication Towers	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
Panel Antennas	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
Use Classification: Excavation	Parking	Loading (1)
Excavation	N/A	N/A
[Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2017-007] [Ord. 2017-025]		
Loading Standard 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.		

(This space intentionally left blank)

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

Use Classification: Temporary	Parking	Loading (1)
Communication Cell Site on Wheels (COW)	Exempt from parking regulations unless otherwise required by Zoning Director.	N/A
Day Camp	<100 licensed capacity: One space per five persons; plus one drop off stall per 20 persons. >100 licensed capacity: One space per ten persons; plus one drop off stall per 20 persons.	E
Mobile Retail Sales	N/A	N/A
Real Estate Sales Model, Non-PDD	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
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]		
Loading Standard 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.A.1.D.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. [2007-010]		
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. Golf cart parking may be used pursuant to Art. 6.A.1.D.7, 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]		

(This space intentionally left blank)

C. Definitions

See Art. 1.I, Definitions & 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 Art. 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 Art. 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 Art. 6.A.1.D.10, Shared Parking and Art. 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

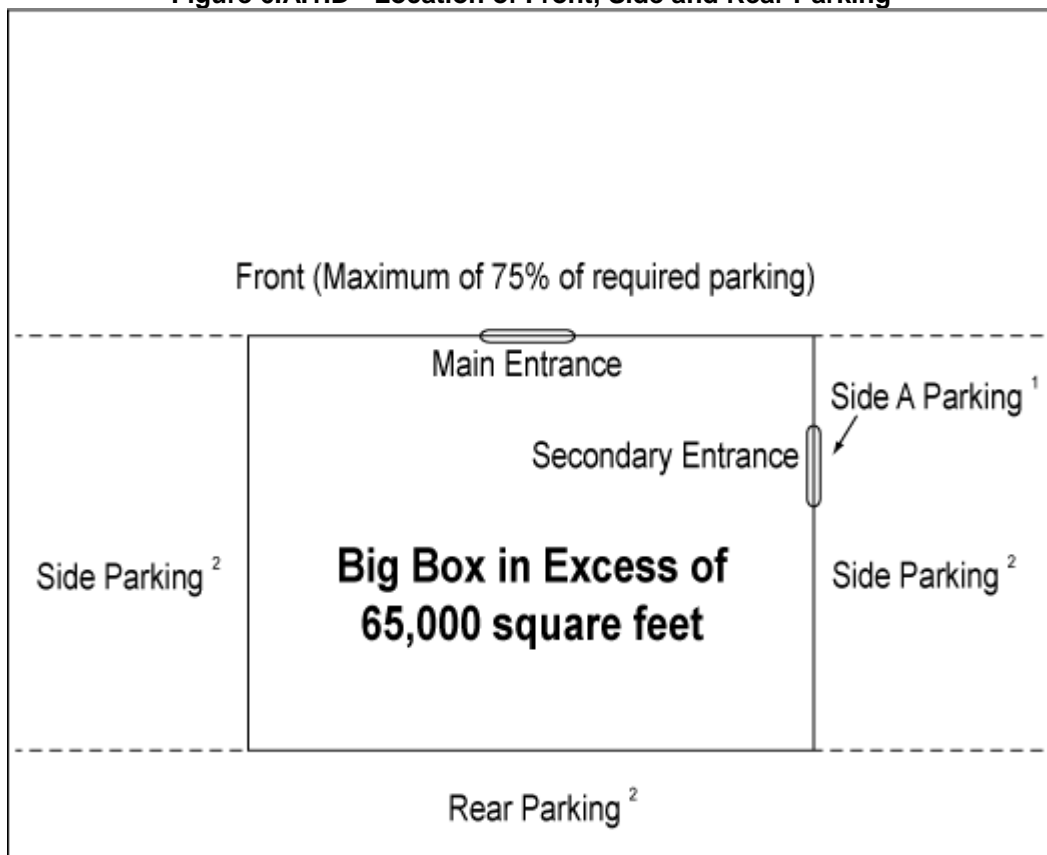
Developments with single tenants occupying 65,000 gross square feet or more shall locate parking in accordance with Figure 6.A.1.D-3, Location of Front, Side, and Rear Parking, as follows:

- 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, 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.A.1.D - 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.

e. Parking within Drainage District R-O-W or Easements

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

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

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.

