

Exhibit 1
Article 7 - SITE DEVELOPMENT STANDARDS
CHAPTER 2. OFF-STREET PARKING AND LOADING

CHAPTER 2. OFF-STREET PARKING AND LOADING

Sec. 7.2.1. Purpose and Intent.

The purpose and intent of this ~~chapter section~~ is to ensure ~~that the provision of~~ off-street parking, ~~off-street~~ loading, queuing and on-site circulation ~~is provided facilities~~ in proportion to the ~~density and intensity of the site.~~ demand created by each use. ~~By requiring such facilities, it is~~ ~~The intent is also of this section to ensure that the~~ ~~facilities are the provision of~~ functionally adequate, aesthetically pleasing and ~~operationally safe.~~ off-street parking, loading, queuing and circulation areas.

Sec. 7.2.2. Applicability.

The standards of this ~~chapter section~~ shall apply to all development ~~within t~~The Village, or existing development that is modified to the extent that it includes ~~an addition or enlargement uses or site design features that were~~ not specifically shown ~~on an~~ the previously approved plans. All off-street parking areas established by this ~~chapter section~~ shall be continuously maintained according to the standards of this ~~chapter section~~.

- A. **New buildings.** Off-street parking and loading facilities shall be provided for any new building constructed ~~and for any new use established.~~
- B. **Additions and enlargements.** Off-street parking and loading facilities 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, ~~or enlargement, or change,~~ not for the entire building ~~or use.~~
- C. **Off-street parking and loading schedule.** Off-street parking and loading spaces shall be provided in accordance with the following schedule of standards in Table 7.2-1: Minimum Off-Street Parking and Loading Standards.

TABLE 7.2-1
MINIMUM OFF-STREET PARKING AND ~~LOADING~~ STANDARDS

Use	Parking Standard	Loading (Sec 7.2.4)
Residential Uses		
Single-family; duplex; patio home; townhouse cluster; mobile home and Multi-family-Residential	<u>Two (2) spaces per unit and units with four (4) or more bedrooms require one (1) additional parking space per bedroom. Multi-family shall provide 0.25 guest parking spaces per unit for all dwelling units.</u>	N/A
Multifamily (excluding duplex)	1.25 spaces per efficiency unit; 1.75 spaces per one- or two-bedroom unit; 2 spaces per three-bedroom or larger unit, plus 0.25 guest parking spaces per unit for all dwelling units with common parking areas. Multifamily (non-retirement) uses providing fifty or more spaces in a common parking area shall provide bicycle parking racks.	N/A
Congregate living facilities, Type 1, 2, 3 and 3-4	2 spaces <u>One (1) space per unit or two (2) beds whichever is greater; and one (1) space per peak shift employee or one (1) space per 200 square feet of office whichever is greater</u>	N/A
Congregate living facilities, Types 2-3	1 space per four (4) residents, plus 1 space per employee	N/A

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Congregate living facilities, Types 4	1 space per four (4) residents, plus 1 space per peak shift employee	N/A
Special needs facility	1 space per four (4) residents, plus 1 space per employee	C
Public, and Civic and Recreational (Outdoor) Uses		
Airports, landing strips and heliports	1 space per tie-down and hangar space, minimum 5 spaces (None required for heliport or landing strip accessory to residential or agricultural use)	C
Athletic field	<u>One (1)</u> per space four (4) bleacher seats or 30 spaces per field, whichever is greater	N/A
Church or place of worship (excluding convent, rectory or retreat house)	<u>One (1)</u> space per three (3) seats (schools and gyms calculated separately)	N/A
Clubhouse (Recreational Pod)	1 space per 500 square feet of air conditioned use	
College or university, <u>vocational school</u>	<u>One (1)</u> space per two (2) students (<u>maximum enrollment</u>) <u>One (1)</u> space per four (4) seats in gymnasiums and auditoriums <u>One (1)</u> space per 300 square feet of administrative and educational office space	C
Convent or cloister	2 spaces, plus 1 space per ten (10) residents	N/A
Day care center — Less than 100 capacity — 100 or more capacity	5 transient spaces, plus 1 space per employee 10 transient spaces, plus 1 space per employee	N/A
Golf course	Four (4) spaces per hole; plus 1 space per 200 square feet of clubhouse	
Government services (except library)	<u>One (1)</u> space per <u>three (3)</u> seats of public assembly room or <u>one (1)</u> space per 500 square feet, whichever is greater, plus 1 space per employee ² ; may require bicycle rack if determined appropriate by DRC	N/A
Hospital or medical center	1.5 spaces per 2 beds, plus 1 space per employee	C
Library	1 space per 400 square feet, plus 1 space per employee	N/A
Nursing or convalescent facility	1 space per four (4) beds, plus 1 space per employee; may require bicycle rack if determined appropriate by DRC	D
Rectory	1 space per clergy, plus 1 space per employee	N/A
Retreat house	1 space per three (3) beds, plus 1 space per employee	N/A
School, elementary	<u>One (1)</u> space per classroom, plus <u>One (1)</u> space per employee <u>200 square feet not accounted for in class or hall areas</u> ; may require bicycle rack if determined appropriate by DRC	C
School, secondary	0.25 per student, plus <u>One (1)</u> per employee <u>200 square feet not accounted for in class or hall areas</u> ; may require bicycle rack if determined appropriate by DRC.	C
Tennis courts	1.5 spaces per court; those open to the public shall provide bicycle parking racks	
Commercial Uses		
Amusements, temporary Events or Special Use	<u>One (1)</u> space per four (4) seats or <u>one (1)</u> space per three (3) attendees (as approved for event), 10 spaces per acre occupied by amusements, or 50 spaces, whichever is greater	N/A
<u>Arena, auditorium, entertainment, theater, public assembly or stadium</u>	<u>One (1)</u> space per 200 square feet or <u>One (1)</u> space per three (3) seats whichever is greater	
Appliance sales	1 space per 200 square feet	B
Auction, enclosed	1 space per 200 square feet	C
Auction, open and vehicular	1 space per 250 square feet	N/A
Automotive paint or body shop	1 space per 250 square feet ³	N/A
Automotive service station <u>service, repair or restoration</u>	<u>One (1)</u> space 250 <u>200</u> square feet, excluding bays, plus <u>two (2)</u> spaces per repair bay ⁴	N/A
Bakeries, commercial preparation	1 space per 10,000 square feet, plus 1 space per employee	C

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Bakeries, retail	1 space per 200 square feet	N/A
Boatyard	1 space per wet slip, plus 1 space per three (3) dry storage compartments, plus 1 space per employee	N/A
Bowling alley	<u>Two (2)</u> spaces per lane, plus <u>One (1)</u> space per 250 200 square feet of non-bowling recreation area	C
Building supplies	1 space per 200 square feet	B
Camp	1 space per campsite, plus 1 space per employee or counselor	C
Car wash (principal use)	1 space per 250 square feet	N/A
Chemical sales	1 space per 250 square feet	C
Confectionery, commercial preparation	1 space per 10,000 square feet, plus 1 per employee	A
Convenience store	1 space per 200 square feet; may require bicycle rack if determined appropriate by DRC	C
<u>Day care center</u> <u>Less than 100 capacity</u>	<u>One (1) space per five (5) persons; plus (1) drop off stall per 20 persons</u>	A
<u>100 or more capacity</u>	<u>One (1) space per 10 persons; plus One (1) drop off stall per 10 persons</u>	
Dry cleaning and laundry plant	1 space per 10,000 square feet, plus 1 space per employee	B
Entertainment, indoor (except bowling alleys)	<u>One (1) space per 250 200 square feet or One (1) space per three (3) seats whichever is greater</u>	C
Entertainment, outdoor	10 spaces per acre	N/A
Financial institution	1 space per 200 square feet	N/A
Flea market, enclosed	1 space per 200 square feet	C
Flea market, open	1 space per 250 square feet	N/A
Funeral home	1 space per four (4) person seating capacity	C
Furniture or carpet sales	1 space per 200 square feet, plus 1 space per 750 square feet of indoor storage space	B
Garden center	5 spaces per 1000 square feet	B
Gas and fuel, wholesale	1 space per 250 square feet	N/A
Golf course	4 spaces per hole;	N/A
Greenhouse or nursery	1 space per 10,000 square feet, plus 1 space per employee	B
Hardware, paint and garden supplies	1 space per 200 square feet	C
<u>Hospital or medical center</u>	<u>1.5 spaces per two (2) beds, plus one (1) space per 1,000 square feet of gross floor area (GFA)</u>	
Hotel or motel	1 space per quest room, 1.25 spaces per quest room; (convention areas, restaurants, etc. totaling over 1,500 square feet shall be calculated separately); plus 1 space per employee	C
Hotel, single room occupancy (SRO), motel, boarding, rooming house	1 space per three (3) quest rooms	N/A
Kennel, commercial	1 space per 300 square feet of cage and retail area	N/A
Laundry service	1 space per 200 square feet	N/A
Lounge	1 space per two (2) occupant capacity	C
Lumberyard	1 space per 250 square feet	B
Machinery sales, retail	1 space per 250 square feet	B
Marina	1.5 spaces per wet slip, plus 1 space per three (3) dry storage compartment	N/A
Meat cutting	1 space per 250 square feet	N/A