a. Temporary Parking

- 1) 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]**
- 2) Required accessible parking spaces shall not be located off-site. **[Ord. 2017-007]**
- 3) Pedestrian sidewalks shall be provided from the off-site parking to the Temporary Use site. **[Ord. 2017-007]**
- 4) 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]**
- 5) 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]**
 - a) A list of names and ownership interest of all owners of the subject property; **[Ord. 2017-007]**
 - b) A legal description of the land to be used for offsite parking; **[Ord. 2017-007]**
 - c) Assurance by the owners of the subject property that all required offsite spaces will be available to the applicant for the uses described in the special event permit application; **[Ord. 2017-007]**
 - d) A statement of maintenance obligations of each party for the duration of the permit; and, **[Ord. 2017-007]**
 - e) 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]**

4. Parking Fees

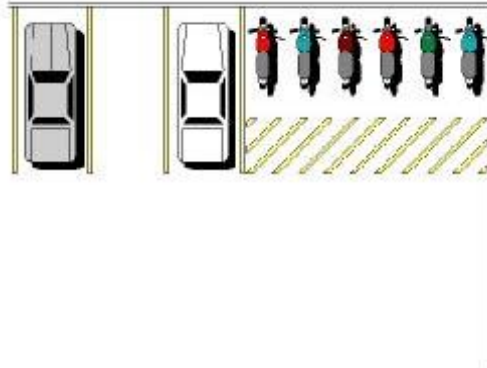
Except as provided in Art. 6.A.1.D.13, Valet Parking, a fee or other form of compensation shall not be charged for the use of required off-street parking spaces. Fees may be charged for the use of parking spaces that have been provided in excess of minimum standards.

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.

(This space intentionally left blank)

Figure 6.A.1.D - 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, 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.A.1.D - 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

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 POA, may accommodate golf carts or LSEVs subject to the following: **[Ord. 2013-001]**

- a. Utilize a maximum of 25 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.A.1.D, Minimum Parking Dimensions For Nonresidential Uses and Residential Uses with Shared Parking Lots. **[Ord. 2013-001]**

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 Art. 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.

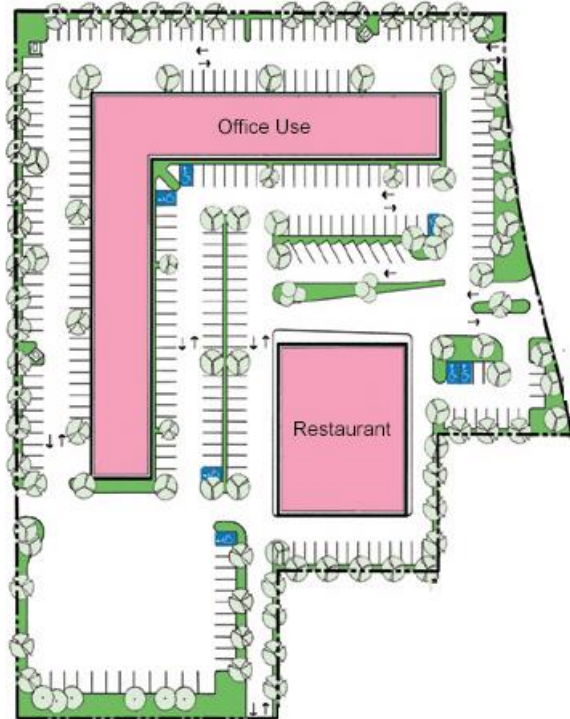
2) Lots Ten Acres or Greater

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 - 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 area; future parking garage; future rooftop parking; off-site parking; limitation of uses to adhere to parking regulations; or shared parking. **[Ord. 2011-001]**

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 parking area and reserved area which would provide for future parking; **[Ord. 2011-001]**
- 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 areas for additional parking spaces if the need arises; **[Ord. 2011-001]**
- 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 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.

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

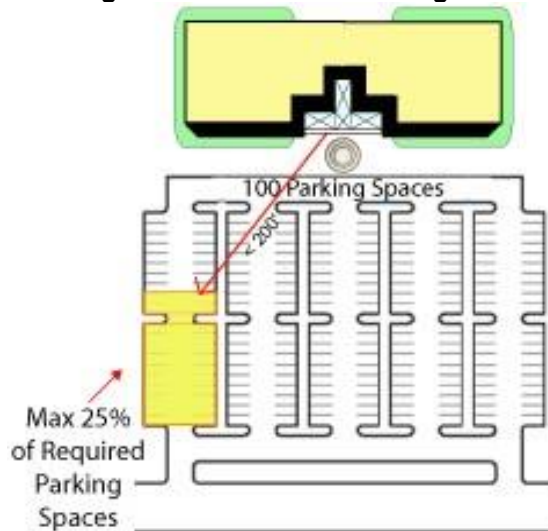
c. Off-site

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 ZAR process. [Ord. 2018-002]]

Figure 6.A.1.D - 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, Minimum Parking Dimensions.