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Medical or dental clinic	1 space per 200 square feet	C
Medical or dental laboratory	1 space per 200 square feet	N/A
Monument sales, retail	1 space per 250 square feet	N/A
Motorcycle or moto-cross track	20 spaces per facility, plus 1 space per four seats if facility is intended for spectator events	N/A
Moving and storage	1 space per 10,000 square feet, plus 1 space per employee	A
Museum or art gallery	1 space per 250 square feet, plus 1 space per employee	C
Newsstand	1 space per 200 square feet	N/A
Nursing or convalescent facility	<u>One (1) space per four (4) beds, plus one (1) space per 200 square feet of office</u>	
Office, business or professional	<u>One (1) space per 200 square feet; may <u>shall</u> require bicycle rack if determined appropriate by DRC</u>	N/A
Personal services	1 space per 200 square feet	N/A
Pharmacy	1 space per 200 square feet	C
Precision instruments	1 space per 250 square feet	C
Printing and copying services	1 space per 250 square feet	C
Utility, public or private	1 space per 10,000 square feet, plus 1 space per employee	N/A
Racetracks, auto, dog and horse	1 space per four (4) seats	C
Repair services	1 space per 250 square feet	N/A
Restaurant or Lounge, fast food	<u>One (1) space per three (3) seats including outdoor seating; plus queuing per Sec. 7.2.3.N shall require bicycle rack if determined appropriate by DRC</u>	C
Restaurant, general and specialty	1 space per 80 square feet. Including outdoor seating area	C
Restaurant, take-out	1 space per each employee, plus queuing per Sec. 7.2.3.N	C
Retail sales, general	<u>One (1) space per 200 square feet; retail uses in CN district shall provide bicycle parking of gross floor area (GFA) (centers up to 500,000 square feet); 1 space per 200 square feet of gross leasable area (GLA) (centers over 500,000 SF), shall require bicycle rack if determined appropriate by DRC</u>	C
Retail sales, bulky goods	1 space per 200 square feet, plus 1 space per 750 square feet of indoor storage space	B
Retail sales, mobile or temporary-enclosed	1 space per four (4) seats	N/A
Retail sales, mobile or temporary-open	50 spaces or 10 spaces per acre, whichever is greater	N/A
Salvage yard	1 space per 10,000 square feet, plus 1 space per employee	C
Security or caretakers quarters	2 spaces	N/A
Self-service storage facility; Multi access	1 space per 200 storage bays, plus 1 space per employee and 2 customer spaces	N/A
Self-service storage facility; Limited access	1 space per 75 storage bays plus 1 space per employee and two customer spaces	N/A
Shopping centers, community and regional	1 space per 200 square feet of gross leasable floor area (GLFA)	B
Stable, commercial	1 space per 300 square feet within stable, plus 1 space per three (3) animal stalls	N/A
Swimming pool	1 space per 50 square feet of pool area; those open to the public shall provide bicycle parking racks	N/A
Tennis courts	1.5 spaces per court; those open to the public shall provide bicycle parking racks	N/A
Theaters, auditoriums and public assembly	1 space per three (3) seats, plus 1 space per employee	N/A
Upholstery shop	1 space per 250 square feet	N/A

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Vehicle sales and rental	1 space per 500 square feet of enclosed area, plus 1 space per 4,500 square feet of outdoor sales, rental and display area, plus 1 space per service bay, plus 1 space per employee	A
Veterinary office	1 space per 200 square feet, excluding animal exercise areas	N/A
Woodworking or cabinetmaking	1 space per 250 square feet	C
Yacht club	1.5 spaces per wet slip, plus 1 space per three (3) dry storage compartment, plus separately-calculated parking for other associated uses	N/A
Agricultural Uses		
Agricultural use, accessory	5 spaces or 1 space per employee, whichever is greater (no spaces required for accessory storage buildings and barns)	N/A
Agricultural research and development	10 spaces or 1 space per employee <u>1,000 square feet</u> , whichever is greater	B
<u>Nursery, retail</u>	<u>One (1) space per 500 square feet of indoor or covered retail or office areas plus one (1) space per four (4) acres if the nursery is 20 acres or less, or one (1) space per five (5) acres if the nursery is greater than 20 acres</u>	
<u>Nursery, wholesale</u>	<u>One (1) space per four (4) acres if the nursery is 20 acres or less, or one (1) space per five (5) acres if the nursery is greater than 20 acres</u>	
<u>Stable</u>	<u>Four (4) or fewer stalls: no required parking Five (5) -100 stalls: one (1) space per three (3) stalls 101+ stalls: One (1) space per two (2) stalls All parking provided for stalls shall be available at all times.</u>	
Farming, general	N/A	N/A
Migrant farm labor quarters	0.5 space per dwelling unit	N/A
Industrial Uses		
Basic industry and m Manufacturing and processing	4 <u>two (2) spaces per 1,000 square feet, plus 1 space per employee of first 10,000 square feet; plus one (1) space per 1,000 square feet over 10,000 square feet</u>	A
<u>Contractors or storage yard</u>	<u>One (1) space per 500 square feet; plus one (1) space per 5,000 square feet of outdoor storage</u>	
<u>Self-service storage facility</u>	<u>One (1) space per 200 storage bays, plus one (1) space per 200 square feet of office with a minimum of 5 customer spaces;</u>	
<u>Warehouse/Wholesale</u>	<u>One (1) space per 2,000 square feet, plus <u>One (1) space per employee- 200 square feet of office or sales area</u></u>	A

¹Such facilities shall provide clear and ingress and egress. A convenient passenger drop-off area located adjacent to the building and out of the primary travel lanes may be substituted for two (2) of the transient spaces in either type of day care center.

²If service is a direct service provider and is frequented on a daily basis by the general public, then one (1) space per two hundred (200) square feet of customer service space shall be provided.

³Stored vehicles shall not be visible from off-site. A solid, opaque fence, wall or vegetative screen, with a minimum height of six (6) feet may be used to screen the vehicles from view.

⁴If a convenience store containing more than one thousand five hundred (1,500) square feet is associated with the service station, then one-half (0.50) of the required spaces shall be located adjacent to the store. In all cases, required handicapped spaces shall be located adjacent to the store.

Loading space ratios from Section 7.2.4. Off-street loading spaces shall be provided in accordance with the standards of the off-street parking and loading schedule in Table 7.2-1. The letters shown in the loading column of the schedule shall correspond to the following ratios:

- a. Standard "A". One (1) space for the first five thousand (5,000) square feet of floor area, plus one (1) space for each additional thirty thousand (30,000) square feet of floor area;

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- ~~b. Standard "B". One (1) space for the first ten thousand (10,000) square feet of gross floor area, plus one (1) space for each additional fifteen thousand (15,000) square feet of floor area;~~
- ~~c. Standard "C". One (1) space for the first ten thousand (10,000) square feet of gross floor area, plus one (1) space for each additional one hundred thousand (100,000) square feet of floor area; and~~
- ~~d. Standard "D". One (1) space for each fifty (50) beds for all facilities containing twenty (20) or more beds.~~

(Ord. No. 2008-19, § 3, 11-25-2008)

Sec. 7.2.3. Off-street parking.

A. Computing parking standards.

1. Multiple uses. On lots containing more than one (1) 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 arrangement is approved pursuant to Section 7.2.3.H (Shared parking).
2. Fractions. When calculation of ~~the number of~~ required off-street parking spaces results in a fractional number, any such fractional space shall require a full off-street parking space (rounded up). ~~a fraction of less than one-half (0.50) shall be disregarded and a fraction of one-half (0.50) or more shall be rounded to the next highest whole number.~~
3. Floor area. Off-street parking and loading standards that are based on square footage shall be computed using gross floor area (GFA), unless another measurement is specified specifically called for in this section.
- ~~4. Employees or occupants. When the calculation of required parking spaces is based on the number of employees or persons, the calculation shall be based on the maximum number of employees or persons on duty or legally residing on the premises at any one (1) time.~~
- ~~4.5. Bench seating. When the calculation of required parking spaces is based on the number of seats, each twenty-two (22) linear inches of bench, pew, or similar bench seating facility shall be considered one (1) seat.~~
- ~~6. Gross lot area. When the calculation of required parking spaces is based on gross lot area, the amount of lot area dedicated to off-street parking shall not be included in the calculation.~~
- ~~5.7. Unlisted land uses. In the event that off-street parking standards for a particular use are not listed in this section, the standards for the most similar use shall be applied or one space for every 200 square feet of gross floor area. In making the determination, any evidence of actual parking demand for uses shall be considered as well as other reliable traffic engineering and planning information that is available.~~
- ~~8. Delayed computations. The determination of the number of required off-street parking spaces may be delayed until the submission of an application for development permit for a building permit in the following instances:~~
 - ~~a. Where the formula for calculating the number of parking spaces consists of two (2) or more different rates, and there is uncertainty about how some of the floor or lot area shall be used; or~~
 - ~~b. When it is unknown which portions of a structure are to be deleted from gross floor area to calculate gross leasable floor area.~~

- B. Location of required parking.** Except as provided in Section 7.2.3.H (Shared parking), Section 7.2.3.I (Off-site parking) and Section 7.2.3.K (Valet parking), all required off-street parking, except for fee simple developments with common parking lots, shall be provided upon the same lot as the principal use. 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.

1. Distance from building or use. Unless otherwise provided in this section, no on-site parking space shall be located more than ~~six hundred (600)~~ feet from the building or use it is intended to serve. This

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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 service uses of over ~~five hundred thousand (500,000)~~ square feet or industrial, wholesaling or manufacturing establishments.