2) Nonresidential

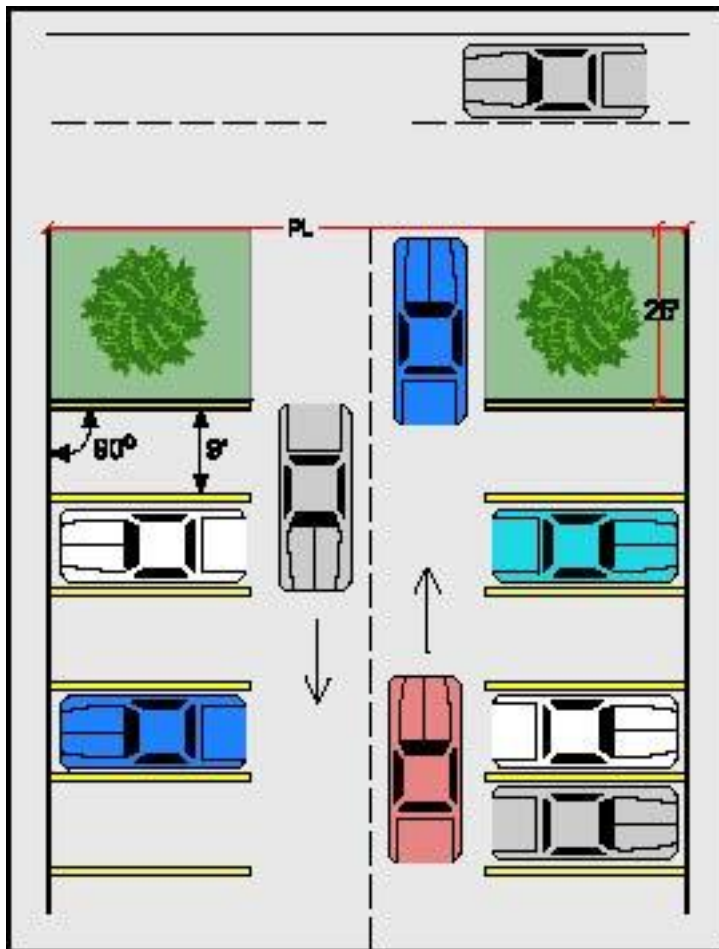
All nonresidential uses and residential uses with shared parking lots shall provide parking spaces that comply with Table 6.A.1.D, Minimum Parking Dimensions for Nonresidential Uses and Residential Uses with Shared Parking Lots, and Figure 6.A.1.D, Typical Example of General Parking Schematic. Parking angles that are not illustrated in Table 6.A.1.D, Minimum Parking Dimensions, or Figure 6.A.1.D, 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.A.1.D, Minimum Parking Dimensions, the following rules shall apply:

a) General

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

- b) **Accessible**
Spaces reserved for use by disabled persons shall be governed by the rows labeled "accessible"; [Ord. 2016-042]
- c) **Queuing Distance**
In a parking lot a minimum queuing distance of 25 feet is required between the property line and the first parking space.
- d) **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 - 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 - Parallel Parking).

(This space intentionally left blank)

Figure 6.A.1.D - Parallel Parking

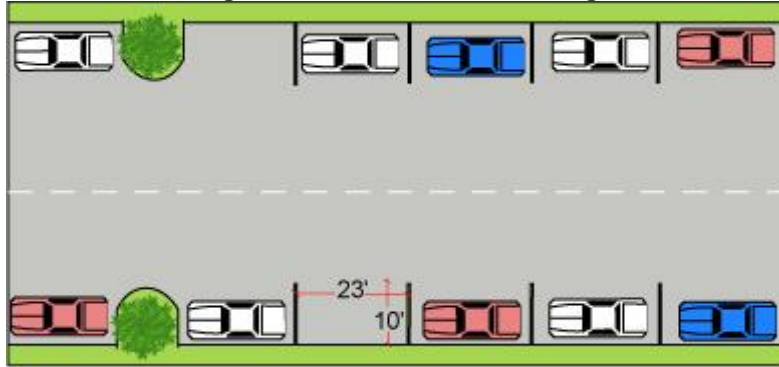
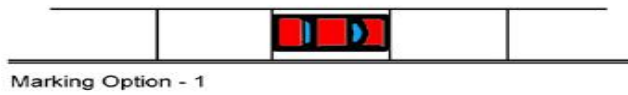
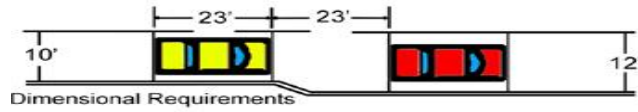


Figure 6.A.1.D- Parallel Parking Dimensional Standard



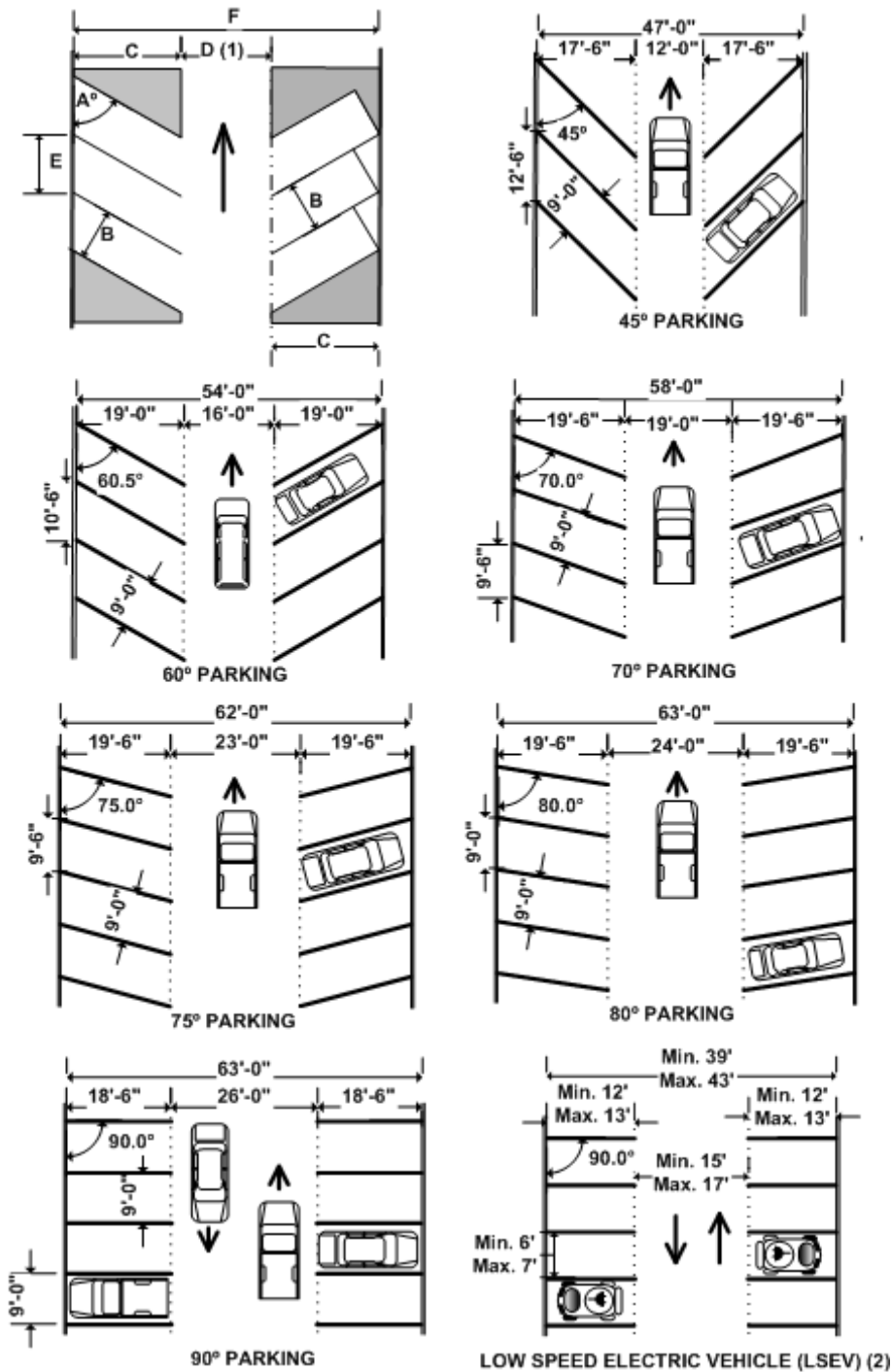
(This space intentionally left blank)