2. Buffers and rights-of-way. There shall be no parking or storing of vehicles in the landscape buffer or the existing or ultimate right-of-way of an abutting street.
3. Sidewalk access for rear parking. There shall be no parking of automobiles at the rear of a structure unless a public pedestrian walk connects it to the front of the structure or there exists an entrance to or store in the rear. ~~Such~~ The pedestrian accessway path or sidewalk shall be a minimum of four (4) five (5) feet in width, clearly marked, well lighted and unobstructed.
4. Garages and carports. Space within a carport or garage may be used to satisfy residential off-street parking standards, provided that no building permit shall be issued to convert a carport or garage to a living area without provision of required off-street parking spaces in the driveway or in a common parking lot.

C. **Use of required off-street parking areas.** Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall specifically 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 parking areas shall not be used by delivery vehicles. 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:

1. ~~Temporary Special events/uses.~~ Required off-street parking areas may be used on a temporary basis pursuant to a special use issued by the Planning & ~~Zoning~~ Director or Council pursuant to Article 5 ~~for the outdoor sales of goods, fairs, and other temporary events;~~ or
2. Recyclable materials collection bins. Required off-street parking areas may be occupied by recyclable materials collection bins that have been approved as a special use ~~in the CC or CG districts or a PUD commercial pod.~~ The bin shall retain its mobility and shall not occupy more than five (5) percent of the total on-site parking spaces. The bin and adjacent area shall be maintained in good appearance, free from trash.

D. **Parking fees.** Except as provided in Section 7.2.3.K (Valet parking) and Section 7.2.3.O (Public, private or commercial lots), 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.

E. **Motorcycle parking.** For any nonresidential use providing ~~fifty (50)~~ or more spaces, a maximum of three ~~(3)~~ required off-street parking spaces may be reduced in size and redesigned to accommodate motorcycle parking of motorcycles. When provided, motorcycle parking shall be identified by a sign.

F. **Handicapped parking.** The provision of handicapped parking spaces and passenger loading zones shall be governed by Secs. 316.1955, 316.1956, and 553.48, Fla. Stat., or as amended. These sections shall govern the minimum number, signage, identification and reservation of spaces for the handicapped. All required signs shall include the language, "\$250 fine for violators." All handicapped parking spaces shall be paved. ~~The handicapped parking regulations required by Florida Statutes are available at the Publications Office of the PZB Department.~~ A portion of the minimum number of required off-street parking spaces may be used to satisfy the handicapped parking space standards. ~~The minimum number of handicapped parking spaces shall comply with the following table:~~

~~TABLE 7.2-2
 HANDICAPPED PARKING SPACES AND PASSENGER LOADING ZONES~~

Total Spaces or Zones	Required Number to be
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	Reserved for Handicapped
up to 25 100	<u>1 space per 25 spaces</u>
26 to 50 101 to 200	<u>12 space per 50 spaces</u>
51 to 75 201 to 500	<u>13 space per 100 spaces</u>
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of Total
Over 1,000	20 Plus 1 for each 100 over 1,000

- G. **Guest parking.** Guest parking spaces, where required, may be grouped, provided that the spaces are located within ~~three hundred (300)~~ feet of the dwellings that they are intended to serve. Guest parking may be grassed, as provided in Section 7.2.3.J (grassed parking), except that no permit is required. Each space shall be provided with wheelstops, except for grassed guest parking, or parking which is designed as parallel parking. All guest parking shall be prominently identified with an above-grade sign or marking on the wheelstop.
- H. **Shared parking.** The Development Review Committee may authorize a reduction in the number of required parking spaces for multiple use developments or for uses that are located near one another and which have different peak parking demands and operating hours. Shared parking shall be subject to the following standards:
1. Application. In addition to the application information for development permit for Site Plan/~~Plat~~, the applicant shall submit ~~that additional application information for shared parking required by the Planning & Zoning Director and made available to the public;~~
 2. Location. All uses which use ~~participate in a single~~ shared parking ~~plan~~ shall be located on the same lot or on contiguous lots. ~~The shared parking lot shall be developed and used as though the uses on the lots were a single unit;~~
 3. Shared parking study. A ~~S~~shared parking study ~~acceptable to the Planning & Zoning Director~~ shall be submitted which ~~clearly establishes that uses will use the shared spaces at different times of the day, week, month or year. The study shall:~~
 - a. Be based on the Urban Land Institute's methodology for determining shared parking or other generally accepted methodology;
 - b. Address the size and type of activities, ~~the composition of tenants, the rate of turnover for proposed shared spaces,~~ and the anticipated peak parking and traffic loads demands;
 - c. Provide for reduction of paved area by not more than ~~fifty (50)~~ percent of the combined parking required for each use under Section 7.2.2.C, ~~and 7.2.4 (Off-street parking and loading schedule);~~
 - d. Provide for no reduction in the number of required handicapped spaces;

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- e. Provide a plan to convert ~~the open space reserved space for future~~ reserved space for future to required parking spaces pursuant to Section 7.2.2.C., ~~7.2.3.H.4 (Reservation of extra space), to parking area;~~ and
 - f. Be approved by the Village Engineer ~~prior to submittal,~~ based on the feasibility of the uses to shared parking due to their particular peak parking and trip generation characteristics.
4. ~~Reservation of extra space. The applicant shall account for 100% of the reduction granted through one (1) of the following alternatives: reserved area; future parking garage; future rooftop garage; off-site parking or limitation of uses to adhere to parking regulations. Enough land area shall be reserved on the site of a shared parking lot to provide for the combined total parking standards of each use, or an alternate plan showing adequate area to accommodate any needed extra parking shall be provided. A reserved~~ This area shall not be used for on-site retention of storm-water runoff nor shall it be used to satisfy the landscaping and buffering standards of this section. Preservation areas designated and protected by any government shall not be used to satisfy the reserve standard. The reserved area space, shall be landscaped and maintained to present an orderly appearance.
5. Agreement for shared parking ~~plan.~~ A shared parking plan shall be enforced through written agreement or through unity of control. An attested copy of the agreement between the owner(s) of record and ~~the~~ Village shall be submitted to the Planning & Zoning Director who shall forward a copy to the Village Attorney for review. The agreement shall be recorded in the deed records of Palm Beach County by the owner of record and proof of recordation shall be presented to the Planning Director prior to issuance of a certificate of occupancy. ~~Proof of recordation of the agreement shall be presented to the Planning & Zoning Director prior to certification by the Development Review Committee.~~ The agreement shall include, but not be limited to:
- a. List the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
 - b. Provide a legal description of the land;
 - c. Include a site plan showing the area of the shared parking parcel and ~~open space reserved area space which would provide~~ for future parking;
 - d. Describe the ~~area of the parking area parcel~~ and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;
 - e. Agree and expressly declare the intent for the covenant agreement to run with the land and bind all parties and all successors in interest to the covenant agreement;
 - f. Assure the continued availability of the spaces for shared joint use and provide assurance that all spaces will be usable without charge to all participating uses;
 - g. Describe the obligations of each party, including the maintenance responsibility to retain and develop reserved ~~open space for additional parking spaces~~ if the need arises;
 - h. Incorporate the shared parking study by reference;
 - i. Be made part of the Site Plan/Final Subdivision Plan; and
 - j. Describe the method by which the covenant agreement shall, if necessary, be revised.
6. Change in use. Should any of the shared parking uses be changed, or should the Planning & Zoning Director find that any of the conditions described in the approved shared parking study and/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.~~
- I. **Off-site parking.** ~~Required off-street parking spaces shall be on the same lot as the use it is intended to serve, provided that~~ The Development Review Committee may permit all or a portion of the required parking spaces to be located on a remote and separate lot from the lot on which the principal use is located. Off-site parking shall be subject to the following standards:

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1. 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;
 2. Ineligible activities. Off-site parking shall not be used to satisfy the off-street parking standards for restaurants, lounges, convenience stores and other convenience-oriented uses. Required handicapped parking spaces shall not be located in an off-site parking facility;
 - ~~3. Location. No off-site parking space shall be located more than six hundred (600) feet from the primary entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off-site parking spaces shall not be separated from the principal use by a street right-of-way with a width of more than eighty (80) feet;~~
 - ~~3.4.~~ Future Land Use Map Classification. Off-site parking areas shall require the same or a more intensive Future Land Use Map classification than that required for the use served;
 - ~~4.5.~~ 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. An attested copy of the agreement among the owners of record shall be submitted to the Planning & Zoning Director who shall forward a copy to the Village Attorney for review. The agreement shall be filed in the deed records of the County by the owner of record. Proof of recordation of the agreement shall be presented to the Planning & Zoning Director. The agreement shall:
 - a. List the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
 - b. Provide a legal description of the land;
 - c. Include a site plan showing the area of the use and parking parcel;
 - d. Expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
 - e. Assure the continued availability of the spaces and provide assurance that all spaces will be usable without charge;
 - f. Describe the obligations of each party, including the maintenance responsibility;
 - g. Require that the Planning & Zoning Director be notified prior to the expiration or termination of an off-site parking ~~area~~ lease agreement;
 - h. Be made part of the Site Plan/Final Subdivision Plan; and
 - i. Describe the method by which the covenant shall, if necessary, be revised.
 - ~~5.6.~~ Signs. One ~~(1)~~ sign shall be located at the off-site parking facility indicating the use that it serves, and one ~~(1)~~ sign shall be located on the site of the use served, indicating the location of the off-site parking facility.
- J. **Grassed parking.** Grassed parking ~~may~~ shall be permitted if approved by the Village Engineer ~~Development Review committee~~, pursuant to the following procedures and standards:
1. Application. In addition to the application information for development permit for Site Plan/Final Subdivision Plan, the applicant shall submit the following:
 - a. A written statement of and a site plan showing the area proposed for grassed parking and the proposed method of traffic control to direct vehicular flow and parking;
 - b. A written statement that the parking area proposed for grassed parking shall be used for parking ~~on an average of~~ no more than ~~two (2)~~ three days or nights each week or on an irregular, intermittent or part-time basis of no more than 45 days within a period of four consecutive months within a 12-month period. This information shall contain the proposed hours and days of the expected use of the grassed parking and the expected average daily traffic and peak hour traffic counts, as calculated by a professional engineer qualified to perform such studies;

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- c. Description of the method to ensure that the grassed parking surface will be maintained in its entirety with a viable turf cover;
 - d. A conceptual drainage plan for the entire parking area; and
 - e. A description of the soil type of the area proposed for grassed parking.
2. Standards. The following standards shall apply to grassed parking:
- a. Only parking spaces provided for peak demand may be approved as grassed parking. Paved parking shall be provided for average daily traffic, including ~~weekday~~ employees and visitors;
 - b. A grassed parking area shall not include any existing or proposed landscaped area, surface water management area or easement other than a utility easement;
 - c. Handicapped parking shall not be located within a grassed parking area. In addition, a hard surfaced walkway shall be provided from any handicapped parking space to the building, structure or use it is intended to serve;
 - d. Grassed parking areas shall meet minimum landscaping requirements of subsection O. ~~No grassed parking area shall be counted toward meeting the minimum landscape or open space standards;~~ and
 - e. Within grassed parking areas, all access aisles shall either: (a) be paved and meet the same substructural and surface standards as ~~for~~ paved asphaltic parking surfaces; or (b) be surfaced with paver block, or other semi-pervious coverage approved by the Village Engineer Planning & Zoning Director.
3. Permit. If at any time prior to the approved expiration date of the development order for Site Plan/Final Subdivision Plan, it is determined that a grassed parking area does not meet the standards established in this section, the ~~Planning & Zoning~~ Director shall require the restoration of the grassed surface or the paving of the grass for parking. The owner and their agent, if any, shall be jointly and severally responsible for the maintenance of all grassed vehicle use areas. Grassed parking areas shall be maintained so as to present a neat appearance and to ensure a viable and healthy grassed surface. In the event of the deterioration of a grassed parking surface, the Village may require the full restoration of the parking facility to Village standards.
4. Regulatory treatment of grassed parking areas. All surface parking areas, grassed or otherwise, shall be considered impervious paved surface for the purpose of determining tertiary drainage system flow capacity and secondary stormwater management system runoff treatment/control requirements.
- K. **Valet parking.** Valet parking may be used upon any lot to satisfy off-street parking standards. The design of valet parking shall not cause customers who do not use the valet service to park off-premise or in the right-of-way or cause queuing in the right-of-way. The following ~~additional~~ standards shall apply to valet parking arrangements.
1. Maximum number of reserved spaces. No more than ~~Up to fifty~~ (50) percent of the required off-street parking spaces may be reserved for valet parking.
 2. Location of reserved valet spaces. Off-street parking spaces reserved for valet parking may be located anywhere on-site, except that handicapped parking spaces shall be the spaces located closest to the nearest accessible entrance of the building that the parking spaces are intended to serve.
- L. **Parking area design and construction standards.**
1. Dimensions and geometries. The dimensions and geometries of off-street parking areas shall conform to the following minimum standards:
 - a. ~~Residential.~~

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- ~~i. Without common parking lot. Each parking space for dwelling units that do not share a common parking lot shall be a minimum of eight (8) feet wide and twenty (20) feet long. Parking spaces may be side to side, end to end or not contiguous to each other.~~
- ~~ii. With common parking lots. For dwelling units that share a common parking lot, parking spaces and aisles shall be subject to the "general" dimensional standards of Table 7.2-3~~
- ~~b. Nonresidential. All nonresidential uses and residential uses with shared parking lots shall provide parking spaces that comply with the dimensional requirements of standards of Table 7.2-3 and Figure 7.2-1. If proposed parking angles are not illustrated in Table 7.2-3 or Figure 7.2-1, dimensions shall be interpolated from the tables and approved by the Planning & Zoning Director. For the purpose of interpreting the "Use" column of Table 7.2-3 the following rules shall apply:~~
 - ~~i. General. The term "general" applies to parking spaces designated to serve all commercial uses, except retail uses, and also residential uses with shared parking lots. Spaces reserved for use by disabled persons shall be governed by the rows labeled "handicapped";~~
 - ~~ii. Retail uses. All retail uses shall provide parking spaces that have minimum widths of nine and one-half (9.5) feet. Other required dimensions of the space shall be and governed by Table 7.2-3;~~
 - ~~iii. Handicapped parking. All spaces marked and reserved for use by persons with disabilities shall be installed in accordance with the standards of Secs. 316.1955, 316.1956 and 553.48, Fla. Stat.; and~~
 - ~~iiiv. Queuing distance. A minimum queuing distance of ~~twenty (20)~~ feet is required between the property line and the first parking space.~~
 - ~~ive. Parallel parking. Parallel parking spaces shall have minimum lengths of ~~twenty-three (23)~~ feet and minimum widths of ~~ten (10)~~ feet (~~see Figure 7.2-2~~).~~
 - ~~vd. Measuring parking space width. Where double striping is used to mark spaces, parking space width shall be measured from the centerline of one (4) set of stripes to the centerline of the corresponding set of stripes.~~

TABLE 7.2-3
MINIMUM PARKING BAY DIMENSIONS FOR
~~NONRESIDENTIAL USES AND RESIDENTIAL USES WITH SHARED PARKING LOTS~~

A Angle	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 Interlock Width (feet)	H Space Depth to Interlock (feet)	Land Use*
45	9.0	17.5	12.0	12.5	47.0	43.0	15.5	General
	9.5	17.5	12.0	13.5	47.0	43.0	15.5	Retail
	12.0	17.5	12.0	17.0	47.0	43.0	15.5	Handicapped
60	9.0	19.0	16.0	10.5	55.0	51.0	17.5	General
	9.5	19.0	15.0	11.0	54.0	50.0	17.5	Retail
	12.0	19.0	14.0	14.0	53.0	49.0	17.5	Handicapped
70	9.0	19.5	19.0	9.5	58.0	56.0	18.5	General

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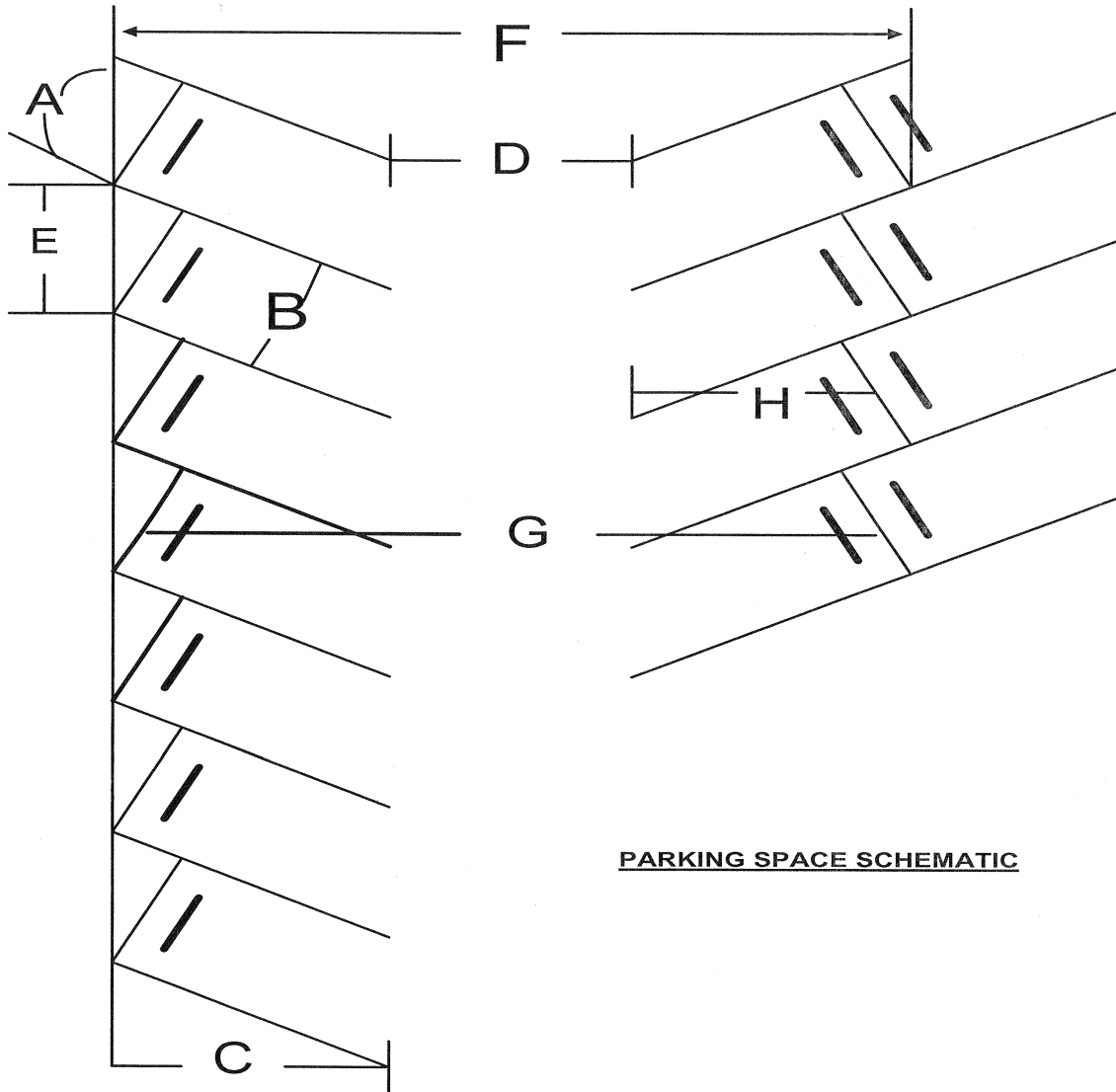
A Angle	B Space Width (feet)	C Space Depth (feet)	D Aisle Width (feet)	E Curb Length (feet)	F Wall-to-Wall Width (feet)	G Interlock-to Interlock Width (feet)	H Space Depth to Interlock (feet)	Land Use*
	9.5	19.5	18.0	10.0	57.0	55.0	18.5	Retail
	12.0	19.5	17.0	12.5	56.0	54.0	18.5	Handicapped
75	9.0	19.5	23.0	9.5	62.0	60.0	18.5	General
	9.5	19.5	22.0	10.0	61.0	59.0	18.5	Retail
	12.0	19.5	21.0	12.5	60.0	58.0	18.5	Handicapped
80	9.0	19.5	24.0	9.0	63.0	62.0	19.0	General
	9.5	19.5	23.0	9.5	62.0	61.0	19.0	Retail
	12.0	19.5	22.0	12.0	61.0	60.0	19.0	Handicapped
90	9.0	18.5	26.0	9.0	63.0	63.0	18.5	General
	9.5	18.5	25.0	9.5	62.0	62.0	18.5	Retail
	12.0	18.5	24.0	12.0	61.0	61.0	18.5	Handicapped