**Table 6.A.1.D - 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) 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
		9.5	19.0	15.0	10.5	53.0
	Accessible *	12.0	19.0	14.0	14.0	52.0
70	General	9.0	19.5	19.0	9.5	58.0
		9.5	19.5	18.0	9.5	57.0
	Accessible *	12.0	19.5	17.0	12.5	56.0
75	General	9.0	19.5	23.0	9.5	62.0
		9.5	19.5	22.0	9.5	61.0
	Accessible *	12.0	19.5	21.0	12.5	60.0
80	General	9.0	19.5	24.0	9.0	63.0
		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
		9.5	18.5	25.0	9.0	62.0
	Accessible *	12.0	18.5	24.0	12.0	61.0
90	Low Speed Electric Vehicle (LSEV)	Min. 6.0 Max. 7.0	Min. 12.0 Max. 13.0	Min. 15.0 Max. 17.0 (2)	Min. 6.0 Max. 7.0	Min. 39.0 Max. 43.0 (2)
[Ord. 2005-002] [Ord. 2012-027] [Ord. 2016-042] [Ord. 2017-002]						
Notes:						
* Accessible applies to parking for persons who have disabilities.						
1. Use – See Art. 6.A.1.D.14, 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]						

(This space intentionally left blank)

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



[Ord. 2012 -027]					
Key:					
A	Parking Angle	C	Space Depth	E	Curb Length
B	Space Width	D	Aisle Width (1)	F	Wall to Wall Width
Notes:					
1. All angled parking with two-way traffic movement shall be a minimum of 24 feet wide except for some parking lots with 90 degree parking spaces, or unless stated otherwise herein.					
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.					

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.
- d) A continuous internal pedestrian walkway shall be provided from each adjacent perimeter public sidewalk to all customer entrances. The design of the walkway shall include all of the following: **[Ord. 2009-040]**
 - (1) one native canopy tree for each 25 linear feet with a maximum spacing of 50 feet between trees; **[Ord. 2009-040]**
 - (2) one bench every 200 feet between the public sidewalk and building; and **[Ord. 2009-040]**
 - (3) walkways traversing vehicular use areas shall be accented with special pavers, bricks, decorative concrete, stamped concrete, or similar decorative pavement treatment. **[Ord. 2009-040]**

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 Art. 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

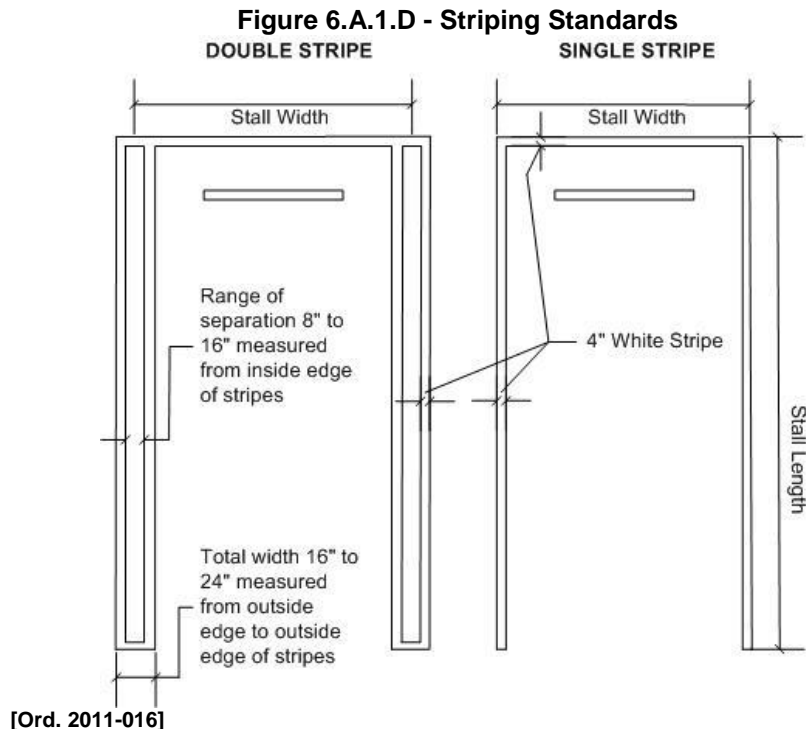
Striping shall be measured as follows:

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.



(This space intentionally left blank)

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.