Note:

- 1) Dimensional requirements for parking spaces shall vary depending on the angle of parking provided and the land use served.
- 2) ~~The term "General" applies to parking spaces designated to serve all commercial uses, except retail uses, and also residential uses with shared parking lots. Spaces reserved for use by persons with disabilities shall be governed by the rows labeled "Handicapped". The "unspecified" row provides a guideline for the design of spaces above the minimum required width.~~

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FIGURE 7.2-1
PARKING SPACE SCHEMATIC

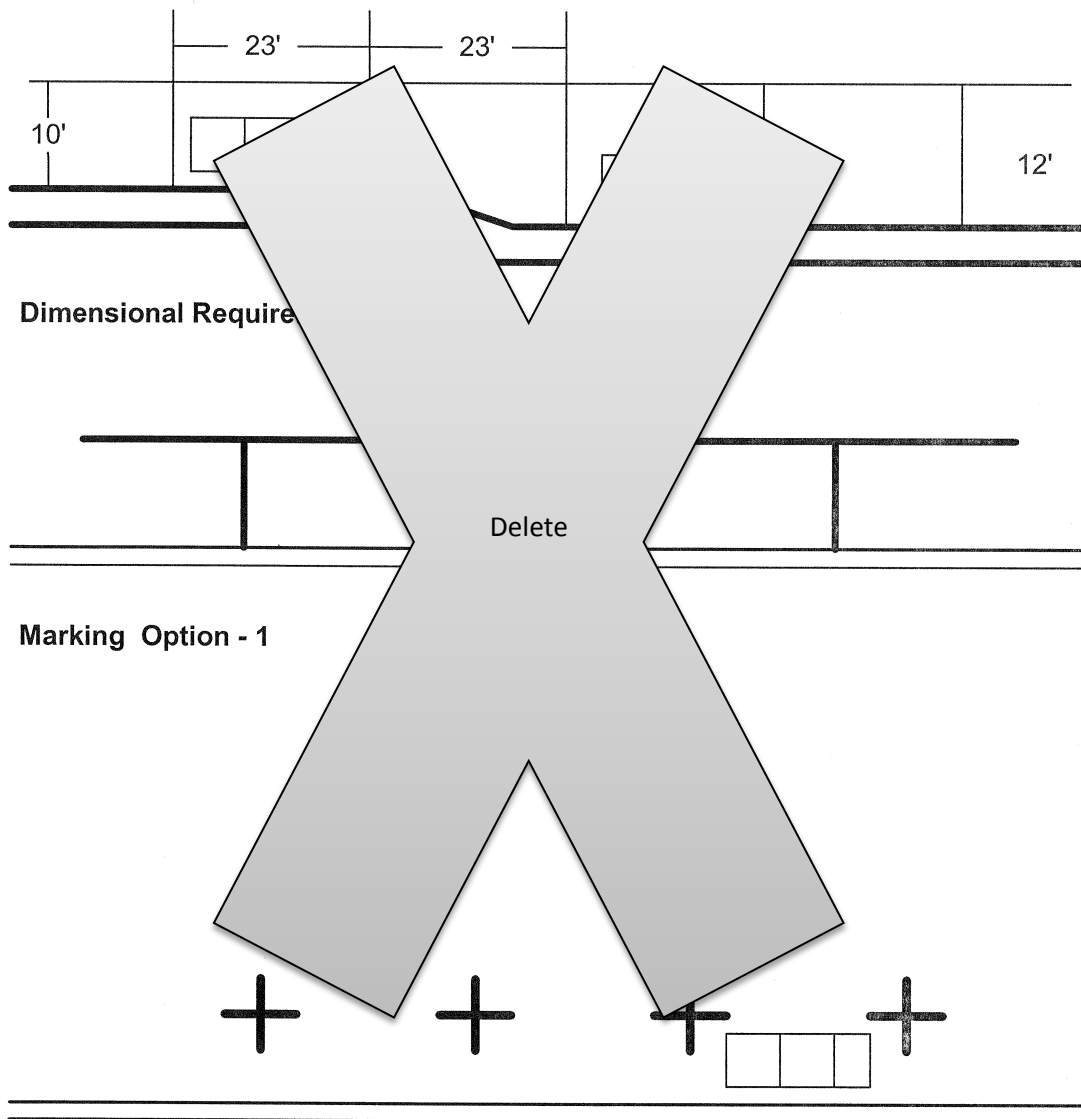


PARKING SPACE SCHEMATIC

- | |
|------------------------------|
| A – Angle |
| B – Space Width |
| C – Space Depth |
| D – Aisle Width |
| E – Curb Length |
| F – Wall-to-wall |
| G – Interlock to interlock |
| H – Space Depth to interlock |

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**FIGURE 7.2-2
PARALLEL PARKING DIMENSIONAL STANDARD AND MARKING OPTION**



Marking Option - 2

2. Construction and design of parking area.
 - a. General on-site circulation standards.
 - i. There shall be safe, ~~adequate~~, and convenient arrangement of pedestrian pathways, bikeways, parking aisles, ~~roads~~, driveways, and off-street parking and loading spaces within parking areas.
 - ii. ~~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.~~

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- iii. The materials used ~~in the design of~~ for paving, lighting fixtures, retaining walls, fences, curbs and benches shall be of good appearance, easily and maintained ~~and indicative of their function.~~
 - iv. Parking lots shall be maintained in a safe operating condition and manner ~~as to not create a hazard or nuisance.~~
- b. Pedestrian circulation.
- i. 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.
 - ii. 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.
 - iii. 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 (4)~~ five (5) feet wide, exclusive of vehicle overhang, and shall be separated from the parking space by concrete wheel stops or continuous curbing. Residential vehicular use areas are exempt from this standard.
- c. Paving and drainage design.
- i. Review and approval by Village Engineer. The drainage design shall be reviewed and approved by the Village Engineer before a permit may be issued, ~~and no permit shall be issued until the drainage design is approved by the Village Engineer.~~
 - ii. Materials. Unless otherwise provided in this section, all vehicular use areas and specialized vehicular use areas shall be improved either with: (a) a minimum of a six (6) inch shellrock or limerock base with a one ~~(4)~~ inch hotplant mix asphaltic concrete surface; or (b) a base and surface material of equivalent durability, as certified by the developer's engineer. Responsibility for pavement failure occurring as a result of inadequate alternative base and surface material design shall fall on the certifying engineer.
 - iii. Maintenance of paved vehicular use areas. All vehicular use areas or specialized vehicular use areas shall be maintained in good condition to prevent any hazards, such as cracked asphalt or potholes.
 - iv. Shell rock. The uses and associated features approved by the DRC or within the EOZD listed below may construct surface parking lots with shellrock or other similar material except for parking areas connected to a paved public street, such areas shall be paved. When the parking area is adjacent to a paved, public road, a paved driveway apron must be constructed which extends a minimum of 24 feet wide and 60 feet long from the edge of the paved roadway in all directions or 20 feet from the edge of the paved roadway when a cattle grate is provided. The shell rock parking areas must be maintained.
 - ~~(a) Agricultural uses with less than twenty (20) spaces.~~
 - ~~(b) Communication towers in the agricultural districts.~~
 - ~~(c) Camps in the agricultural districts.~~
 - ~~(d) Greenhouses and nurseries in the agricultural districts.~~
 - ~~(e) Driveways in the EOZD Rural Residential District (f) serving residential uses on unpaved roads.~~
 - ~~(g) Other similar uses when approved by the Development Review Committee.~~

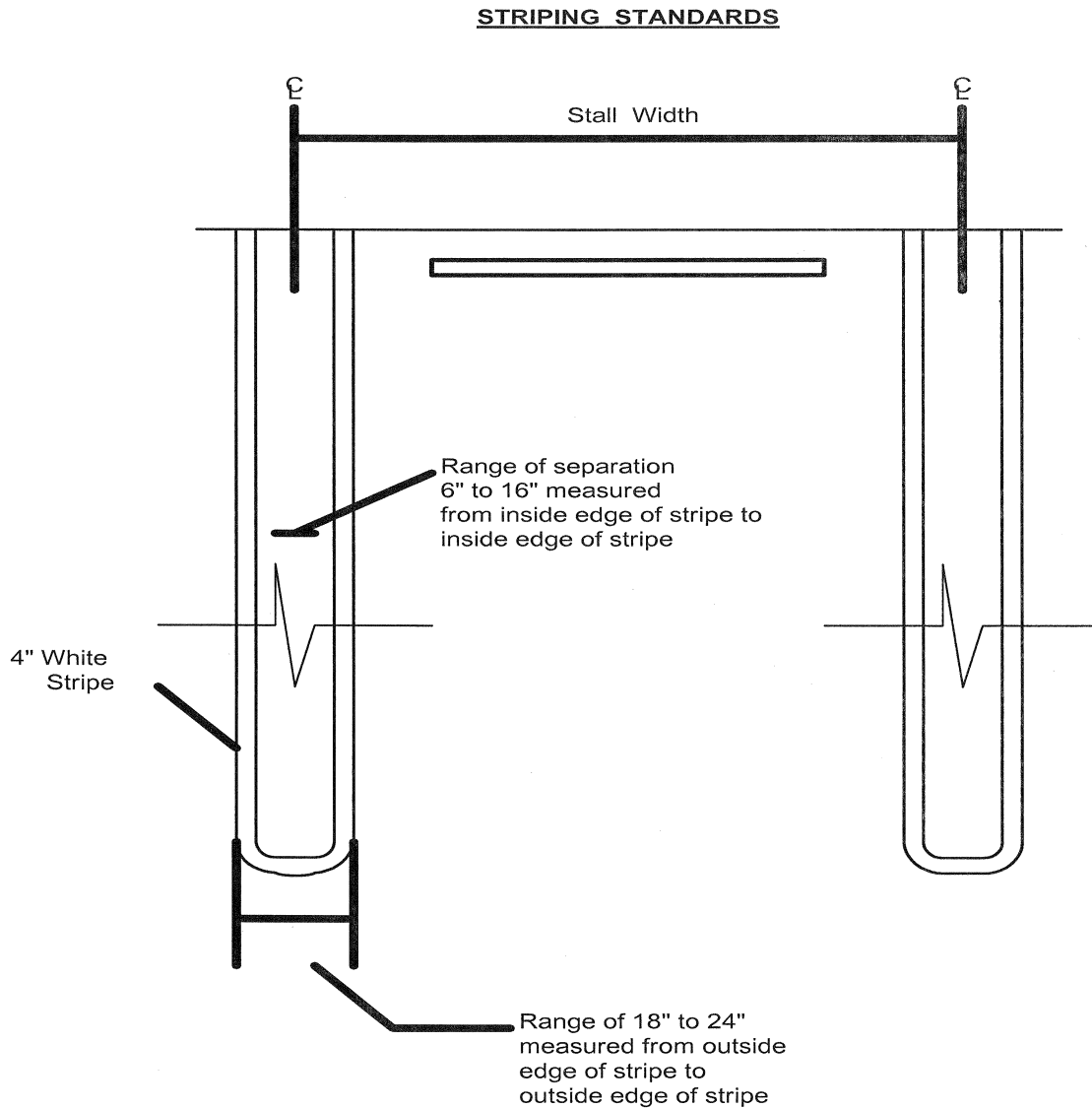
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- v. Wheelstops or curbing required. Wheel stops or continuous curbing shall be placed two and one-half ~~(2.5)~~ feet back from walls, poles, structures, pedestrian walkways or landscaped areas. The area between any wheel stop and required landscaped strip may be landscaped, rendering the paved space area ~~fifteen (15)~~ to ~~sixteen (16)~~ feet in length, depending on the angle of parking provided.
- d. Lighting. If a vehicular use area, or a specialized vehicular use area, is to be open for use after dark, it shall be lighted. Lighting shall be arranged and designed so that no source of light is directed toward any adjoining or nearby land used or classified for residential use. Lighting shall be designed to shield public streets and all other adjacent lands from direct or distracting glare, or hazardous interference of any kind. Vehicular use areas shall not be lighted at any other time than the hours of operation of the use that the parking is intended to serve, except for necessary security lighting. Parking lot lighting shall comply with the outdoor lighting standards of Section 7.8.2 (Outdoor lighting standards).
- e. Marking. Except for parallel parking spaces, parking lots containing spaces for three (3) or more vehicles shall delineate each space by 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 (4) inches. The separation from inside edge of stripe to inside edge of stripe shall be no less than eight (8) inches and no more than ~~sixteen (16)~~ inches. The effective width of the double stripes shall range from ~~sixteen (16)~~ inches to ~~twenty-four (24)~~ inches, measured from outside edge of stripe to outside edge of stripe. (See Figure 7.2-3 for an example). Marking of parallel parking spaces shall be as shown in either of the options in Figure 7.2-2.
- f. Signs. Traffic control signs and other pavement markings shall be installed and maintained ~~as necessary to insure safe and efficient traffic operation of all vehicular use areas. Such signage and marking shall to~~ conform with the Manual on Uniform Traffic Control Devices, Federal Highway Administration, U.S. Department of Transportation, as adopted by the FDOT, as revised.
- g. Drainage. Runoff from vehicular use areas shall be controlled and treated accordance with all applicable agency standards in effect at the time an application is submitted.
- h. Landscaping.
 - i. All vehicular areas shall be landscaped in accordance with the standards of Chapter 3 of Article 7.
 - ii. Renovations or additions to vehicular use areas shall provide landscape improvements. Where the renovation affects more than ~~twenty-five percent (25 %)~~ of the vehicle use area or an addition is greater than ~~twenty-five percent (25 %)~~ of the total vehicular use area then a Landscape Betterment Plan shall be provided for the entire vehicular use area which: ~~(a)~~ Meets the requirements of Chapter 3 of Article 7, the Landscape Code, and ~~(b) permits safe and logical transition between old and new vehicular use areas.~~
- i. Preservation. Existing vegetation shall be preserved and incorporated into the landscaping for the vehicular use area to the fullest extent possible in conformance with Chapter 5 of Article 7.

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**FIGURE 7.2-3
STRIPING-STANDARDS**



M. Ingress and egress to vehicular use areas.

1. Ingress and egress. Each parking space shall have appropriate access to a street or an alley. Only dwelling units with no more than two (2) units shall be allowed backward egress from a driveway onto a local street. In all other cases, maneuvering and access aisle area shall be sufficient to permit vehicles to enter and leave the vehicular use area or specialized vehicular use area in a forward motion.
2. Dimensions of access ways. Access ways, ~~except those associated with residential uses,~~ shall be subject to the following dimensional standards.

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TABLE 7.2-4
 DIMENSION OF ACCESS WAYS

Minimum Width at Street*	Feet
One-Way	15
Two-Way	25
Two-way with Median**	40
Two-way without Median	35
Right Turn Radius***	
Minimum	25
Maximum	30

* Measured along right-of-way line at inner limit of curbed radius sweep or between radius and near edge of curbed island at least ~~fifty (50)~~ square feet in area. The minimum width applies principally to one-way driveways. Widths exceeding these standards may be approved by the Planning & Zoning Director or the Village Engineer, depending on the use.

** Excluding median. ~~A width of Twenty (20) feet of~~ unobstructed pavement shall be on both sides of median, excluding guard houses and landscape islands.

*** On side of driveway exposed to entry or exit by right-turning vehicles.

N. **Queuing standards.** In addition to meeting the minimum off-street parking and loading standards of this section, all drive-through establishments shall meet the standards listed below:

1. Queuing shall be provided for all drive-through establishments. Each queuing lane shall be clearly defined and designed so as not to conflict or interfere with other traffic using the site. Each queuing space shall be a minimum of 10 feet by 20 feet; and
2. A by-pass lane a minimum of ~~twelve (12)~~ 10 feet wide shall be provided before or around the point of service. ~~if the parking lot is designed for one-way traffic flows.~~ Subject to DRC ~~the Zoning Division's~~ approval, a by-pass lane may not be required if the queuing lane is adjacent to a parking lot lane which could function as a by-pass lane. ~~(See Alternate Solutions to By-Pass Lane Requirement below.)~~ The by-pass lane shall be clearly designated and distinct from the queuing area; and

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Alternate Solutions To By-Pass Lane Requirement
Alternate 1