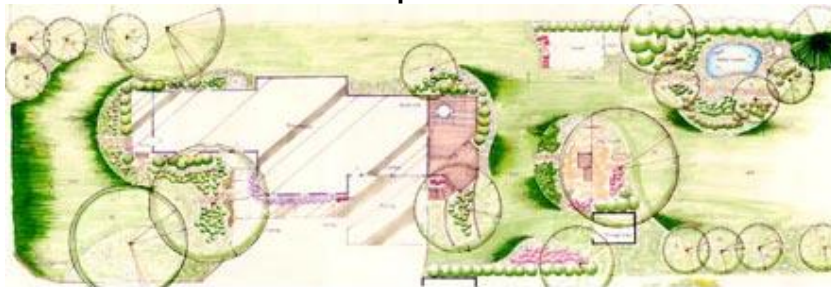
8) Landscaping

a) All new parking lots shall be landscaped in accordance with Art. 7, Landscaping.

Figure 6.A.1.D - Landscaping



Landscape Elevation



Landscape Plan

b) Renovations to existing parking lots shall be landscaped in accordance with Art. 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.

(This space intentionally left blank)

Figure 6.A.1.D - Preservation



15. Access

a. Ingress and Egress

Each parking space shall have appropriate access to a street or alley. Legally platted lots that accommodate one or 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. **[Ord. 2007-001]**

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 - Dimensions of Access Ways

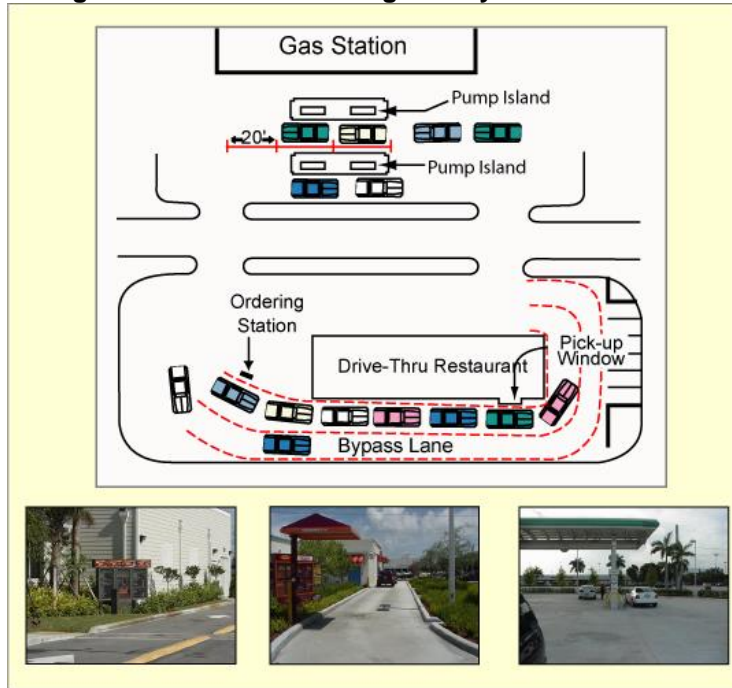
Minimum Width at Street	Feet (1)
One-Way	15
Two-Way	25
Two-way with median	40 (2)
Two-way without median	35
Right Turn Radius (3)	
Minimum	25
Maximum	30
Notes:	
1. Widths exceeding these standards may be approved by the Zoning Director or the County Engineer, depending on the use.	
2. Width excludes 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.

(This space intentionally left blank)

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 - 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.		

- c. A maximum of 20 percent of the required queuing spaces, pursuant to Table 6.A.1.D – Minimum Queuing Standards, may count toward the off-street parking requirements pursuant to Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements. This provision shall only apply to uses that require a minimum of 25 parking spaces. **[Ord. 2010-005]**

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 - 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, Minimum Floor Width.

(This space intentionally left blank)

Table 6.A.1.D - 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 Equipment, Vehicles, Boats or Vessels and Trailers in Residential Districts

The following standards shall apply to the parking of equipment, (including construction equipment), vehicles, recreational vehicles, sports vehicles, boats or vessels and trailers on residential parcels or adjacent streets in residential districts. For the purposes of this Section, the AR district in lands designated Rural Residential in the Plan shall not be considered a residential district. **[Ord. 2007-013]**

a. General Prohibition

1) On-Street

No person shall park, store, or keep equipment a commercial vehicle, recreational vehicle, boat, 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]**

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 equipment commercial vehicle, sports vehicle, recreational vehicle, boat 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. **[Ord. 2007-013]**

3) Vacant Lot Prohibitions

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

b. Exemptions

The following exemptions shall apply to parcels in residential districts, unless the parcel is vacant. **[Ord. 2007-013]**

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 construction vehicles or equipment engaged in work 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. **[Ord. 2007-013]**

3) Delivery and Service Vehicles

The general prohibitions above shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that time in excess of one hour is due to business deliveries or servicing. **[Ord. 2007-013]**

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

A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit:

sports vehicle, boat or vessel with accompanying trailers, and trailers may be parked outdoors in a residential district provided that the vehicles are: **[Ord. 2007-013]**

- 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, boats or vessels on navigable waterways are exempt; and **[Ord. 2007-013]**
- 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.