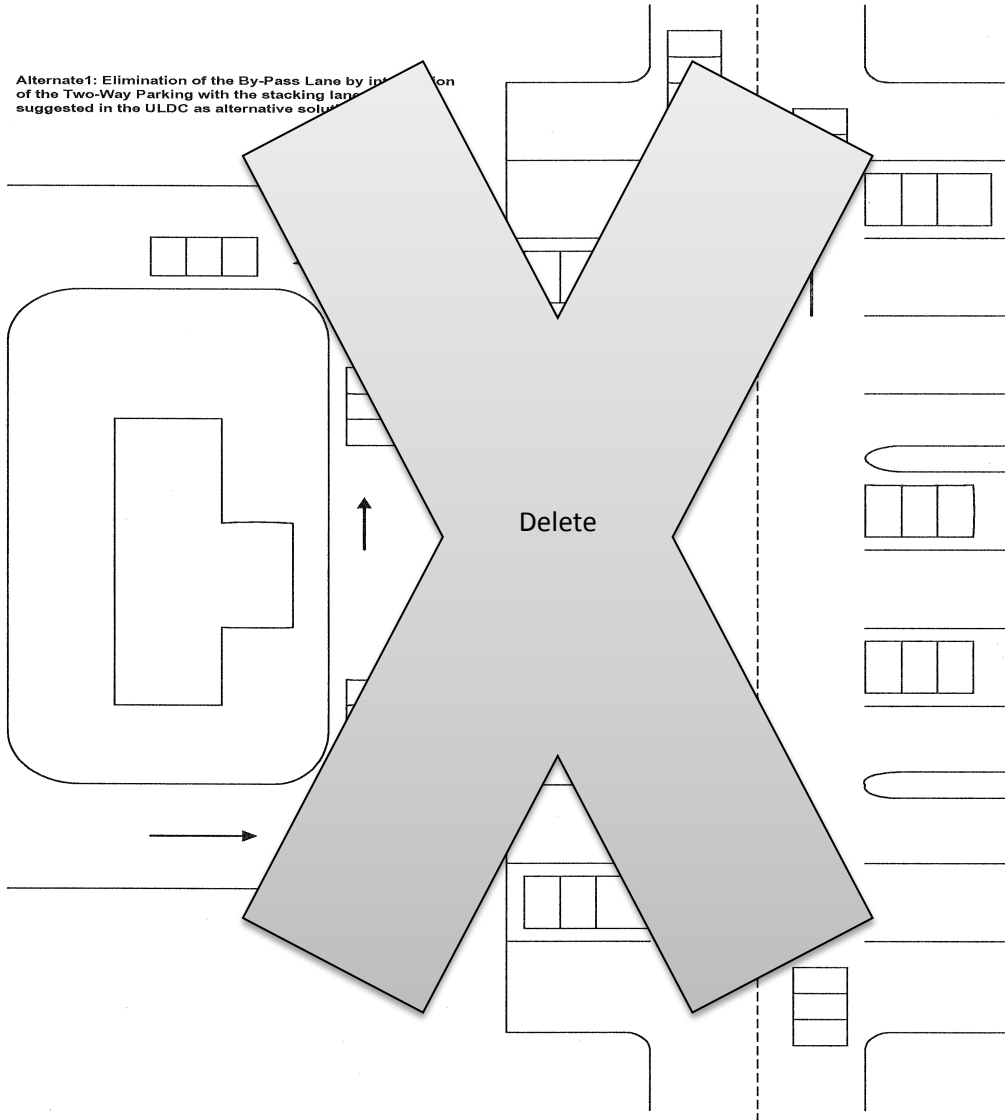
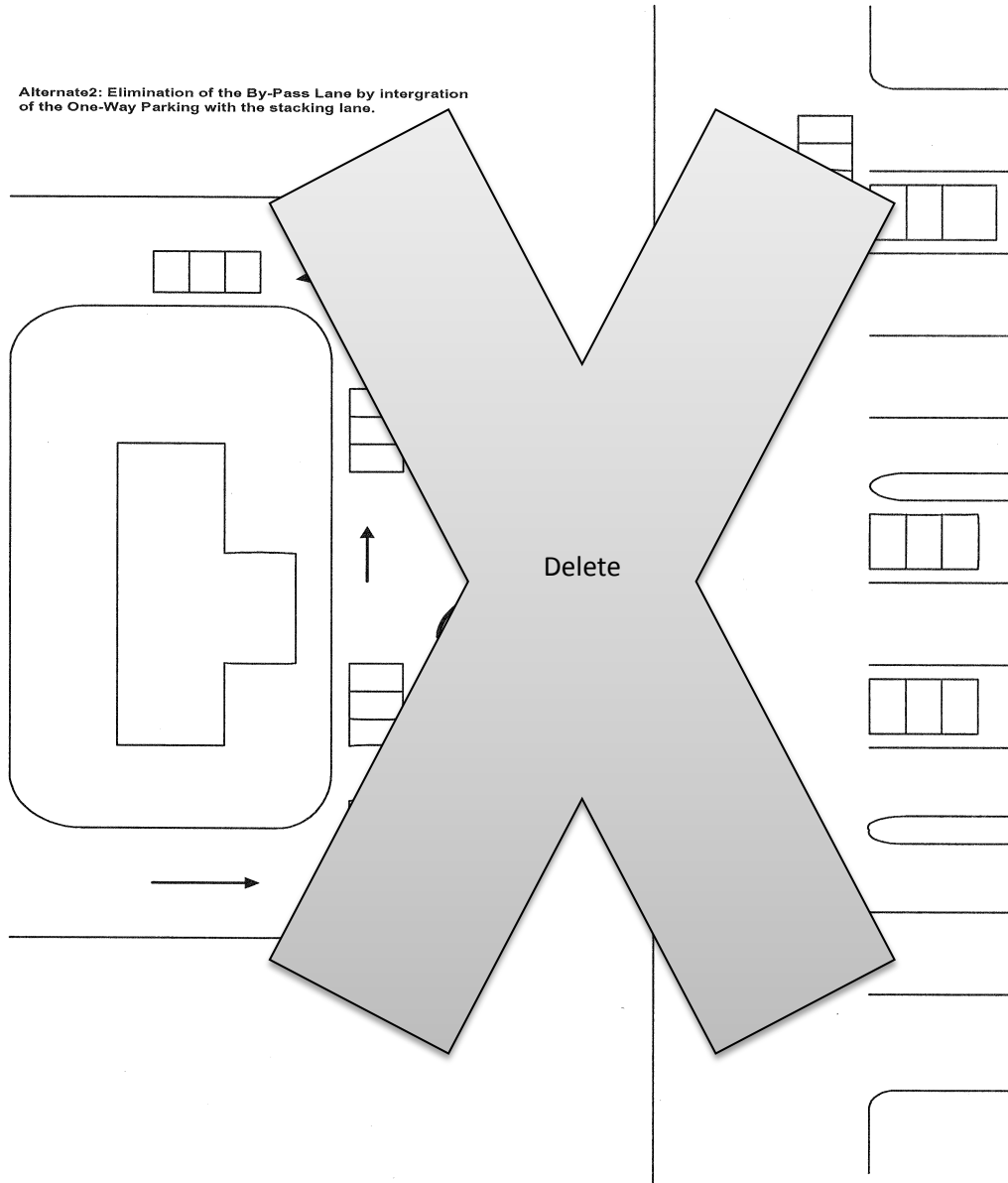


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Alternate Solutions To By-Pass Lane Requirement
Alternate 2



3. For each queuing lane (~~not the total for the site~~), the minimum number of required queuing spaces, including the one accommodating the vehicle being serviced, shall be as provided in Table 7.2-5. ~~Each queuing space shall be a minimum of ten (10) feet by twenty (20) feet in size.~~ Unless otherwise indicated below, queuing shall be measured from the front of the stopped vehicle (that would be located at the point of ultimate service) to the rear of the queuing lane. One additional queuing space shall be provided after the point of service for all uses.

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TABLE 7.2-5
MINIMUM QUEUING STANDARDS FOR DRIVE-THROUGHS

<u>Drive Through Use</u>	Number of Spaces
Drive Through Financial Institution: Teller Lanes	5
Automatic Teller Lanes	3
Drive Through Restaurant Minimum before Menu Board	7 4
Drive Through Car Wash: Automatic	5
Self-Service	3
Drive Through Oil Change	4
Gasoline Pump at Service Station	<u>30-20</u> feet of Queuing at Each End of Pump Island
Drive Through Convenience Store	3
Drive Through Dry Cleaning or Laundry	3
Drive Through General Retail	4
Commercial Parking Lot	<u>3</u>
Vehicular Inspection Station	15

O. Public, private or commercial parking lots.

1. General. ~~Where permitted by a Class "B" conditional use, Off-street parking lots and structures shall be allowed as the principal use where permitted as a conditional use.~~ These parking lots 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 section, including signage, maneuvering, and backup distances may be varied, based on the proposed operation.
2. Design. Plans for parking lots shall be drawn to a scale no smaller than one (1) inch equals ~~fifty (50)~~ feet and show the layout of the street connection and access ways, drainage provisions, signs, surfacing, curbs or barriers, street connections and access ways of lands located contiguous and directly across the street, and the location and type of landscaping.
3. Street connections. Street connections (entrances and exits) shall be located to present the least interference with traffic and the least nuisance on any adjacent street. The point of entrance control shall be located to provide four (4) car queuing (minimum of ~~eighty (80)~~ feet) distance from the right-of-way.

The location, size and number of entrances and exits shall be subject to the approval of the Development Review Committee.

P. Standards for parking structures.

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1. General. All public or private parking garages may be used to meet off-street parking standards for any use or combination of uses, ~~and such structures shall be considered accessory to the principal use. Garages shall be designed to meet or exceed the following standards.~~ All public or private parking garages shall comply with the standards for surface parking lots with regard to marking, signage and minimum number of spaces to be provided.
2. Site plans. When the parking facilities are housed in ~~an underground garage~~ or a multi-storied structure or on the roofs of buildings, a Site Plan/Final Subdivision Plan shall be submitted thereunder for approval of interior traffic circulation, slope of ramp, ease of access and utilization of ramps, for parking space and aisle dimensions, proper traffic control signing and pavement marking for safe and efficient vehicular and pedestrian operation, for location of entrances and exits on public roads, for approval of sight distances at such entrances and exits and at corners of intersecting public roads, and for approval of the effective screening of the cars located in or on the parking structures from adjoining lands and from public roads.
3. Design standards.
 - a. ~~Module width standards.~~ The unobstructed distance between columns or walls measured at any point between the ends of the parking aisle shall be as specified in Table 7.2-6.

TABLE 7.2-6
MINIMUM PARKING STRUCTURE MODULE WIDTHS

Angle	Parking on Both Sides of Aisles	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*	40 feet one-way aisle
60	53 feet one-way aisle*	34 feet one-way aisle

* Requests for reductions of unobstructed distances will be considered if the space and aisle dimensions specified in surface parking dimensions are met and the columns are not located at the rear of the parking spaces or interfere with the opening of doors.

- b. ~~Minimum parking space widths. The minimum parking space width shall be nine (9) feet, provided that the minimum clear distances specified above are met.~~

Sec. 7.2.4. Off-street loading.

A. Computing loading standards.

1. Multiple uses. On lots containing more than one (1) use, and where the floor area used for each use is below the minimum for required loading spaces but the aggregate total floor area is greater than the minimum, off-street loading space shall be provided as if the entire building were used for that use in the building for which the most spaces are required. In such cases, the Planning & ~~Zoning~~ Director may make reasonable requirements for the location of the required loading space.
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 (0.50) shall be disregarded and a fraction of one-half (0.50) 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 gross floor area (GFA).

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4. ~~Unlisted uses or other cases of uncertainty. If there is uncertainty about the amount of loading space required by the provisions of this section as a result of indefiniteness about the proposed use, the maximum standard for the general type of use that is involved shall govern. Where the required number of loading spaces is not set forth for a particular use, and where there is no similar general type of use listed in this section, the Planning & Zoning Director shall determine the basis for the number of spaces to be provided by determining the off-street loading demand for the most similar use.~~
- B. **Loading space ratios.** Off-street loading spaces shall be provided in accordance with the standards of the off-street parking and loading schedule in Table 7.2-1. The letters shown in the "loading" column of the schedule shall correspond to the at the following ratios:
1. ~~Standard "A". One (1) space for the first five thousand (5,000) square feet of floor area, plus one (1) space for each additional thirty thousand (30,000) square feet of floor area; One (1) space for every 15,000 square feet of gross floor area up to 100,000 square feet; and~~
 2. ~~Standard "B". One (1) space for the first ten thousand (10,000) square feet of gross floor area, plus one (1) space for each additional fifteen thousand (15,000) square feet of floor area; One (1) space for every 50,000 square feet of gross floor area over 100,000 square feet; and~~
 3. ~~Standard "C". One (1) space for the first ten thousand (10,000) square feet of gross floor area, plus one (1) space for each additional one hundred thousand (100,000) square feet of floor area; and One (1) space is required for all restaurant uses. The Development Review Committee (DRC) may determine if the loading space is not required based on the type of restaurant, approximate location to other loading spaces and/or the site configuration.~~
 4. ~~Standard "D". One (1) space for each fifty (50) beds for all facilities containing twenty (20) or more beds.~~
- C. **Location of spaces.** Loading berths and related space shall be located directly adjacent to the building which requires designated loading space. Loading areas shall be proportionately distributed throughout the site.
- D. **Loading demand statement.** All applications for new or increased use or capacity for nonresidential establishments shall include a statement outlining the use's projected normal demands for loading and unloading, and a plan showing the location on the lot of the off-street loading space to be provided, in accordance with the provisions of this section.
- E. **Relationship to streets and off-street parking areas.**
1. A street or walkway shall not be used for loading or unloading materials.
 2. An off-street loading area shall not be used to satisfy any off-street parking standards, and the location of the loading area shall not interfere with the free circulation of vehicles in the off- street parking area.
 3. Where loading areas are directly adjacent to or integrated with an off-street parking lot, the Development Review Committee may require installation of physical barriers, such as curbing, fences, solid hedges, or other means for separation of loading areas from parking areas and pedestrian traffic.
- F. **Dimensional standards and design requirements.** Required off-street loading spaces shall be subject to the following minimum dimensional standards:
1. Width. A single loading berth shall have a minimum width of ~~fifteen (15)~~ fifteen (15) feet. Additional loading berths that lie alongside, contiguous to, and not separated from a first loading berth shall be a minimum of ~~twelve (12)~~ twelve (12) feet in width;
 2. Length. All loading berths shall be a minimum of ~~fifty-five (55)~~ fifty-five (55) feet in length;
 3. Maneuvering apron. An area equal to the width and length of the berth shall be provided for vehicle maneuvering directly behind the loading berth it is intended to serve;

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4. Vertical clearance. A vertical clearance of at least ~~fifteen~~ (15) feet shall be provided throughout the berth and maneuvering apron; and
5. Distance from intersections.
 - a. Distance. No loading space or berth shall be located within ~~forty~~ (40) feet of the nearest point of the edge of pavement or curb of any two ~~(2)~~ intersecting streets.
 - b. Setback. The surfaced portions of all loading areas, excluding driveways, shall be setback at least ~~twenty~~ (20) feet from all front or side corner lines. When located at the rear of a building, a minimum five-foot setback from the property line ~~of all land under separate ownership or control~~ shall be required.

G. **Entrances and exits.** The location and design of entrances and exits shall be in accordance with Section 7.2.3.M (Ingress and egress to vehicular use areas) and Section 7.7 (Driveways and Access).

~~TREES FOR UNDER POWER LINES~~

LATIN NAME	COMMON NAME
Averrhoa carambola.	Carambola
Caesalpinia gilliesii	Paradise Poinciana
Caesalpinia mexicana	Mexican Poinciana
Caesalpinia pulcherrima	Flowerfence Poinciana
Callistemon rigidus	Upright Bottlebrush
Callistemon viminalis	Weeping Bottlebrush
Cassia spp.	Cassia spp.
Cassia surattensis	Cassia Glaucus
Citrus spp.	Citrus except Grapefruit
Clusia rosea	Pitch Apple
Conocarpus erectus sericeus	Silver Buttonwood
Cordia sebastina	Geiger Tree
Eriobotrya japonica	Loquat
Exothea paniculata	Inkwood
Guapira bicolor	Blolly
Hex cassine	Dahoon Holly
Krugiodendron ferreum	Black Ironwood
Lagerstroemia indica	Grape Myrtle
Ligustrum lucidum	Tree Ligustrum
Lysiloma bahamensis	Wild Tamarind
Manilkara roxburghiana	Mimusops
Millettia ovalifolia	Millettia

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Myrica cerifera.	Wax Myrtle
Nectandra coriacea	Lancewood
Pimenta dioica	Allspice
Plumeria rubra	Frangipani
Poinciana pulcherrima	Dwarf Poinciana
Tabebuia caraiba	Silver Trumpet Tree
Tabebuia chrysotricha	Golden Trumpet Tree
Tabebuia impetiginosa	Purple Tabebuia Tree
Tecoma stans	Yellow Elder

- H. **Paving and drainage.** All loading areas shall be paved in accordance with the provisions of Section 7.2.3.L.2 (Paving and drainage design).
- I. **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 the provisions of this section. In addition, off-street loading spaces which have three ~~(3)~~ 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 Development Review Committee. Maneuvering shall be permitted in an alley upon the approval of the Development Review Committee if surrounding uses are compatible with the subject use.
- J. **Reduction in required loading space.** 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 Development Review Committee, in the following circumstances:
1. Reduction in number of berths.
 - a. 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 the nature of the use to which loading spaces are served.
 - b. Administrative reduction. For uses which contain less than ~~ten thousand (10,000)~~ square feet of total floor area, the Development Review Committee may waive or reduce the loading standards whenever the character of the use ~~is such as to make unnecessary~~ does not require the full provision of loading facilities ~~and where such provision would impose an unreasonable hardship upon the use of the lot.~~
 2. Reduction in size of berth. Reduced space dimensions shall be permitted upon a finding that all of the following standards have been met:
 - a. The ~~manner of~~ operation proposed is such that spaces of the required dimensions are unnecessary because, the size, character, and operation of the use will not regularly involve service by motor vehicles which require the dimensions of an off-street loading berth, such as, but not limited to the following uses: bowling alleys and other recreational establishments, financial institutions, funeral chapel and funeral homes, nursing homes, offices, and personal service establishments;

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- b. The uses are likely to continue or to be succeeded by others for which the same space dimensions will be adequate, or that any additional loading space necessary could be provided in a logical location without creating violations of other standards; and
 - c. Any reduction provides for a minimum space length of ~~fifteen (15)~~ feet, a space width of at least ~~twelve (12)~~ feet, maneuvering apron of at least ~~twenty (20)~~ feet in length and ~~twelve (12)~~ feet in width, and a vertical clearance of ~~ten (10)~~ feet.
- K. **Repair activities.** No motor vehicle repair work except emergency repair service, shall be permitted in any required off-street loading facility.
- L. **Landscaping.** All off-street loading areas shall be landscaped in accordance with Section ~~7.32.4.L~~.

[Ord. No. 2003-18; September 9, 2003; Sec. 7.2.3; Ord. No. 2004-11; July 13, 2004; Secs. 7.2.3]