6) Indoor Storage

Vehicles, boats, 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]**

7) Unregistered or Unlicensed Vehicles

In addition to the indoor storage exception above, 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. **[Ord. 2007-013]**

20. Parking Limitations for Residential Lots

The provisions of this section shall apply retroactively. The following standards shall apply to the parking of vehicles on residential parcels. For the purposes of this section, the term vehicle shall include: cars, commercial vehicles, sports utility vehicles and trucks. In addition, for the purposes of this section, the AR district shall be considered a residential district. **[Ord. 2008-037]**

a. Parking for Seven Vehicles

A maximum of seven vehicles may be parked outdoors on a lot supporting a single-family residential use. **[Ord. 2008-037]**

21. 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.P.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. 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.A.1.B, Minimum Off-Street Parking and Loading Requirements.

Figure 6.B.1.B - Standard Loading



Loading Bays

1. Standards for Computing Loading Standards

a. 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]

b. 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]

c. Floor Area

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

d. 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]

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]

(This space intentionally left blank)

Figure 6.B.1.B - Standard “E” Loading



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]

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, Minimum Tier 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 foot. [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. [Ord. 2008-037]

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.

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



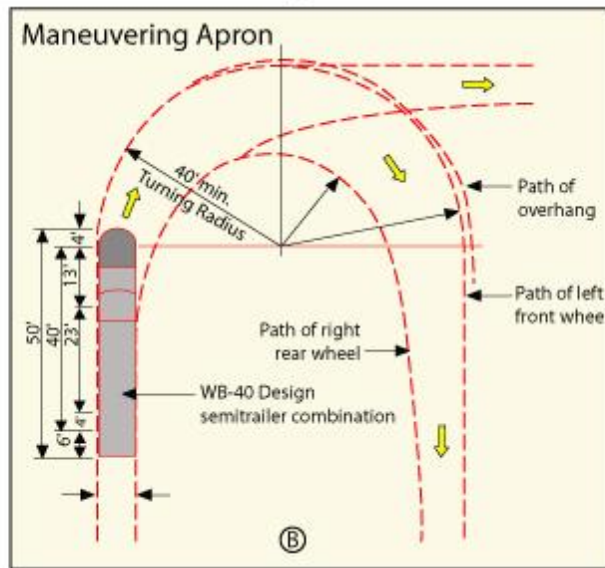
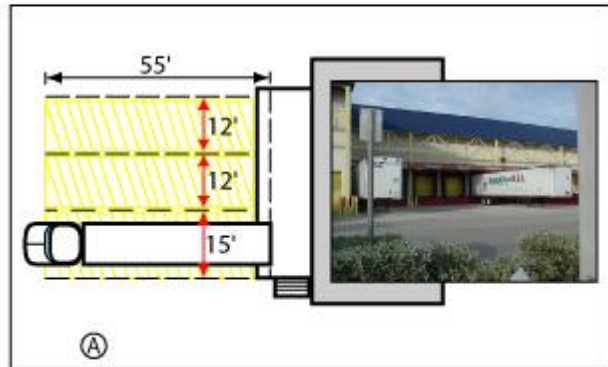
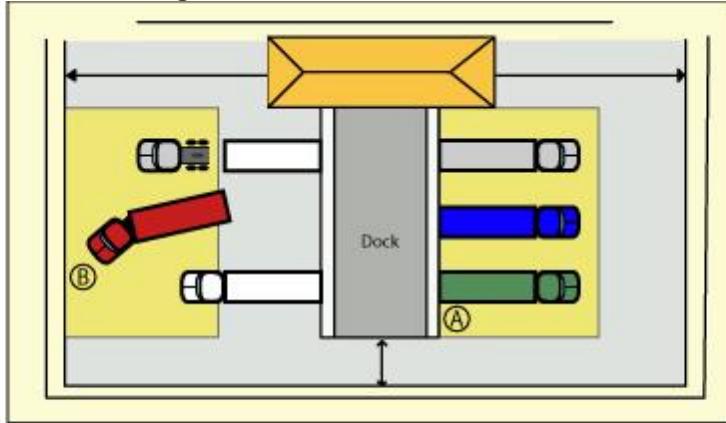
Landscaping Between Loading and R-O-W

H. Dimensional Standards and Design Requirements

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

(This space intentionally left blank)

Figure 6. B.1.E- 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. [Ord. 2007-001]

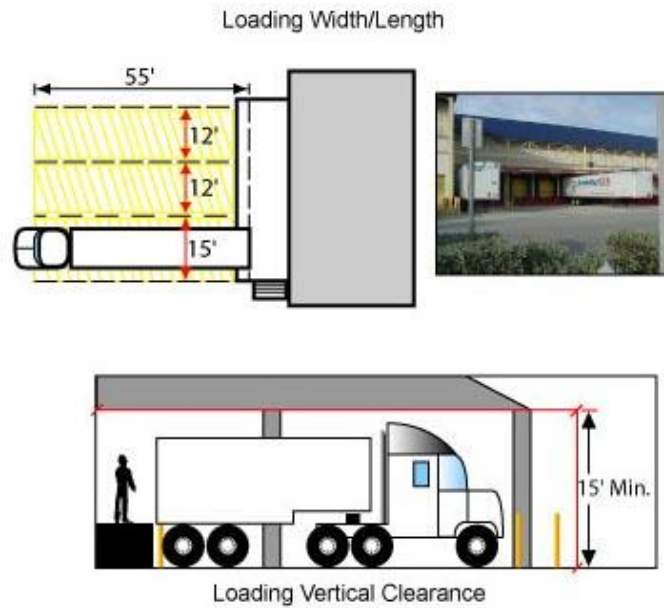
3. **Maneuver Area**

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 - 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. 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]**

8. Repair Activities

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

(This space intentionally left blank)

CHAPTER C 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 set back from a side or rear lot line as follows: **[Ord. 2007-013]**

- 1) Single Family or Multifamily 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. Chapter 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]**

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]**

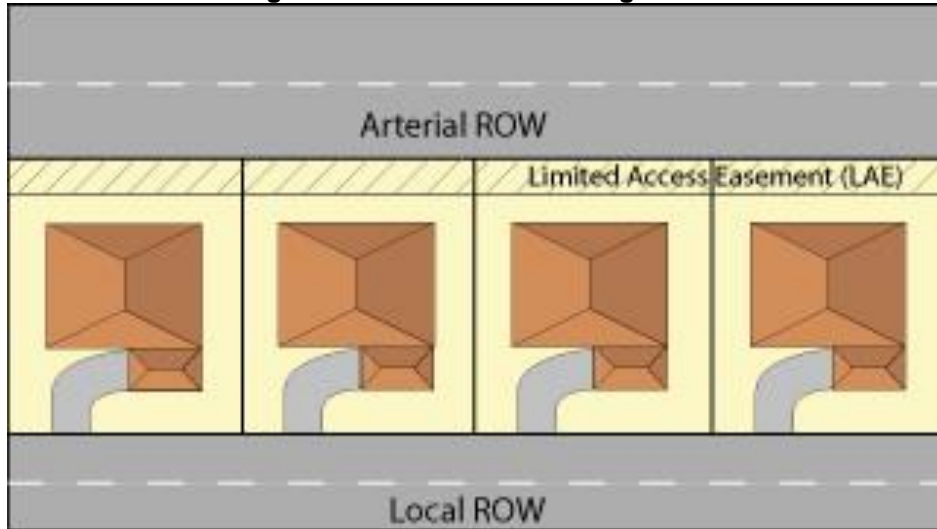
B. Double Frontage Lots and Corner Lots

1. Double Frontage Lots

The number of access connections serving a double frontage lot shall be governed by provisions of Art. 11.E.2.A.4 and 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]**

(This space intentionally left blank)

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 and Section 300 of the Land Development Design Standards Manual. [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.

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] [Ord. 2007-001; January 31, 2007] [Ord. 2007-013, September 4, 2007] [Ord. 2008-037; September 4, 2008] [Ord. 2009-040; October 28, 2009] [Ord. 2010-005; February 2, 2010] [Ord. 2010-009; April 2, 2010] [Ord. 2011-001; February 4, 2011] [Ord. 2011-016, September 6, 2011] [Ord. 2012-007; March 29, 2012] [Ord. 2012-027; August 31, 2012] [Ord. 2013-001; January 31, 2013] [Ord. 2013-021; August 30, 2013] [Ord. 2014-025; September 3, 2014] [Ord. 2015-031; September 3, 2015] [Ord. 2016-042; September 27, 2016] [Ord. 2017-002; January 31, 2017] [Ord. 2017-007; March 2, 2017] [Ord. 2017-025; August 28, 2017] [Ord. 2018-002; February 1, 2018]